

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

N side of Philadelphia Road, 56' NW of *
c/line of King Avenue *
14th Election District *
6th Councilmanic District *
(9530 Philadelphia Road) *

Kings Court Retail, LLC, *
Legal Owner *
Hidden Treasures, LLC, *
Contract Purchaser/Lessee *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR
BALTIMORE COUNTY
Case No. 2012-0261-XA

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings (OAH) as Petitions for Special Exception and Variance filed for property located at 9530 Philadelphia Road. The Petition was filed by Joseph R. Woolman, III, Esquire on behalf of Kings Court Retail, LLC, the legal owner of the subject property, and Hidden Treasures, LLC, contract purchaser/lessee (the "Petitioners"). The Special Exception Petition seeks relief from Sections 423.1 and 422.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to use the property for an arcade with more than four (4) amusement devices. Petitioners withdrew their request for variance relief pertaining to parking spaces, and submitted a June 15, 2012 letter to that effect, which is in the case file. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the hearing were Roscoe Holmes with Hidden Treasure, LLC and Matthew T. Allen, professional engineer with Bohler Engineering, the consultant who prepared the site plan. Joseph R. Woolman, III, Esquire attended and represented Petitioners. There were no

ORDER RECEIVED FOR FILING

Date 6-20-12

By pm

Protestants or interested persons in attendance, and the file does not contain any letters of protest or opposition.

Testimony and evidence offered at the hearing revealed that the site is 6.28 acres and is zoned BL. The site is improved with a strip shopping center, and the Petitioners propose to open and operate an "arcade" in a tenant space formerly occupied by a Dollar store. The Petitioners explained that the operation will contain desktop computer terminals with flat screen monitors. Patrons will purchase internet access time on the computers, and (as an incidental use) would also have the option to participate in a "sweepstakes" promotion. Counsel explained that this was not a "game of chance," because the results are predetermined, much like checking under a soda bottle cap to determine if you have won a prize.

There were no ZAC comments received from any of the County reviewing agencies.

As for the special exception relief, Mr. Allen (a professional engineer who was accepted as an expert in zoning and land use matters) opined (via proffer) that the proposal satisfied B.C.Z.R. §502.1, and I concur. Under Maryland law, special exception uses are presumptively appropriate within the zone, and no evidence was presented here to rebut that presumption. Schultz v. Pritts, 291 Md. 1 (1981). Petitioners explained that the "sweepstakes" aspect was only promotional, and was not a game of chance or gambling device. In these circumstances, I do not believe the proposed use would be detrimental to the public's health, safety and welfare.

Pursuant to the advertisement, posting of the property, and public hearing on these petitions, and after considering the testimony and evidence offered, I find that Petitioners' Special Exception request should be granted.

ORDER RECEIVED FOR FILING

Date

6-20-12

2

By



THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 20 day of June, 2012 that Petitioners' request for Special Exception relief under Sections 423.1 and 422.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to use the property for an arcade with more than four (4) amusement devices, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/pz

ORDER RECEIVED FOR FILING

Date 6-20-12 3

By pz



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

June 20, 2012

JOSEPH R. WOOLMAN, III, ESQUIRE
J.R. WOOLMAN LLC
111 SOUTH CALVERT STREET
SUITE 2700
BALTIMORE MD 21202

RE: Petition for Variance
Case No.: 2012-0261-XA
Property: 9530 Philadelphia Road

Dear Mr. Woolman:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", with a long, sweeping horizontal stroke extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:pz

Enclosure

FLOOD PLAIN



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 9530 Philadelphia Rd. which is presently zoned BL
Deed References: 27129 / 00405 10 Digit Tax Account # 17 000 08498
Property Owner(s) Printed Name(s) Kings Court Retail LLC

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☒ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for AN ARCADE MORE THAN 4 AMUSEMENT DEVICES PER § 423.1 & 422.1 WITH

3. ☒ a Variance from Section(s) 409-6 TO PERMIT 425 PARKING SPACES IN LIEU OF THE REQUIRED 466 PARKING SPACES

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Hidden Treasure, LLC
Name - Type or Print
[Signature]
Signature
5004 Honeygo Center Drive, Suite 102-KA
Mailing Address City Perry Hall State MD
21128
Zip Code Telephone # Email Address

Attorney for Petitioner:

J. R. Woolman, LLC
Name - Type or Print
[Signature]
Signature
111 S. Calvert St. Ste. 2700 Balt. MD
Mailing Address City State
21202 410-385-5328 joe@jwoolman.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Kings Court Retail, LLC
Name #1 - Type or Print Name #2 - Type or Print
[Signature] MANAGING MEMBER
Signature #1 Signature #2
110 E. Lexington St. Ste. 320 Balt, MD 21202
Mailing Address City State
21202
Zip Code Telephone # Email Address

Representative to be contacted:

Joseph R Woolman III
Name - Type or Print
[Signature]
Signature
111 S. Calvert St. Ste. 2700 Balt. MD
Mailing Address City State
21202 410-385-5328 joe@jwoolman.com
Zip Code Telephone # Email Address

CASE NUMBER 2012 0201-XA Filing Date 4/18/12 Do Not Schedule Dates: Reviewer AT/GH

REV. 10/4/11

ORDER RECEIVED FOR FILING

Date 6-20-12

Rv



BOHLER
ENGINEERING

901 Dulaney Valley Road, Suite 801
Towson, MD 21204
PHONE 410.821.7900
FAX 410.821.7987

April 12, 2012

**ZONING DESCRIPTION (SPECIAL EXCEPTION AREA)
PARCEL 375, TAX MAP 82 GRID 21 WITH DEED REFERENCE 27129/405,
NORTHEAST OF THE INTERSECTION OF
KING AVENUE AND PHILADELPHIA ROAD (MD ROUTE 7)
BALTIMORE COUNTY, MARYLAND
14TH DISTRICT**

BEGINNING AT A POINT ON THE NORTH SIDE OF PHILADELPHIA ROAD WHICH HAS A 80-FOOT RIGHT OF WAY AT THE DISTANCE OF 56-FEET NORTHEAST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET KING AVENUE WHICH IS A VARIABLE WIDTH RIGHT-OF-WAY. THENCE THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 48 DEGREES 38 MINUTES 00 SECONDS EAST; 170.38 FEET TO A POINT.
2. NORTH 48 DEGREES 38 MINUTES 00 SECONDS EAST; 169.66 FEET TO A POINT.
3. NORTH 41 DEGREES 22 MINUTES 00 SECONDS WEST; 357.22 FEET TO A POINT OF BEGINNING. THENCE THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 41 DEGREES 08 MINUTES 00 SECONDS WEST; 120.57 FEET TO A POINT.
2. NORTH 48 DEGREES 52 MINUTES 02 SECONDS EAST; 58.34 FEET TO A POINT.
3. SOUTH 41 DEGREES 08 MINUTES 00 SECONDS EAST; 120.55 FEET TO A POINT.
4. SOUTH 48 DEGREES 50 MINUTES 36 SECONDS WEST; 22.06 FEET TO A POINT.
5. SOUTH 41 DEGREES 09 MINUTES 24 SECONDS EAST; 11.66 FEET TO A POINT.
6. SOUTH 48 DEGREES 50 MINUTES 36 SECONDS WEST; 14.65 FEET TO A POINT.
7. NORTH 41 DEGREES 09 MINUTES 24 SECONDS WEST; 11.66 FEET TO A POINT.
8. SOUTH 48 DEGREES 50 MINUTES 36 SECONDS WEST; 21.62 FEET TO A POINT OF BEGINNING.

BEING ALSO KNOWN AS PARCEL 375, TAX MAP 82, GRID 21 CONTAINING 7,200 SQUARE FEET OR 0.17Z E ACRES MORE OR LESS. ALSO KNOWN AS 9530 PHILADELPHIA ROAD AND LOCATED IN THE 14TH ELECTION DISTRICT.



OTHER OFFICE LOCATIONS:

- | | | | | | |
|------------------------------------|------------------------------|----------------------------------|---------------------------------|---------------------------------------|--------------------------------|
| • Southborough, MA
508.480.9900 | • Albany, NY
518.438.9900 | • Ronkonkoma, NY
631.738.1200 | • Warren, NJ
908.668.8300 | • Center Valley, PA
610.709.9971 | • Chalfont, PA
215.996.9100 |
| • Philadelphia, PA
267.402.3400 | • Bowie, MD
301.809.4500 | • Sterling, VA
703.709.9500 | • Warrenton, VA
540.349.4500 | • Fort Lauderdale, FL
954.202.7000 | • Tampa, FL
813.379.4100 |

CIVIL AND CONSULTING ENGINEERS • PROJECT MANAGERS • SURVEYORS • ENVIRONMENTAL CONSULTANTS • LANDSCAPE ARCHITECTS

www.BohlerEngineering.com

2012-0261-XA

LTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
SCCELLANEOUS CASH RECEIPT

No. 82200
 Date: 4/18/12

nd	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
1	R06	0000		6157					75.435

Total: 75.435

Description: HIDDEN TREASURE
 Location: 9530 PHILADELPHIA RD
2012-0261 X A

CONTRIBUTION

PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 TE - CASHIER
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
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: 2012-0261 XA
Petitioner: Hidden Treasure, LLC c/o J.R. Woolman, LLC
Address or Location: 111 S. Calvert St. Ste. 2700 Balt., MD 21202

PLEASE FORWARD ADVERTISING BILL TO:

Name: J.R. Woolman, LLC
Address: 111 S. Calvert St.
Suite 2700
Baltimore, MD 21202
Telephone Number: 410-385-5328

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 31, 2012 Issue - Jeffersonian

Please forward billing to:
J.R. Woolman, LLC
111 S. Calvert Street, Ste. 2700
Baltimore, MD 21202

410-385-5328

NOTICE OF ZONING HEARING

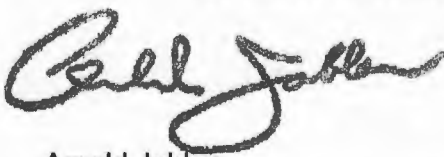
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2012-0261-XA

9530 Philadelphia Road
N/s of Philadelphia Road, 56 ft. N/w of the centerline of King Avenue
14th Election District – 6th Councilmanic District
Legal Owners: Kings Court Retail, LLC
Contract Purchaser/Lessee: Hidden Treasure, LLC

Special Exception for an arcade with more than 4 amusement devices per section 423.1 and 422.1 Variance to permit 425 parking spaces in lieu of the required 466 parking spaces.

Hearing: Wednesday, June 20, 2012 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

May 21, 2012

NEW NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2012-0261-XA

9530 Philadelphia Road

N/s of Philadelphia Road, 56 ft. N/w of the centerline of King Avenue

14th Election District – 6th Councilmanic District

Legal Owners: Kings Court Retail, LLC

Contract Purchaser/Lessee: Hidden Treasure, LLC

Special Exception for an arcade with more than 4 amusement devices per section 423.1 and 422.1 Variance to permit 425 parking spaces in lieu of the required 466 parking spaces.

Hearing: Wednesday, June 20, 2012 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: J.R. Woolman, 111 S. Calvert St., Ste. 2700, Baltimore 21202

Hidden Treasure, LLC, 5004 Honeygo Center Dr., Ste. 102-164, Perry Hall 21128

Kings Court Retail, LLC, 110 E. Lexington Street, Ste. 320, Baltimore 21202

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MAY 21, 2012.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Certificate of Posting

RE: Case NO. 2012-0261-XA

Petitioner/Developer _____

J.R. Woolman, attorney

Date of Hearing/Closing 6/20/12

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

Attention:

This letter is to certify, under penalties of perjury, that the necessary sign as required by law, was posted conspicuously on the property located at _____

9530 Philadelphia Rd.

The sign(s) were posted on 6/5/12
(Month, Day, Year)

Sincerely,

(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

See Attached
Photograph

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)

Certificate of Posting
Photograph Attachment

Re: 2012-0261-XA

Petitioner/Developer: _____

J.R. Woolman, attorney

Date of Hearing/Closing: 6/20/12



9530 Philadelphia Road

Posting Date: 6/5/12

(Signature and date of sign poster)

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: # 2012-0261-KA

330 Philadelphia Road

Philadelphia Road, 56 ft. N/W of the centerline of King Avenue

Ward 1 Section District - 6th Councilmanic District

Legal Owner(s): Kings Court Retail, LLC

Contract Purchaser/Lessee: Hidden Treasure, LLC

Special Exception: for an arcade with more than 4 amusement devices per section 423.1 and 422.1. **Variance:** to permit 425 parking spaces in lieu of the required 466 parking spaces.

Hearing: Wednesday, May 30, 2012 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

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

JT/5/696 May 15

303225

CERTIFICATE OF PUBLICATION

5/17, 2012

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 5/15, 2012.

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

J. Wilkinson

LEGAL ADVERTISING

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: # 2012-0261-XA

9530 Philadelphia Road

N/S of Philadelphia Road, 56 ft. N/W of the centerline of King Avenue

14th Election District - 6th Councilmanic District

Legal Owner(s): Kings Court Retail, LLC

Contract Purchaser/Lessee: Hidden Treasure, LLC

Special Exception: for an arcade with more than 4 amusement devices per section 423.1 and 422.1. **Variance:** to permit 425 parking spaces in lieu of the required 466 parking spaces.

Hearing: Wednesday, June 20, 2012 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

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

05/407 May 31

303700

CERTIFICATE OF PUBLICATION

5/31/, 2012

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 5/31/, 2012.

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

J. Wilkinson

LEGAL ADVERTISING



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

May 2, 2012

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2012-0261-XA

9530 Philadelphia Road

N/s of Philadelphia Road, 56 ft. N/w of the centerline of King Avenue

14th Election District – 6th Councilmanic District

Legal Owners: Kings Court Retail, LLC

Contract Purchaser/Lessee: Hidden Treasure, LLC

Special Exception for an arcade with more than 4 amusement devices per section 423.1 and 422.1 Variance to permit 425 parking spaces in lieu of the required 466 parking spaces.

Hearing: Wednesday, May 30, 2012 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: J.R. Woolman, 111 S. Calvert St., Ste. 2700, Baltimore 21202

Hidden Treasure, LLC, 5004 Honeygo Center Dr., Ste. 102-164, Perry Hall 21128

Kings Court Retail, LLC, 110 E. Lexington Street, Ste. 320, Baltimore 21202

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 15, 2012.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 15, 2012 Issue - Jeffersonian

Please forward billing to:

J.R. Woolman, LLC
111 S. Calvert Street, Ste. 2700
Baltimore, MD 21202

410-385-5328

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2012-0261-XA

9530 Philadelphia Road

N/s of Philadelphia Road, 56 ft. N/w of the centerline of King Avenue

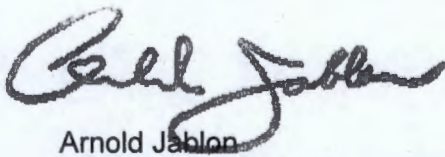
14th Election District – 6th Councilmanic District

Legal Owners: Kings Court Retail, LLC

Contract Purchaser/Lessee: Hidden Treasure, LLC

Special Exception for an arcade with more than 4 amusement devices per section 423.1 and 422.1 Variance to permit 425 parking spaces in lieu of the required 466 parking spaces.

Hearing: Wednesday, May 30, 2012 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE OFFICE
AND VARIANCE		
9530 Philadelphia Road, N/S Philadelphia Rd	*	OF ADMINISTRATIVE
56' NW of c/line King Avenue		
14 th Election & 6 th Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Kings Court Retail LLC		
Contract Purchaser(s): Hidden Treasure LLC	*	BALTIMORE COUNTY
Petitioner(s)		
	*	2012-261-XA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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.

RECEIVED

APR 30 2012

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of April, 2012, a copy of the foregoing Entry of Appearance was mailed to J. R. Woolman, LLC, 111 S. Calvert Street, Suite 2700, Baltimore, MD 21202, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

MEMORANDUM

DATE: July 23, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0261-XA - Appeal Period Expired

The appeal period for the above-referenced case expired on July 20, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ~~Case File~~
Office of Administrative Hearings

CASE NAME 9530 Philadelphia Rd.
CASE NUMBER 2012-0261-XA
DATE 6-20-12

[illegible]

J.R. WOOLMAN, LLC

JOSEPH R. WOOLMAN, III
joe@jrwoolman.com

HARBORPLACE TOWER
111 SOUTH CALVERT STREET
SUITE 2700
BALTIMORE, MARYLAND 21202

TELEPHONE 410-385-5328
FACSIMILE 1-866-559-4346
www.jrwoolman.com

June 15, 2012

W. Carl Richards, Jr.
Supervisor Zoning Review
111 West Chesapeake Ave., Room 211
Towson, MD 21204

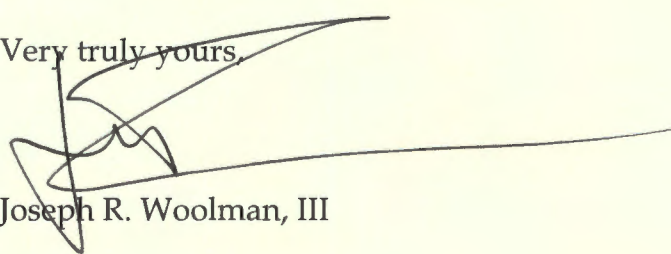
Re: CASE NUMBER 2012-0261-XA

Dear Mr. Richards,

Thank you for meeting with me on Wednesday regarding the above referenced matter. I appreciate your confirmation of the appropriateness of our filing for an "arcade" as it is defined in the BCZR. The purpose of this letter, in addition to confirming the above, is to inform you that the prior use of the subject property was general retail and, based on our conversation and your administrative practice, we will be withdrawing our request for a parking Variance.

Thanks again for your time. Should you have any questions or comments, please contact me. With kind regards, I am

Very truly yours,



Joseph R. Woolman, III

JRWIII: jts

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment4-26*floodplain*DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NC5-10DEPS
(if not received, date e-mail sent _____)NC

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)4-26

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. R-1975-0054)

NEWSPAPER ADVERTISEMENT

Date: 5-31-12

SIGN POSTING

Date: 6-5-12by Hoffman15 days but reached

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐before leg.
took effect

Comments, if any: _____

Maryland Department of Assessments and Taxation
Real Property Data Search (vw5.1A)
BALTIMORE COUNTY

[Go Back](#)
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[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier:

District - 14 Account Number - 1700008498 ✓

Owner Information**Owner Name:**

KINGS COURT RETAIL LLC

Use:

COMMERCIAL

Principal Residence:

NO

Mailing Address:

STE 320
110 E LEXINGTON ST
BALTIMORE MD 21202-1757

Deed Reference:

1) /27129/ 00405
2)

Location & Structure Information**Premises Address**

PHILADELPHIA RD
0-0000

Legal Description

6.2807 AC
220 NE KING AV
KINGS COURT SHOPPING PL

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0082	0021	0375		0000			2	1	Plat Ref: 0043/0107

Town

NONE

Special Tax Areas

Ad Valorem
Tax Class

Primary Structure Built**Enclosed Area**

60066

Property Land Area

6.2800 AC

County Use

14

Stories**Basement****Type**

SHOPPING CENTER / NEIGHBORHOOD

Exterior**Value Information**

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2011	07/01/2012
Land	1,884,200	1,884,200		
Improvements:	2,085,900	1,713,200		
Total:	3,970,100	3,597,400	3,597,400	3,597,400
Preferential Land:	0			0

Transfer Information

Seller:	KINGS COURT ASSOCIATES	Date:	06/25/2008	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/27129/ 00405	Deed2:	
Seller:	DALESANDRO THOMA S J,3RD	Date:	11/15/1978	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/05659/ 00626	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:**Special Tax Recapture:****Exempt Class:**

NONE

Homestead Application Information**Homestead Application Status:**

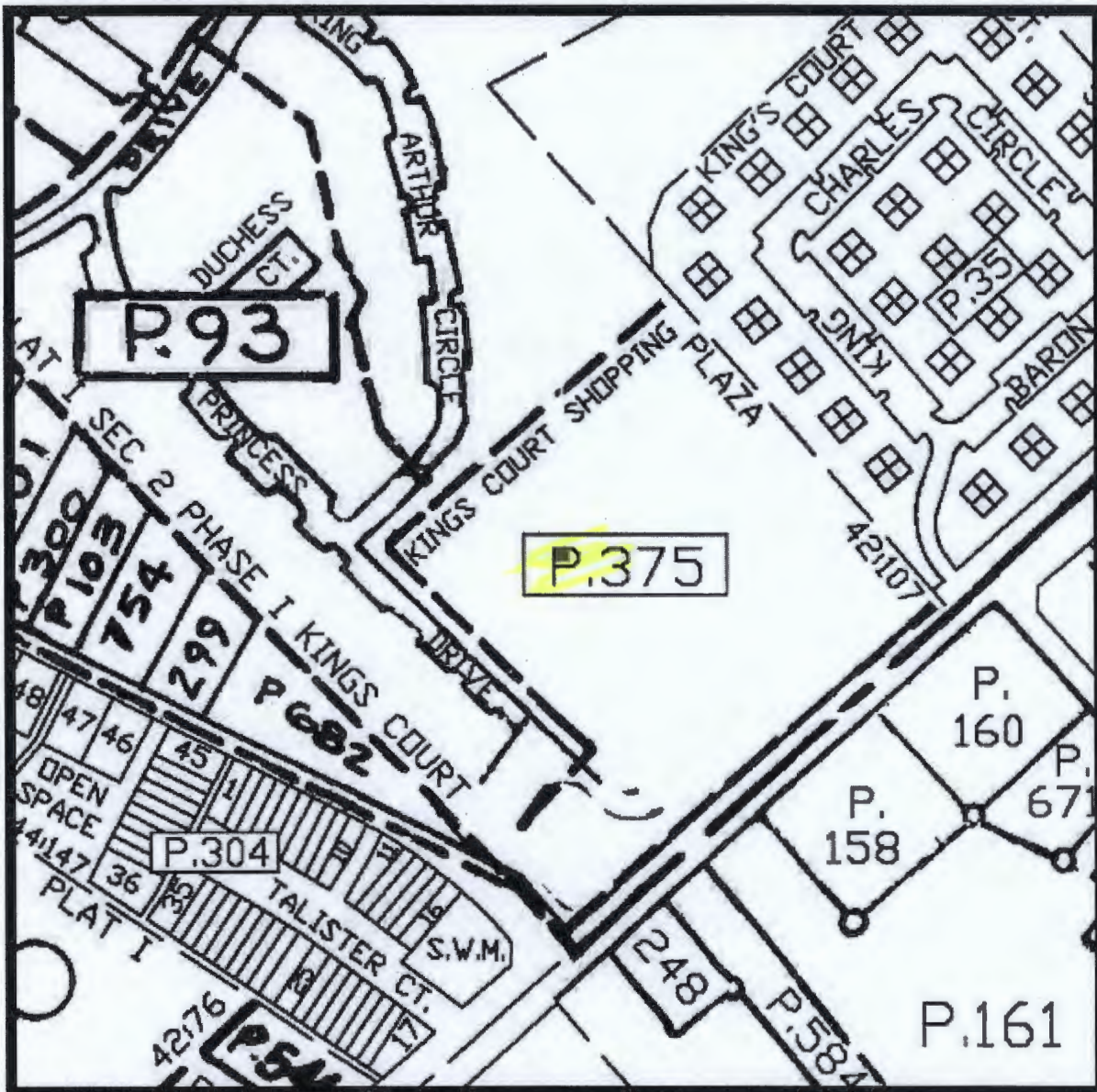
No Application



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

District - 14 Account Number - 1700008498



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2010.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

6/20 10 Am 5-30 11:30 postponed

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: May 10, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0261-XA
Address 9530 Philadelphia Road
(Kings Court Retail, LLC Property)

Zoning Advisory Committee Meeting of April 23, 2012.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston; Development Coordination*

RECEIVED

MAY 10 2012

OFFICE OF ADMINISTRATIVE HEARINGS

Debra Wiley - ZAC Comments - Distribution Mtg. of 4/23

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 4/23/2012 10:09 AM
Subject: ZAC Comments - Distribution Mtg. of 4/23

Good Morning,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2012-0253-A - 1502 Walker Road
 No hearing date assigned in data base as of today

2012-0254-A - 14006 Sunnybrook Road
 Administrative Variance - Closing Date: 5/7/12

2012-0255-A - 31 Sproul Street
 Administrative Variance - Closing Date: 5/7/12

2012-0256-SPHA - 6727 B Windsor Mill Road
 No hearing date assigned in data base as of today

2012-0257-X - 4111 Washington Boulevard
 No hearing date assigned in data base as of today

2012-0259-A - 11116 Bird River Grove Road - **CBCA / FLOODPLAIN**
 No hearing date assigned in data base as of today

2012-0260-A - 3313 Lee Court
 Administrative Variance - Closing Date: 5/14/12

2012-0261-XA - 9530 Philadelphia Road - **FLOODPLAIN**
 No hearing date assigned in data base as of today

Thanks.

Debbie Wiley
 Legal Administrative Secretary
 Office of Administrative Hearings
 105 West Chesapeake Avenue, Suite 103
 Towson, Md. 21204
 410-887-3868
 410-887-3468 (fax)
 dwiley@baltimorecountymd.gov



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

June 12, 2012

Kings Court Retail LLC
110 E. Lexington Street, Suite 320
Baltimore MD 21202

RE: Case Number: 2012-0261 XA, Address: 9530 Philadelphia Road

To the Managing Member of Kings Court Retail, LLC:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 18, 2012. 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Joseph R Woolman III, 111 S. Calvert Street, Suite 2700, Baltimore MD 21202
Hidden Treasures LLC, 5004 Honeygo Center Drive, Suite 102-164, Perry Hall, MD 21128

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



Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 4-26-12

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2012-0261-XA
Special Exception Variance
Kings Court Retail LLC
9530 Philadelphia Road.

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 4-24-12. A field inspection and internal review reveals that an entrance onto MD 7 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2012-0261-XA.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may email him at (rzeller@sha.state.md.us). Thank you for your attention.

Sincerely,

Steven D. Foster, Chief
Access Management Division

SDF/raz

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 410.545.0300 • www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: April 26, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For May7, 2012
Item Nos. 2012-0254, 0255, 0256, 0257, 0260,
And 0261

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-05072012-NO COMMENTS.doc

J.R. WOOLMAN, LLC

JOSEPH R. WOOLMAN, III
joe@jrwoolman.com

HARBORPLACE TOWER
111 SOUTH CALVERT STREET
SUITE 2700
BALTIMORE, MARYLAND 21202

TELEPHONE 410-385-5328
FACSIMILE 1-866-559-4346
www.jrwoolman.com

June 15, 2012

W. Carl Richards, Jr.
Supervisor Zoning Review
111 West Chesapeake Ave., Room 211
Towson, MD 21204

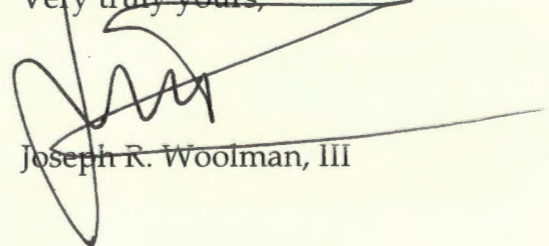
Re: **CASE NUMBER 2012-0261-XA**

Dear Mr. Richards,

Thank you for meeting with me on Wednesday regarding the above referenced matter. I appreciate your confirmation of the appropriateness of our filing for an "arcade" as it is defined in the BCZR. The purpose of this letter, in addition to confirming the above, is to inform you that the prior use of the subject property was general retail and, based on our conversation and your administrative practice, we will be withdrawing our request for a parking Variance.

Thanks again for your time. Should you have any questions or comments, please contact me. With kind regards, I am

Very truly yours,



Joseph R. Woolman, III

JRWIII: jts

J.R. WOOLMAN, LLC

JOSEPH R. WOOLMAN, III
joe@jrwoolman.com

HARBORPLACE TOWER
111 SOUTH CALVERT STREET
SUITE 2700
BALTIMORE, MARYLAND 21202

TELEPHONE 410-385-5328
FACSIMILE 1-866-559-4346
www.jrwoolman.com

May 18, 2012

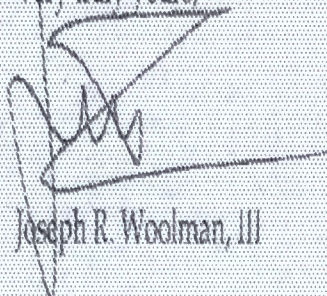
Arnold Jablon
Deputy Administrative Officer
111 West Chesapeake Avenue, Room 111
Towson, MD 21202

Re: Case Number 21012-0261-XA

Dear Mr. Jablon,

Undersigned counsel respectfully requests a postponement of the above referenced matter currently scheduled for May 30, 2012. Please be advised the dates June 18, 22, and 25th as unavailable on my schedule. Thank you for your cooperation in this matter, should you have any questions or comments, please contact me. With kind regards, I am

Very truly yours,



Joseph R. Woolman, III

JRWIII: jts

Email to Fax Delivery

To: 14108873048
From: joe@jrwoolman.com
Date: May 18, 2012 16:57:36 GMT
Subj: Please see the attached letter
Pages: 2

Joseph R. Woolman III
J.R. Woolman, LLC
111 South Calvert St.
Suite 2700
Baltimore, MD 21202
410-385-5328
1-866-559-4346 fax
joe@jrwoolman.com

This email contains information from the law firm of J.R. Woolman, LLC which may be confidential and/or privileged. The information is intended to be for the exclusive use of the individual or entity named above. If you are not the intended recipient, be advised that any disclosure, copying, distribution or other use of this information is strictly prohibited. If you have received this email in error, please notify J.R. Woolman, LLC by telephone immediately.

JS 6/20
10am

Case No.: 2012-0261-XA

Exhibit Sheet

7/23/10
DW

6/20/12
mg

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



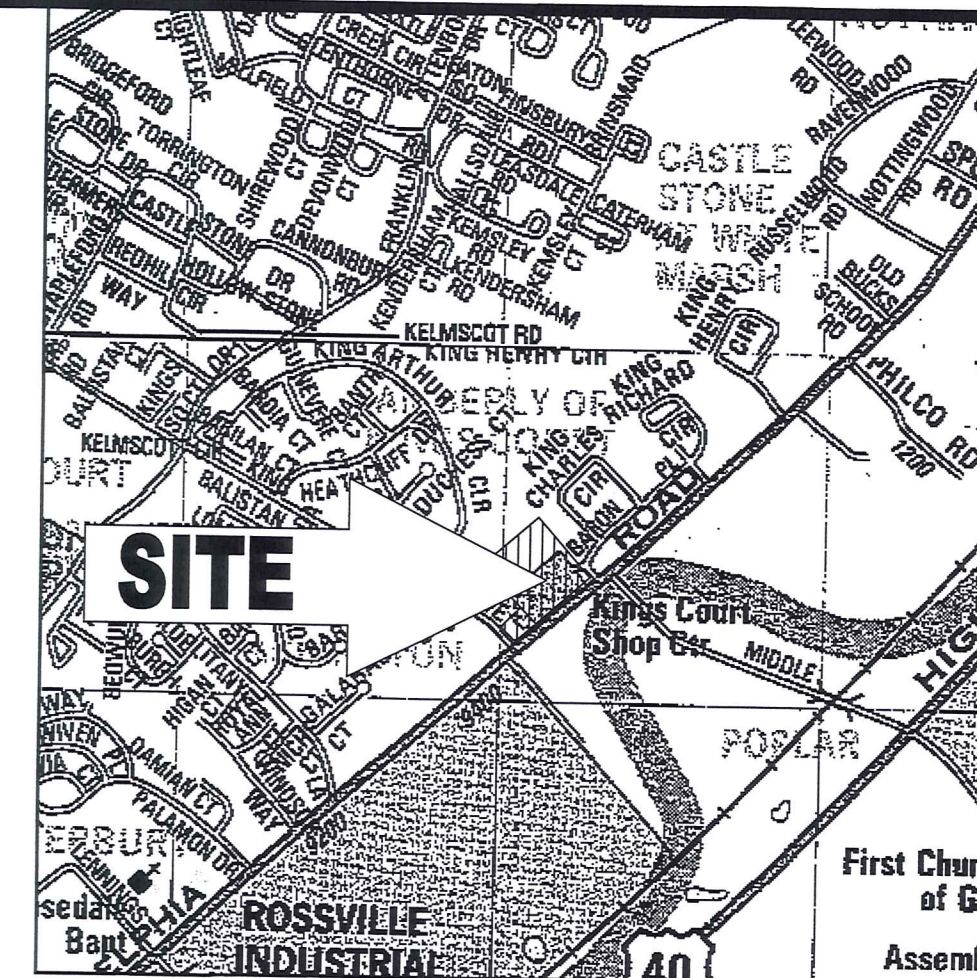
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Printed 4/18/2012

2012-0261 XA

K:\BROWN\KINGS COURT SHOPPING CENTER\WD1220085POL.DWG PRINTED BY: BROWN 4.18.12 @ 11:23 AM LAST SAVED BY: BROWN

PROFESSIONAL CERTIFICATION
I, MATTHEW T. ALLEN, HEREBY CERTIFY THAT THE
DOCUMENTS WERE PREPARED OR APPROVED BY ME
THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND
LICENSE NO. 28567, EXPIRATION DATE: 4/16/13



LOCATION MAP
COPYRIGHT ADD THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=1000'

LEGEND

OPEN SPACE

SITE INFORMATION

1. SITE ADDRESS:
9530 PHILADELPHIA ROAD
ROSEDALE, MARYLAND
2. SITE TABULATIONS
AREA = 6.28 AC.
3. OWNER:
KINGS COURT RETAIL LLC
110 E. LEXINGTON ST., SUITE 320
BALTIMORE, MD 21202-1757
4. APPLICANT:
HIDDEN TREASURES SWEEPSTAKES, LLC
2004 HONEYGO CENTER DRIVE, SUITE 102-104
PERRY HALL, MD 21128
5. COUNTY INFORMATION
TAX MAP: 82
PARCEL: 375
CENSUS TRACT: 440702
WATERSHED: BIRD RIVER
COUNTY COUNCIL DISTRICT: 6
ELECTION DISTRICT: 14TH
6. TAX ACCOUNT NO.: 1700008498
7. EXISTING USE: RETAIL/RESTAURANT/OFFICE
PROPOSED USE: RETAIL/RESTAURANT/OFFICE/ARCADE
8. PREVIOUS ZONING CASES:
A. CASE NO. 15-1975-0054
PETITION FOR RECLASSIFICATION FROM A D.R.16 TO B.L.-C.N.S. ZONE AND DISTRICT.
GRANTED: OCTOBER 28, 1974
9. ZONE: BL (BUSINESS LOCAL)
10. THIS SITE IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER PLAN FEMA MAP 2400100430F, DATED SEPTEMBER 28, 2008.
11. THERE ARE NO WETLANDS LOCATED WITHIN THE SITE BOUNDARY.
12. THE SUBJECT SITE IS NOT LOCATED WITHIN A WATER, SEWER OR TRANSPORTATION DEFICIENT AREA PER THE 2011 BASIC SERVICES MAPS.
13. THE SUBJECT SITE IS NOT LOCATED WITHIN A HISTORIC DISTRICT.
14. THE SUBJECT PARCEL IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
15. THE SUBJECT PARCEL IS LOCATED WITHIN THE URBAN RURAL DEMARCATION LINE.
16. LANDSCAPING IS PROVIDED IN ACCORDANCE WITH THE LANDSCAPE MANUAL AND ALL OTHER MANUALS ADOPTED PURSUANT TO SECTION 22-105 OF THE BALTIMORE COUNTY CODE.
17. PREVIOUS COMMERCIAL PERMITS:
E383997
P384792
E552207
E383267
18. BUILDING AREA: 63,347 S.F.
19. SETBACKS:

BUILDING:	REQUIRED	PROVIDED
NORTH (REAR)	20'	21.94'
SOUTH (FRONT)	10'	26.91'
EAST (SIDE)	10'	71.34'
WEST (FRONT)	10'	21.77'
WEST (SIDE)	10'	67.95'

LANDSCAPING:	REQUIRED	PROVIDED
NORTH (REAR)	15'	8.6'
SOUTH (FRONT)	10'	13.1'
EAST (SIDE)	15'	10.4'
WEST (FRONT)	10'	65.5'
WEST (SIDE)	15'	8.7'
20. PARKING:

REQUIRED:	PROVIDED:
MARS SUPER MARKET: 24,000 S.F. X 5/1,000 S.F. = 120 SPACES	
KINGS COURT FAMILY DENTIST: 1,950 S.F. X 4.5/1,000 S.F. = 8.78 SPACES	
B&S DOLLAR & PARTY: 4,800 S.F. X 5/1,000 S.F. = 24 SPACES	
HIDDEN TREASURES: 7,200 S.F. X 4/1,000 S.F. = 28.8 SPACES	
MING MING CHINESE CARRYOUT: 1,991 S.F. X 5/1,000 S.F. = 9.95 SPACES	
OLDE PHILADELPHIA INN: PATRON AREA (STANDARD) 9,915 S.F. X 16/1,000 S.F. = 158.64 SPACES	
HAIR & NAIL: 1,938 S.F. X 5/1,000 S.F. = 9.68 SPACES	
STAGE 1 HAIR DESIGN: 1,280 S.F. X 5/1,000 S.F. = 6.30 SPACES	
LIQUOR STORE: 3,550 S.F. X 5/1,000 S.F. = 17.75 SPACES	
CLEANERS: 955 S.F. X 5/1,000 S.F. = 4.78 SPACES	
HARRIS JEWELERS: 1,460 S.F. X 5/1,000 S.F. = 7.30 SPACES	
DUNKIN' DONUTS: 1,800 S.F. X 16/1,000 S.F. = 25.6 SPACES	
PIZZA HUT: 2,730 S.F. X 16/1,000 S.F. = 43.68 SPACES	
TOTAL REQUIRED	= 465.26 SPACES
TOTAL PROVIDED	= 426 SPACES
22. AMENITY OPEN SPACE:
REQUIRED: 0.2 X GFA (MINIMUM)
G.F.A. = 63,347 S.F.
MIN. A.O.S. = 0.2 X 63,347 S.F. = 12,669 S.F.
PROVIDED: A.O.S. = 38,046 S.F.
PROVIDED A.O.S. RATIO = 38,046/63,347 = 0.60
23. FLOOR AREA RATIO:
MAX ALLOWABLE FOR SHOPPING CENTER: 4.0
63,347 S.F. / 273,556 S.F. = 0.23
24. SITE IS SERVED BY PUBLIC WATER AND SEWER.
25. BUILDING HEIGHT: 40' MAX.
26. ALL SIGNS WILL COMPLY WITH SECTION 450 OF THE BCZR.

BOHLER
ENGINEERING

CORPORATE OFFICE
WARREN, NJ
PROJECT MANAGERS
SURVEYORS
CIVIL & CONSULTING ENGINEERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
OFFICES
• BOWEN, MD
• TOWSON, MD
• ANNAPOLIS, MD
• CHANTILLY, VA
• FALLS CHURCH, VA
• PHILADELPHIA, PA
• TAMPA, FL

REVISIONS

REV	DATE	COMMENT	BY



THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811
(NY 1-800-245-4545) (PA 1-800-242-1776) (DC 1-800-267-7777) (VA 1-800-692-7001) (MD 1-800-267-7777) (DE 1-800-382-8889)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD122029
DRAWN BY: RLB
CHECKED BY: MTA
DATE: 4/12/12
SCALE: 1"=50'
CAD L.D.: SPD

SPECIAL EXCEPTION

FOR

HIDDEN TREASURES SWEEPSTAKES, LLC

LOCATION OF SITE
9530 PHILADELPHIA ROAD
ROSEDALE, MARYLAND
BALTIMORE COUNTY

BOHLER
ENGINEERING

901 DULANEY VALLEY ROAD,
SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M.T. ALLEN
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 28567
EXPIRATION DATE 4/18/13

SHEET TITLE:

PLAN TO ACCOMPANY PETITION FOR A SPECIAL EXCEPTION & VARIANCE

SHEET NUMBER:

1
OF 1

2012-0201-XA

50 25 12.5 0 50
1"=50'

PROFESSIONAL CERTIFICATION
I, MATTHEW T. ALLEN, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 28567, EXPIRATION DATE: 4/18/13

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT. WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR AVAILABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND ALL FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.