

**IN RE: PETITIONS FOR SPECIAL HEARING
AND SPECIAL EXCEPTION**

E side of York Road; 500 feet S of the
c/l of Galloway Avenue
8th Election District
3rd Councilmanic District
(9811 York Road)

Carbroc, LLC
Legal Owner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
*
* **CASE NO. 2011-0033-SPHX**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Special Exception filed by Grant Pivec, Managing Member, on behalf of the legal property owner, Carbroc, LLC. The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to amend the approval and Order granted in Case No. 07-158-SPH to allow an arcade in conjunction with an existing restaurant, and for such other and further relief as may be required by the Zoning Commissioner. The Special Exception is to permit the use of the existing premises as an arcade in conjunction with an existing restaurant pursuant to Sections 230.3 and 423.B of the B.C.Z.R., and for such other and further relief as may be required by the Zoning Commissioner. The subject property and requested relief are more fully described on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the Special Hearing and Special Exception requests was Grant Pivec, Managing Member, on behalf of Petitioner Carbroc, LLC, and Lawrence E. Schmidt, Esquire, attorney for Petitioner. Also appearing in support of the requested relief was James Grammer with McKee & Associates, Inc., the land use consultants that prepared the site plan. Appearing as an interested citizen was Stephen Weber on behalf of

ORDER RECEIVED FOR FILING

Date 9.27.10

By [Signature]

the County Home Park Community Association.¹ There were no Protestants or other interested citizens in attendance.

Testimony and evidence offered revealed that the subject property is irregular shaped and consists of approximately 1.104 acres of land, more or less, split-zoned B.L.-C.C.C. and D.R.3.5. The property is located on the east side of York Road, just north of Padonia Road and south of Galloway Avenue, in the Cockeysville area of northern Baltimore County. The property is improved with a one-story commercial structure, currently operated as a restaurant known as "Piv's Pub." The property/building has historically been used as a restaurant, including as a pizza shop, Greek restaurant and similar uses. The York Road frontage, which includes the restaurant and a portion of the parking area, is in a business zone, B.L.-C.C.C. The rear area is zoned residential, D.R.3.5, and extends to Monroe Street to the east. The property is also situated in a commercial corridor of Cockeysville, with a number of varying retail, restaurant, auto service, office, and other business services uses lining York Road

There is a significant zoning history to this property. There were zoning cases relating to the restaurant use of the subject property and parking thereon in 1973 (Case No. 74-5-SPH) and 1985 (Case No. 86-176-A). More recently, there was a protracted case (Case No. 07-158-SPH), which ultimately concluded via an opinion and Order issued by the County Board of Appeals for Baltimore County (hereinafter "the Board") on May 11, 2010. To the extent applicable, the findings and conclusions stated therein are incorporated herein by reference.

As noted in the Board's written decision, which was marked and accepted into evidence as Petitioner's Exhibit 2, Petitioner Carbroc, LLC requested special hearing relief in that case to approve the parking layout and generally "clean up" and obtain approval of changes to the

¹ Mr. Weber is also employed with Baltimore County Government in the Traffic Engineering Division of the Department of Public Works.

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building and operation which had been made by prior owners, but without the benefit or formality of County approval. According to Mr. Schmidt, Petitioner's efforts at transparency brought about the interest of the residential neighbors to the rear of the site and there were extensive negotiations between Petitioner and the members of the community association known as County Home Park. These negotiations resulted in an agreement between the parties by which a site plan jointly prepared and approved by the parties was submitted to the Board. The Board's Order adopted and approved that plan. That site plan granted and formalized a parking configuration on the subject property to promote safe traffic flow and better serve the restaurant use. Additionally, it allowed a one-story deck area to be constructed on the front portion of the building facing York Road. Finally, it provided for the disposition of two residential lots that abut Petitioner's property to the rear. As shown on the site plan, these adjacent lots (9812 and 9814 Monroe Street) are improved with detached dwellings and are owned by individual persons associated/affiliated with Petitioner. As shown on the site plan, which other than additional notes applicable to the instant matter, is identical to the plan approved by the Board in the prior case, the building at 9812 Monroe Street would be razed and that lot would be eliminated as a separate parcel and merged into the adjacent commercial and residential lots. As a result, this merger will increase the area of the lot known as 9814 Monroe Street and make it a more viable residential lot. The other portion of the 9812 property will be merged into the commercial lot and provide an increased parking area for the restaurant.

Further testimony and evidence proffered by the Mr. Schmidt emphasized that the owner does not desire to alter or amend in any way the site plan or agreement of the parties in the prior case before the Board. Presently, as the result of the agreement and approvals in the prior case, the restaurant operation at Piv's Pub is undergoing renovation. There have been improvements to

ORDER RECEIVED FOR FILING

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By PS

the interior of the building in terms of upgrading and rearranging the food service areas. One additional change contemplates the creation of a "game room," which would be approximately 1,000 to 1,200 square feet in area. Mr. Pivec testified that the game room would contain a variety of child-oriented video games and other amusement devices. It is the intent of Petitioner to provide this area for children when adult patrons visit the restaurant facility. The restaurant currently has a bar area, dining area and party room (for larger groups). The intent is that children who attend functions at the facility (be they anniversary parties and the like in the "party room" or large groups who are dining together in the seating area) can use this room for entertainment purposes. The game room would be accessory to the primary use of the site as a restaurant and would make the business more "family friendly." Mr. Schmidt concluded by proffering the testimony of Mr. Grammer that the requested special exception use would not be detrimental to the health, safety, or general welfare of the locale or community, nor would it be detrimental or have any negative impacts on the other enumerated special exception criteria set forth in Section 502.1 of the B.C.Z.R.

On behalf of the residential community, Mr. Weber raised several questions, but generally did not oppose the instant requests for relief. He did express concern about the impact of this matter on the Board's Order in the prior case, specifically the schedule contained therein for certain improvements required to the Piv's Pub property. As noted in the Board's Order, these improvements are to be completed by July 15, 2011.

The Zoning Advisory Committee (ZAC) comments were received and are contained within the case file. The comments indicate no opposition or other recommendations concerning the requested relief.

ORDER RECEIVED FOR FILING

Date 9.27.10

By B

An "arcade" is defined in Section 101.1 of the B.C.Z.R. as "a building or part of a building in which five or more pinball machines, video games or other similar player-operated amusement devices are maintained." "Amusement devices" are defined as "pin-ball machines (with or with-out flippers), video games, electronic games and other similar player-operated amusement games, machines and devices, but excluding coin-operated pool tables, music boxes, children's rides and shuffle boards." Although the primary use of the business will continue to be as a restaurant, Section 230.3 of the B.C.Z.R. states that arcades are permitted in the B.L. Zone only by special exception. Further, Section 423.1 of the B.C.Z.R. provides that arcades are permitted as a use in combination with a restaurant (*see also*, Section 422 of the B.C.Z.R.). Thus, special exception approval is required for the arcade, notwithstanding that the primary use of the operation will continue to be as a restaurant. The special hearing is required to formally "update" the prior approvals.

Based upon the uncontroverted testimony and evidenced offered, I am persuaded to grant the requested Special Hearing and Special Exception relief. The evidence clearly establishes that the proposed arcade operation as part of this restaurant use would not be detrimental to the health, safety or general welfare of the locale. Insofar as impacts on the locale created by the arcade, they will be *de minimus*, if they exist at all. From a public perception, this will continue to be a neighborhood restaurant. The nature of the activity on the site will not change. The special exception criteria contained in Section 502.1 are clearly satisfied. Thus, I am persuaded that relief should be granted within the special exception area delineated on the site plan.

As noted above, the special hearing was filed only to formally amend the Board's prior Order and incorporate the new site plan; to in effect update the "paper trail" in this matter. The new site plan is identical to that approved by the Board except for notations delineating the

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By PO

addition of the arcade use. It is worth observing that the overall parking required under the B.C.Z.R. will be less under this proposal. Specifically, Section 409 of the B.C.Z.R. requires 16 parking spaces per 1,000 square feet of a restaurant use; whereas, only 4 spaces per 1,000 square feet are required for an arcade use. Although the Board's Order previously approved a modified parking plan and that approval will not be altered, the anticipated volume of traffic may well be decreased because of the arcade operation and the anticipated "family friendly" nature of the business.

As to Mr. Weber's concern regarding the schedule for certain improvements required to the Piv's Pub property from the prior case and Order approved by the Board, I will not alter that requirement nor change it in any manner. Petitioner will continue to be required to comply with the requirements of the Board's Order. However, that does not impact the timing or scheduling of any improvements related to the construction of the game room/arcade. In my judgment, the Board's Order satisfactorily protects the community and preserves the agreement between the parties. The arcade is an internal renovation that is not impacted by that agreement and I do not wish to confuse matters by making one case somehow dependent on the other.

Questions were also raised about the number of arcade games proposed for the game room, as well as contained in the restaurant overall. Mr. Weber expressed the community's concern that the property not become "primarily" an arcade and Petitioner indicated the restaurant use would continue to be the predominant business activity. Discussion was had about limiting the square footage of the arcade; however, given that trivia machines or "adult" games could be in the bar area, such a restriction seems unworkable. Mr. Pivec also expressed a concern about how machines are counted, and whether a single machine that can accommodate two players is considered one machine or two. This issue seems more appropriate as a permits

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Date 9.27.10

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By BS

and code enforcement issue, and one that should be determined as necessary on a case-by-case basis. Nonetheless, consistent with the testimony proffered at the hearing and as recounted herein, in my judgment, a restriction limiting the number of machines to thirty-five (35) is appropriate. This number allows flexibility in the restaurant operation, while also ensuring that the business will not become a predominant arcade and gaming facility.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and after considering the testimony and evidence offered by the parties, I find that Petitioner's requests for special hearing and special exception should be granted.

THEREFORE, IT IS ORDERED this 27th day of September, 2010 by the Deputy Zoning Commissioner, that Petitioner's request for Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to amend the approval and Order granted in Case No. 07-158-SPH to allow an arcade in conjunction with an existing restaurant be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Special Exception request to permit the use of the existing premises as an arcade in conjunction with an existing restaurant be and is hereby GRANTED in accordance with the special exception area shown on the approved site plan; and

IT IS FURTHER ORDERED that the maximum number of amusement devices permitted in the special exception area shall be set at thirty-five (35).

The relief granted is subject to the following condition:

1. Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

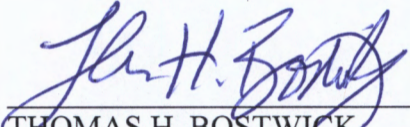
ORDER RECEIVED FOR FILING

Date 9.27.10

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By AB

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

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Date 9.27.10

By PB



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 27, 2010

LAWRENCE E. SCHMIDT, ESQUIRE
GILDEA & SCHMIDT LLC
600 WASHINGTON AVENUE, SUITE 200
TOWSON MD 21204

Re: Petition for Special Hearing and Special Exception
Case No. 2011-0033-SPHX
Property: 9811 York Road

Dear Mr. Schmidt:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Grant Pivec, 14012 Phoenix Road, Phoenix MD 21131
James Grammer, McKee & Associates, Inc., 5 Shawan Road, Suite 1, Cockeysville MD 21030
Stephen Weber, 9801 Van Buren Lane, Cockeysville MD 21030
Angie Hadley, 2809 Boston Street Apt. 333, Baltimore MD 21224
Jacob Wolf, 1963 Greenberry Road, Baltimore MD 21209



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 9811 York Road

which is presently zoned BL - CCC

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

See attached.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Lawrence E. Schmidt

Name - Type or Print

Signature

Gildea & Schmidt, LLC

Company

600 Washington Avenue, Suite 200

(410) 821-0070

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

Carbroc, LLC by: Grant Pivec, Managing Member

Name - Type or Print

Signature

Name - Type or Print

Signature

9811 York Road

Address

Telephone No.

Cockeysville

MD

21152

State

Zip Code

Representative to be Contacted:

Lawrence E. Schmidt

Name

600 Washington Avenue, Suite 200

(410) 821-0070

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By

Date

Case No. 2011-0033SPHX

REV 9/15/96 ORDER RECEIVED FOR FILING

Date

9.27.10

By

[Signature]

ATTACHMENT TO PETITION FOR SPECIAL HEARING

9811 York Road

8th Election District

3rd Councilmanic District

1. To amend the approval and order granted in Case No. 07-158-SPH to allow an arcade in conjunction with an existing restaurant.
2. For such other and further relief as may be required by the Zoning Commissioner.



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 9811 York Road

which is presently zoned BL - CCC

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

See attached.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Lawrence E. Schmidt
Name - Type or Print _____ City _____
Signature _____
Gildea & Schmidt, LLC
Company _____
600 Washington Avenue, Suite 200 (410) 821-0070
Address _____ Telephone No. _____
Towson MD 21204
City _____ State _____ Zip Code _____

Legal Owner(s):

Carbroc, LLC by: Grant Pivec, Managing Member

Name - Type or Print _____
Signature _____
Name - Type or Print _____
Signature _____
9811 York Road (410) 666-5755
Address _____ Telephone No. _____
Cockeysville MD 21230
State _____ Zip Code _____

Representative to be Contacted:

Lawrence E. Schmidt
Name _____
600 Washington Avenue, Suite 200 (410) 821-0070
Address _____ Telephone No. _____
Towson MD 21204
City _____ State _____ Zip Code _____

OFFICE USE ONLY

Case No. 2011-0033-SPHX

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JLM for DT Date 7.23.10

REV 09/15/98

ORDER RECEIVED FOR FILING

Date 9.27.10

By B

ATTACHMENT TO PETITION FOR SPECIAL EXCEPTION

9811 York Road

8th Election District

3rd Councilmanic District

1. To permit use of the existing premises as an arcade in conjunction with an existing restaurant pursuant to BCZR §§ 230.3 & 423.B.
2. For such other and further relief as may be required by the Zoning Commissioner.



McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*

ZONING DESCRIPTION – AREA OF SPECIAL EXCEPTION

9811 YORK ROAD

8TH ELECTION DISTRICT

BALTIMORE COUNTY, MD

BEGINNING at a point on the east side of York Road 80-feet wide, said point being situated 500' more, or less, southerly from the centerline of Galloway Avenue, and then leaving said York Road and running S 83° 00' 00" E 144.26', S 12° 31' 00" E 184.17', and S 77° 29' 00" W 135.97' to the east side of York Road, then binding on said east side N 12° 31' 00" W 232.37' to the beginning. Being part of that land recorded in the Land Records of Baltimore County in Deed 20319, page 651 and containing 28,318 sf or 0.650 acres of land, more or less.

Being known as 9811 York Road and lying in the 8th Election District, 3rd Councilmanic District.

ZONING DESCRIPTION – AREA OF SPECIAL EXCEPTION

9811 YORK ROAD

8TH ELECTION DISTRICT

BALTIMORE COUNTY, MD

BEGINNING at a point on the east side of York Road 80-feet wide, said point being situated 500' more, or less, southerly from the centerline of Galloway Avenue, and then leaving said York Road and running S 83° 00' 00" E 160.06', N 12° 31' 00" W 29.10', and N 77° 29' 00" E 95.10' to the west side of Monroe Street, 40-feet wide, then binding on said west side S 12° 31' 00" E 208.00', then leaving said west side and running S 77° 29' 00" W 245.97' to the east side of York Road, then binding on said east side N 12° 31' 00" W 232.37' to the beginning. Being part of that land recorded in the Land Records of Baltimore County in Deed 20319, page 651 and containing 50,805 sf or 1.166 acres of land, more or less.

Being known as 9811 York Road and lying in the 8th Election District, 3rd Councilmanic District.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2011-0033-SP4X
Petitioner: Carbroc, LLC
Address or Location: 9811 York Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Gildea + Schmidt, LLC
Address: 600 Washington Ave.
Suite 200
Towson, MD 21204
Telephone Number: 4108210070

GILDEA & SCHMIDT, LLC

600 WASHINGTON AVENUE

SUITE 200

TOWSON, MARYLAND 21204

TELEPHONE 410-821-0070

FACSIMILE 410-821-0071

www.gildeallc.com

DAVID K. GILDEA

LAWRENCE E. SCHMIDT

D. DUSKY HOLMAN

SEBASTIAN A. CROSS

CHARLES B. MAREK, III

JASON T. VETTORI

July 16, 2010

Sent via Hand Delivery

W. Carl Richards, Jr.

Zoning Review Supervisor

Permits and Development Management

111 W. Chesapeake Avenue

Towson MD 21204

**Re: Carbroc, LLC/PIV's Pub
Petitions for Special Exception and Special Hearing**

Dear Mr. Richards:

Enclosed please find the filing package for the above referenced matter. On Wednesday, July 14, 2010, I met with Donna Thompson of your office for a filing appointment. At that appointment Ms. Thompson recommended that we change the area of the Special Exception to the area within the BL zone. The plans have been changed in accordance with her recommendations and are being delivered to you pursuant to her instructions.

The plan has been approved by the Board of Appeals after several years of negotiations with the neighbors. All parties are now satisfied with this plan and we would request that Baltimore County take that into consideration before requiring any further changes be made.

Should you have any questions, please do not hesitate to contact me. With kind regards, I remain

Very truly yours,

Lawrence E. Schmidt

Lawrence E. Schmidt

(KMB)

LES:kmb

Enclosure

CC: Grant Pivec, Piv's Pub

James D. Grammer, McKee & Associates, Inc

Charles B. Marek, III, Esquire

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No.

58810

Date:

7-23-10

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	006	0000		6150					705.00

Total:

705.00

Rec
From:

CARBROC, LLC

For:

2011-0033-SPHX

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2011-0033-SPHX

9811 York Road

E/side of York Road, 500 feet +/- south of the centerline of Galloway Avenue

8th Election District — 3rd Councilmanic District

Legal Owner(s): Carbroc, LLC

Special Hearing: to amend the approval and order granted in case no. 07-158-SPH to allow arcade in conjunction with an existing restaurant; for such other and further relief as may be required by Zoning Commissioner. **Special Exception** to permit use of the existing premises as an arcade in conjunction with an existing restaurant; for such other and further relief as may be required by the Zoning Commissioner.

Hearing: Monday, September 20, 2010 at 9:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

09/027 September 2

252865

CERTIFICATE OF PUBLICATION

9/21, 2010

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/21, 2010.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

2011-0033-SPHX

RE: Case No.: _____

Petitioner/Developer: _____
Carbroc, LLC

September 20, 2010
Date of Hearing/Closing: _____

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristin Matthews

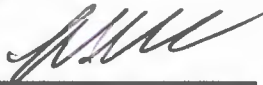
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

9811 York Road

September 4, 2010
The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,



(Signature of Sign Poster) September 4, 2010
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

CASE # 2011-0033-SPHX

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

Room 104 JEFFERSON BUILDING

PLACE: 105 WEST CHESAPEAKE AVE TOWSON 21204

DATE AND TIME MONDAY, SEPTEMBER 20, 2011 AT 9:00 A.M.

REQUEST: SPECIAL HEARING TO ATTEND THE APPROVAL AND ORDER

GRANTED IN CASE NO. 07-158-SPH TO ALLOW ARCADE IN CONJUNCTION
WITH AN EXISTING RESTAURANT FOR SUCH OTHER AND FURTHER RELIEF
AS MAY BE REQUESTED BY THE ZONING COMMISSIONER. SPECIAL
EXCEPTION TO PERMIT USE OF THE EXISTING PREMISES AS AN ARCADE
IN CONJUNCTION WITH AN EXISTING RESTAURANT, FOR SUCH OTHER AND
FURTHER RELIEF AS MAY BE REQUESTED BY THE ZONING COMMISSIONER.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 2, 2010 Issue - Jeffersonian

Please forward billing to:
Gildea & Schmidt
600 Washington Avenue, Ste. 200
Towson, MD 21204

410-821-0070

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0033-SPHX

9811 York Road

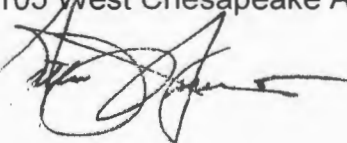
E/side of York Road, 500 feet+/- south of the centerline of Galloway Avenue

8th Election District – 3rd Councilmanic District

Legal Owners: Carbroc, LLC

Special Hearing to amend the approval and order granted in case no. 07-158-SPH to allow arcade in conjunction with an existing restaurant; for such other and further relief as may be required by the Zoning Commissioner. Special Exception to permit use of the existing premises as an arcade in conjunction with an existing restaurant; for such other and further relief as may be required by the Zoning Commissioner.

Hearing: Monday, September 20, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

August 23, 2010

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0033-SPHX

9811 York Road

E/side of York Road, 500 feet+/- south of the centerline of Galloway Avenue

8th Election District – 3rd Councilmanic District

Legal Owners: Carbroc, LLC

Special Hearing to amend the approval and order granted in case no. 07-158-SPH to allow arcade in conjunction with an existing restaurant; for such other and further relief as may be required by the Zoning Commissioner. Special Exception to permit use of the existing premises as an arcade in conjunction with an existing restaurant; for such other and further relief as may be required by the Zoning Commissioner.

Hearing: Monday, September 20, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Handwritten signature of Timothy Kotroco in black ink.

Timothy Kotroco
Director

TK:kl

C: Lawrence Schmidt, 600 Washington Avenue, Ste. 200, Towson 21204
Grant Pivec, Carbroc, LLC, 9811 York Road, Cockeysville 21152

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, SEPTEMBER 4, 2010.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

September 17, 2010

Lawrence Schmidt
Gildea & Schmidt, LLC
600 Washington Ave. Ste.200
Towson, MD 21204

Dear: Lawrence Schmidt

RE: Case Number 2011-0033-SPHX, 9811 York Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 23, 2010. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Grant Pivec: Carbroc LLC; 9811 York Rd.; Cockeysville, MD 21152

TB - 9/20 - 9am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: August 20, 2010

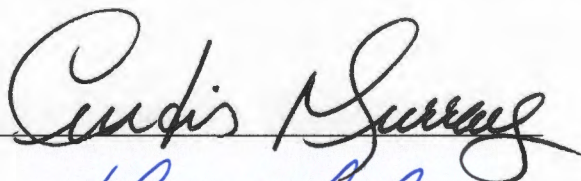
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Cases-11-033-Special Hearing & Special Exception

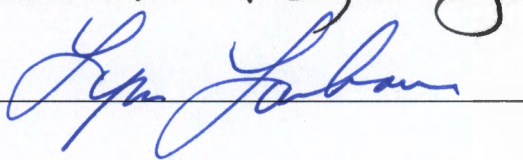
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:
CM/LL



RECEIVED

AUG 23 2010

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 07 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: September 7, 2010

SUBJECT: Zoning Item # 11-033-SPHX
Address 9811 York Road
(Carbroc, LLC Property)

Zoning Advisory Committee Meeting of August 2, 2010

X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

Reviewer: JWL Date: 9/7/10



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

August 5, 2010

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review

Distribution Meeting of: August 2, 2010

Item No.: **Variance: 2007-0352A**

Special Hearing Special Exception: 2011-0033SPHX

Special Exception: 2011-0034X

Pursuant to your request, the referenced plans have been reviewed by the **Baltimore County Fire Marshal's Office** and the comment below is applicable and required to be corrected or incorporated into the final plans for the above listed properties.

Comments:

The above sites shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code having the effective date of **July 19, 2010** prior to occupancy.

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
410-887-4880
Mail Stop: 1102

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: August 5, 2010

FROM: Dennis A. ^{DAK}Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For August 16, 2010
Item Nos. 2007-352, 2011- 029, 030,
031, 033, 034, 035, 036, 042, 043,
044 and 045

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-08162010 -NO COMMENTS.doc



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

Beverley K. Swain-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: August 6, 2010

Ms. Kristen Matthews,
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

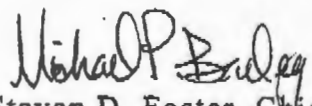
RE: Baltimore County
Item No. 2011-0033-0PHX
MD45
9811 York RD
CARBROC, LLC
SPECIAL HEARING
SPECIAL EXCEPTION

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 8/4/2010. A field inspection and internal review reveals that an entrance onto MD45 is consistent with current State Highway Administration guidelines is required. As a condition of approval for CARBROC, LLC, Case Number 2011-0033 the applicant must contact the State Highway Administration to obtain an entrance permit.

Should you have any questions regarding this matter feel free to contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us). Thank you for your attention.

Very truly yours,


For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Cc: Mr. David Malkowski, District Engineer, SHA
Mr. Michael Pasquariello, Utility Engineer, SHA

My telephone number/toll-free number is

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0800 • www.sha.maryland.gov

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND SPECIAL EXCEPTION *
9811 York Road; E/S York Road * ZONING COMMISSIONER
500' S of c/line of Galloway Avenue *
8th Election & 3rd Councilmanic Districts * FOR
Legal Owner(s): Carbroc, LLC by *
Grant Pivec * BALTIMORE COUNTY
Petitioner(s) *
2011-033-SPHX *

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

AUG 06 2010

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of August, 2010, a copy of the foregoing Entry of Appearance was mailed to Lawrence E. Schmidt, Esquire, Gildea & Schmidt LLC, 600 Washington Avenue, Suite 200, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>8-5-10</u> <u>9-7-10</u>	DEVELOPMENT PLANS REVIEW	<u>nc</u>
<u>9-7-10</u>	DEPRM (if not received, date e-mail sent _____)	<u>nc</u>
<u>8-5-10</u>	FIRE DEPARTMENT	<u>nc</u>
<u>8-20-10</u>	PLANNING (if not received, date e-mail sent _____)	<u>nc</u>
<u>8-2-10</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. <u>07-158-SPH</u>)	
NEWSPAPER ADVERTISEMENT	Date: <u>9-2-10</u>	
SIGN POSTING	Date: <u>9-4-10</u> <u>Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: 3 previous orders

DATE _____

2011-0034-SPHX

4/20/10

E-MAIL

[illegible]

CASE NAME 2011-0034-SPHX
CASE NUMBER _____
DATE 9-20-10

NAME _____

ADDRESS

CITY, STATE, ZIP

E-MAIL

[illegible]

✓ 24. BARTO COUNTY ZONING MAP

Prot.

✓ 25. (~~IT ONLY~~) LIST OF GUN RAA RESIDENTS.

2

DAY 8

✓ 26. MSDT & TRANS APPLICATION

IT ONLY 27. HOGG TEXT OF TESTIMONY.

CASE 09-153 SPHX

PROTESTANTS' EXHIBITS

✓ 28. FOUR PHOTOS OF GUN RAA.

✓ 29. VIDEO OF ENTRANCE TO 505 GUN RA.

IT ONLY 30. CONTEXT PLAN (G + S DO NOT HAVE)

✓ 31. SET OF 3 PHOTOS OF GUN RA (MR. BENNETT)

IT ONLY 32. SIGN-IN SHEET 4/27/10 GTS. DO NOT HAVE

IT ONLY 33. SIGN-IN SHEET 6/30/10 GTS DO NOT HAVE (and IT ONLY)

all Exhibits
verified
7/1/10 tw

Case No.: 2011-0034 - SPHX

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	site plan	
No. 2	Board of Appeals Order From 2007-0158-SPH	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

RE: PETITION FOR SPECIAL HEARING

9811 York Road & 9814 & 9812 Monroe Street,
W/S Monroe Street, 70' S c/line Jefferson Avenue

8th Election District
3rd Councilmanic District

Legal Owner(s): Carbroc, LLC, by Grant & Todd Pivec,
and Todd Pivec, Individually
Petitioners

- * BEF _____
- * BOARD OF APPEALS
- * FOR
- * BALTIMORE COUNTY
- * **Case No.: 07-158-SPH**
- *

* * * * *

OPINION AND ORDER

This case involves a one-story commercial structure, currently operated as restaurant known as "Piv's Pub," at 9811 York Road in Cockeysville. The restaurant operation is located on a 1.104 acre split-zoned property on the east side of York Road owned by Carbroc, LLC (the "Petitioner"). The York Road frontage, which includes the restaurant and a portion of the parking area, is in a business zone, B.L.-C.C.C. The rear area is zoned residential, D.R. 3.5 and extends back to Monroe Street. The case also involves two residential lots adjacent to the rear area, 9812 Monroe Street (.131 acre) and 9814 Monroe Street (.131 acre), both owned by Carbroc, LLC. (Recently, Carbroc, LLC acquired 9814 Monroe Street from Todd Pivec, Grant's brother.)

There is a long zoning history to this property, which includes decisions in 1973 and 1985, Cases No. 74-5-SPH and 86-176-A, respectively. As recited in Deputy Zoning Commissioner John V. Murphy's December 26, 2006 decision in the instant case, these previous zoning matters authorized commercial parking in a residential zone and a parking variance for previous incarnations of the restaurant.

The rear of the property adjoins a residential community known as County Home Park. Several individual members of that community have actively participated in this case (collectively the "Protestants"). George Cummings, President of the County Home Park Community Association, and Stephen Weber, Treasurer, have been most active.

GENERAL NOTES / REVISED REQUEST & CONDITIONS

- There are no archeological sites, hazardous materials, endangered species habitats, critical areas or historic buildings on the subject site.
- The subject property does not lie within the Chesapeake Bay Critical Area.
- All parking spaces shall be permanently striped.
- The parking lot shall be paved with an approved dustless & durable surface.
- Handicapped parking spaces shall be provided in accordance with standard ADA Regulations.
- The parking lot lighting will not reflect onto adjacent residential lots. (SEE NOTE 16.)
- There are no streams, bodies of water, or springs on or adjacent to the subject site.
- The subject property does not lie within a 100 year flood plain.
- All signage will comply with Sections 450 OF THE BCZR.
- There are no underground storage tanks on the subject property.
- A new lot line will be established between 9814 Monroe Street and 9811 York Road and the lot and dwelling originally identified as 9812 Monroe Street will be eliminated. (SEE NOTES 24 & 25.)
- Landscaping along Monroe Street shall be provided by planting arborvitae along the fence at 10 foot intervals, each a 4 foot distance from the fence.
- Fencing shown is 8' high stockade to shield visibility. (See Legend)
- No live outdoor performances shall be permitted on the future deck, and no deck shall be permitted along back or sides of building, AND THE HEIGHT OF THE DECK SHALL NOT BE HIGHER THAN THE ROOF OF THE BUILDING.
- Any speakers on the deck shall be located no closer than 30 feet to the northwest and southwest corners of the building, respectively. Consultation with the community about any volume adjustments should be made after the installation.
- All lighting will be installed in such a fashion to be directed away from any neighboring residential properties. Existing poles & lighting will be either redirected or relocated subject to County Landscape Architect, with 250 watt shoebox lighting or similar. APPROVAL OF THE (insert)
- Amenity open space provided. NOT APPLICABLE
Amenity open space required - 2 (minimum).
- Floor area ratio provided 8490:50928=0.167.
Floor area ratio allowed - .4 (maximum).
- Number of parking spaces provided - 98, 35 in the D.R. 3.5 zone.
- This Plan is submitted to approve a modified parking plan to permit the number and configuration of the parking area as shown; and,
- to approve an amended site plan from the plan approved in cases #74-5-SPH and 86-176-A; and,
- to APPROVE A USE PERMIT FOR A PARKING in a residential zone as shown on this amended Plan; and,
- to REQUIRE (insert)
- to THAT the dwelling at 9812 Monroe Street be razed; and,
- to approve a lot line adjustment to eliminate 9812 Monroe Street and expand 9811 York Road and 9814 Monroe Street as shown.
- 9814 Monroe Street (92'x95.1') shall be single dwelling lot in one tax account as shown as Existing parking area to be removed and such lot shall not be resubdivided. BEHIND THE DWELLING (insert)
- Existing evergreen tree on 9814 Monroe Street shall be preserved, if possible.
- A deck may be built within the potential deck area shown on the plan. It may have a covered roof and is subject to the restrictions contained in these notes.
- PORTIONS OF THIS PLAN WERE TAKEN FROM A PLAN ENTITLED "PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING, PIV'S PUB" DATED MAR. 28, 2008, LAST REVISED 3-22-2010.

PRIOR ZONING HISTORY

CASE NO. 07-158 SPH

MAY 11, 2010, AMENDED PETITIONS FOR SPECIAL HEARING AND FOR A MODIFIED PARKING PLAN WAS GRANTED BY THE BOARD OF APPEALS, SUBJECT TO RESTRICTIONS.

CASE NO. 86-176-A

OCTOBER 31, 1985, A VARIANCE TO PERMIT 100 PARKING SPACES IN LIEU OF THE REQUIRED 133 SPACES WAS GRANTED, SUBJECT TO RESTRICTIONS.

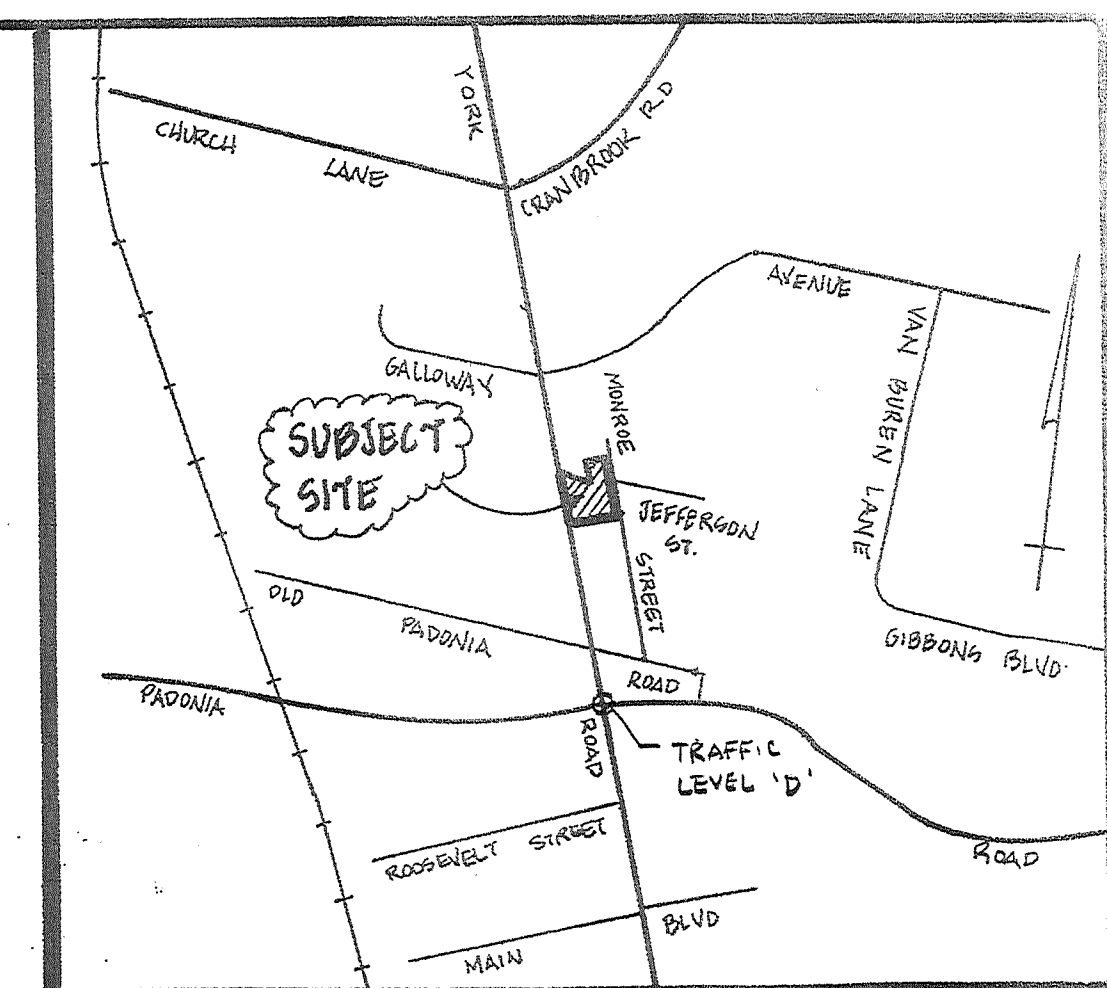
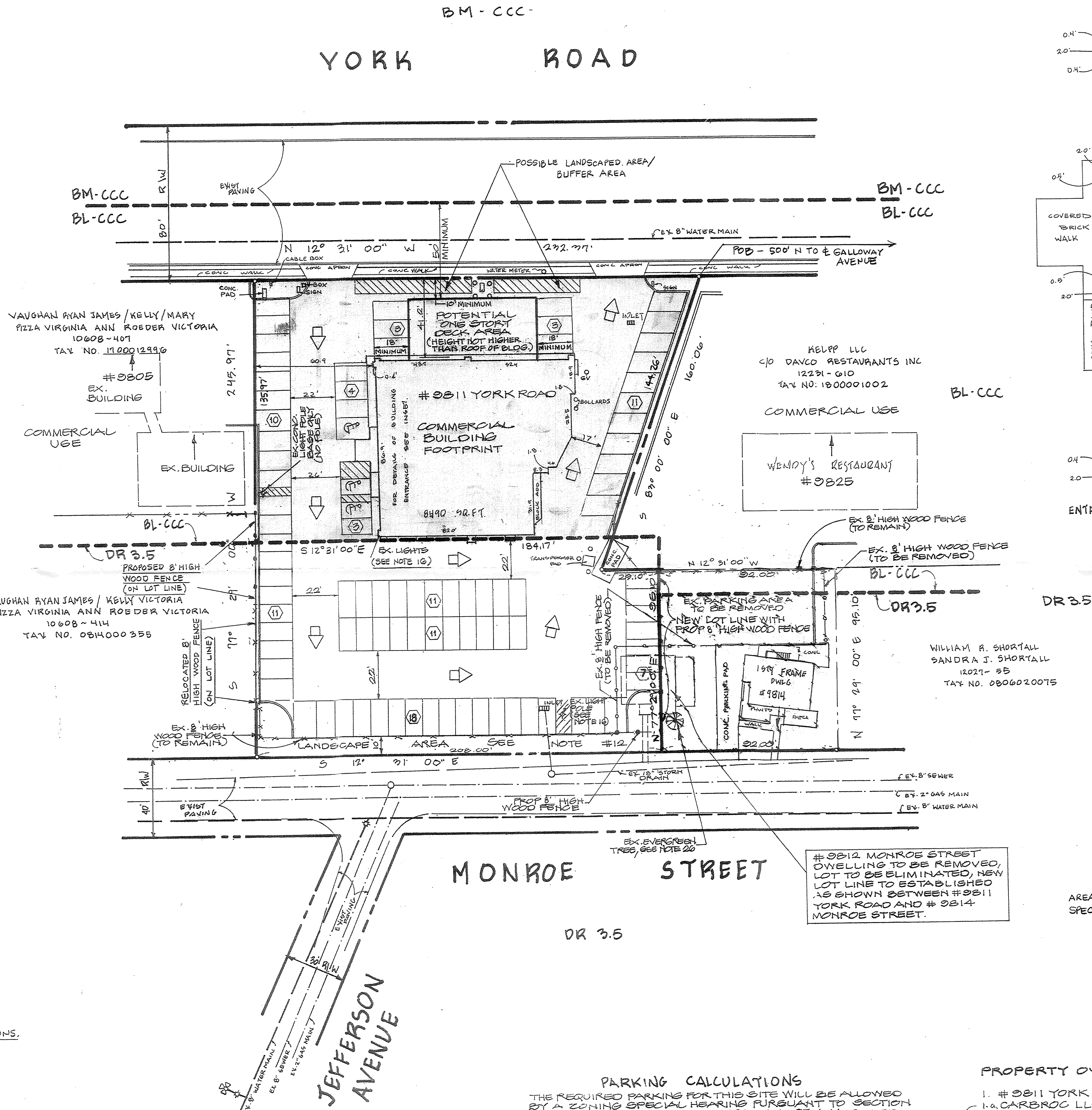
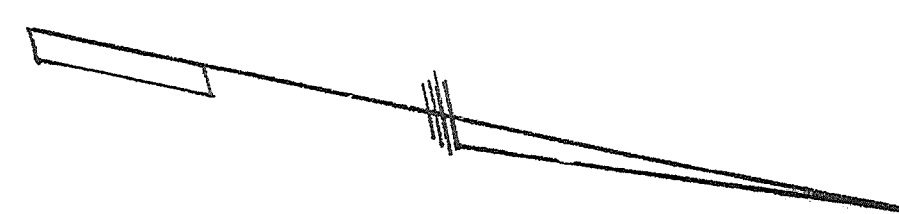
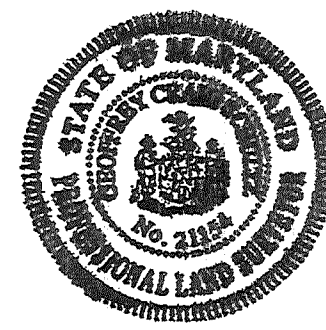
CASE NO. 74-5-SPH

JULY 20, 1973, A REQUEST FOR COMMERCIAL PARKING IN A RESIDENTIAL ZONE ON THE SUBJECT PROPERTY WAS GRANTED, SUBJECT TO RESTRICTIONS.

McKEE & ASSOCIATES, INC.
Engineering - Land Planning - Land Surveying

Natural Resource Planning - Real Estate Development
5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563

GCSE 7/13/10
GEOFFREY C. SCHULTZ DATE
MD REG. NO. 21154



EX. SITE AREA:

TOTAL:	1.366 AC. ±
9811 YORK ROAD:	1.044 AC. ± 1.104 AC.
9812 MONROE STREET:	0.192 AC. ± 0.131 AC.
9814 MONROE STREET:	0.131 AC. ±

PROP. SITE AREA:

TOTAL:	1.366 AC. ±
9811 YORK ROAD:	1.165 AC. ±
9812 MONROE STREET:	0.000 AC. ±
9814 MONROE STREET:	0.201 AC. ±

EX. ZONING: BL-CCC & DR 3.5
ZONING MAP NO.: 05102
COUNCILMANIC DISTRICT: 3RD
EX. USE: RESIDENTIAL & RESTAURANT
UTILITIES: EX. SEWER - PUBLIC
EX. WATER - PUBLIC
TAX MAP 51-GRID 18 - PARCEL 378
AREA OF SPECIAL EXCEPTION = 0.650 AC / 28,318 SF
AREA OF SPECIAL HEARING = 1.106 AC / 50,805 SF

LEGEND

PROPERTY LINE	---
ZONING LINE	---
EX. 8' HIGH WOOD FENCE (TO REMAIN)	---
RELOCATED 8' HIGH WOOD FENCE	---
EX. 8' HIGH WOOD FENCE (TO BE REMOVED)	---
PROP. 8' HIGH WOOD FENCE	---

REQUESTED RELIEF:

- PETITION FOR SPECIAL EXCEPTION: TO PERMIT USE OF THE EXISTING PREMISES AS AN ARCADE IN CONJUNCTION WITH AN EXISTING RESTAURANT PURSUANT TO B.C.Z.R. 230.3 & 423.B.
- PETITION FOR SPECIAL HEARING: TO AMEND THE APPROVAL AND ORDER GRANTED IN CASE NO. 07-158-SPH TO ALLOW AN ARCADE IN CONJUNCTION WITH AN EXISTING RESTAURANT.
- FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE REQUIRED BY THE ZONING COMMISSIONER.

REVISIONS

NO.	DATE	DESCRIPTION
1	7/13/10	AS SHOWN

PLAT TO ACCOMPANY

PETITION FOR SPECIAL EXCEPTION
AND
PETITION FOR SPECIAL HEARING

"PIV'S PUB"

9811 YORK RD.
9812 MONROE ST.

8TH ELECTION DISTRICT BALTIMORE CO., MD.
COUNCILMANIC DISTRICT 3
SCALE: 1" = 20' DES. BY: J.C.
DATE: 7/13/2010 DRN. BY: J.C.
SHT. 1 OF 1