



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

September 4, 2014

Ed Covahey, Esquire
614 Bosley Avenue
Towson, Maryland 21204

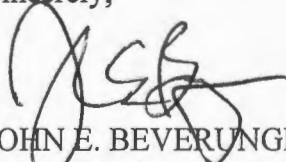
RE: Petition for Special Exception
Property: 303 E. Pennsylvania Avenue
Case No. 2014-0294-X

Dear Mr. Covahey:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR SPECIAL EXCEPTION *

(303 E. Pennsylvania Avenue)

9th Election District

5th Councilman District

Towson Circle Holdings, LLC

Legal Owners

Cinemark USA, Inc.

Lessee

Petitioners

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2014-0294-X

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Special Exception filed for property located at 303 E. Pennsylvania Avenue. The Petition was filed on behalf of the owners of the subject property, Towson Circle Holdings, LLC, and the lessee, Cinemark USA, Inc. ("Petitioners"). The Special Exception petition seeks relief pursuant to §423.1B of the Baltimore County Zoning Regulations (B.C.Z.R.) to use the herein described property for an Arcade in combination with a motion picture theatre. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 2.

Appearing at the hearing in support of the petition was Chad Burch (general manager of the cinema) and surveyor Brian Dietz, whose firm prepared the site plan. Ed Covahey, Esquire represented the Petitioners. There were no Protestants in attendance and the file does not contain any letters of opposition. The Petition was advertised and posted as required by the B.C.Z.R. There were no substantive Zoning Advisory Committee (ZAC) comments received.

The subject property is 1.813 acres and is zoned BM-CT. This property is the new Towson Circle project, which had a "grand opening" in July 2014. The project includes restaurants, stores and a 15 screen movie theatre. Petitioners would like to operate an amusement

ORDER RECEIVED FOR FILING

Date

9/4/14

By

Den

device (arcade) in connection with the movie theatre. Mr. Burch, who has worked for Cinemark for over 14 years, testified that all Cinemark facilities feature videogame arcades, which are considered an important element of the "entertainment experience." The B.C.Z.R. permits an Arcade (defined as a facility with five or more coin operated amusement devices) by special exception in the BM zone, when it is operated in conjunction with an entertainment use, i.e., in this case, a movie theatre.

SPECIAL EXCEPTION LAW

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. Schultz v. Pritts, 291 Md. 1 (1981). The Schultz standard was revisited in People's Counsel v. Loyola College, 406 Md. 54 (2008), where the court emphasized that a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use. Here, Mr. Dietz, who was accepted as an expert, testified that B.C.Z.R. § 502.1 was satisfied and that the use would not in any way be detrimental to the community. Mr. Burch also testified that all of the arcade machines feature a rating sticker from a national organization, indicating that the content is appropriate for general audiences.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 4th day of September, 2014, that the Petition for Special Exception under § 423.1B of the Baltimore County Zoning Regulations (B.C.Z.R.) to use the herein described property for an Arcade in combination with a motion picture theatre, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date

9/4/14

By

Den

The relief granted herein shall be subject to the following:

- 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:dlw

ORDER RECEIVED FOR FILING

Date

9/4/14

By

sen



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 303 Pennsylvania Ave., Towson, MD which is presently zoned BM-CT
 Deed References: 0032245-089, 073 10 Digit Tax Account # See Attachment "B"
 Property Owner(s) Printed Name(s) Towson Circle Holdings, LLC

(SELECT THE HEARING(S) BY MARKING **X** 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. X a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
SEE EXHIBIT "A"

3. a **Variance** from Section(s)

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) - To be presented at hearing.

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: Cinemark USA, Inc.

Don Harton, SVP Design & Construction

Name- Type or Print

Don Harton
 Signature

3900 Dallas Parkway, Ste. 500, Plano, TX

Mailing Address City State

75093 / (972) 665-1000 / dharton@cinemark.com 21021 / (410) 752-5444 / taylor@cordish.com
 Zip Code Telephone # Email Address Zip Code Telephone # Email Address

Attorney for Petitioner:

Ed Covahey

Name- Type or Print

[Signature]
 Signature

614 Bosley Ave., Towson MD

Mailing Address City State

21204 / (410) 828-9441 / awilliams@cablaw.com 21201 / (410) 752-5444 / taylor@cordish.com
 Zip Code Telephone # Email Address Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Towson Circle Holdings, LLC

Name #1 - Type or Print

Name #2 - Type or Print

[Signature]
 Signature #1

[Signature]
 Signature #2

601 E. Pratt St., 6th Floor Baltimore, MD

Mailing Address City State

21021 / (410) 752-5444 / taylor@cordish.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Taylor E. Gray

Name - Type or Print

[Signature]
 Signature

601 E. Pratt St., 6th Floor Baltimore, MD

Mailing Address City State

21201 / (410) 752-5444 / taylor@cordish.com
 Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING

CASE NUMBER 2014-0294-X **Filing Date** 7/3/2014 **Do Not Schedule Dates:** 9/4/14 **Reviewer** JNP

By Den **REV. 10/4/11**

EXHIBIT "A"

1. A Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for an arcade as permitted by Special Exception pursuant to Section 423.1B to be used in combination with a motion picture theatre.

2014-0294-X

EXHIBIT "B"

LIBER NO.	TAX ACCOUNT NO.	ADDRESS
32245-89	09-0904200540 (Parcel One)	504 E. Delaware Ave.
	09-0904200842 (Parcel Two)	100 E. Pennsylvania Ave.
	09-0920551490 (Parcel Three)	119 E. Pennsylvania Ave.
32245-84	09-0919001230	109 E. Pennsylvania Ave.
32245-73	09-0916350080	510 Delaware Ave.
	09-0906451000	506 Delaware Ave.
	09-0914900176	505-507 Virginia Ave.
	09-0920551384	503 Virginia Ave.
	09-0920551388	512 Delaware Ave.
	09-0920551387	513 Virginia Ave.
	09-0910251306	509 Virginia Ave.

Special Exception Area

For

Towson Square

303 E. Pennsylvania Avenue

July 8, 2014

Beginning at a point distant North 15 degrees 01 minutes 54 seconds East 19.36 feet as measured from the Northeast corner of Delaware Avenue (Variable R/W) and Pennsylvania Avenue (Variable R/W), and thence

1. North 06 degrees 46 minutes 48 seconds East 244.00 feet,
2. South 83 degrees 13 minutes 12 seconds East 95.80 feet,
3. North 06 degrees 46 minutes 48 seconds East 38.00 feet, and
4. North 87 degrees 47 minutes 36 Seconds East 50.05 feet,
5. South 74 degrees 13 minutes 55 seconds East 50.05 feet,
6. South 06 degrees 46 minutes 48 seconds West 38.00 feet, and
7. South 83 degrees 13 minutes 14 seconds East 112.00 feet,
8. South 06 degrees 48 minutes 48 seconds West 244.00 feet,
9. North 83 degrees 13 minutes 12 seconds West 306.54 feet, to the place of beginning.

Containing 1.813 Ac. of land or 78,957 sq.ft. more or less. Located in the 9th Election District, 5th Councilmanic District.



Brian Dietz
L.C. Exp. 2-12-15



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

August 14, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on August 14, 2014

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: #2014-0294-X

303 E. Pennsylvania Avenue
N/s Pennsylvania Avenue at the corner of E/s Delaware Avenue

9th Election District - 5th Councilmanic District

Legal Owner(s): Towson Circle Holdings, LLC

Contract Purchaser/Lessee: Cinemark USA, Inc.

Special Exception to use property for an arcade as permitted by Special Exception pursuant to Section 423.1.B to be used in combination with a motion picture theatre.

Hearing: Wednesday, September 3, 2014 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.

8/120 August 14

990157

Letter of Transmittal

William D. Gulick, Jr.

Consultant to Land Development and Industry

Commercial and Residential

2944 Edgewood Avenue

Baltimore, MD 21234

Phone - 410-530-6293

E-mail - wdgjr@comcast.net

To: Zoning Office, Attn. Ms. June Wisnom & Ms. Kristen Lewis

We Are Sending You: ☒ Attached ☐ Under separate cover the following items:

☐ Copy of Letter ☒ Prints ☒ Documents ☐ Other

No. of Copies Date Description

1	Aug. 14, 2014	Certificate Of Posting
1	Aug. 14, 2014	Site Photo

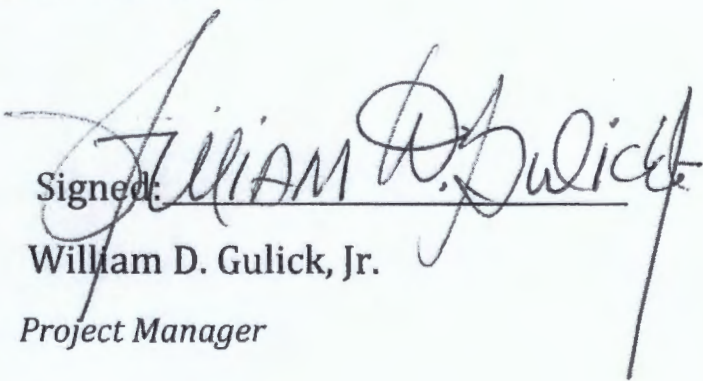
Transmittals are as checked below:

☐ For approval ☒ For your use ☐ As requested ☒ For review & content

Project: Case No.: 2014-0294-X

Remarks: As per direction from Zoning Office

Due to construction and error in property location the signage was posted on site as per Jeff Perlow an agent for Balto. Co. Zoning Office as submitted.

Signed: 

William D. Gulick, Jr.

Project Manager

Certificate of Posting

Department of Permits, Approval, and Inspections
Baltimore County
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

Date: 08-14-2014
Attention: Ms. Kristen Lewis

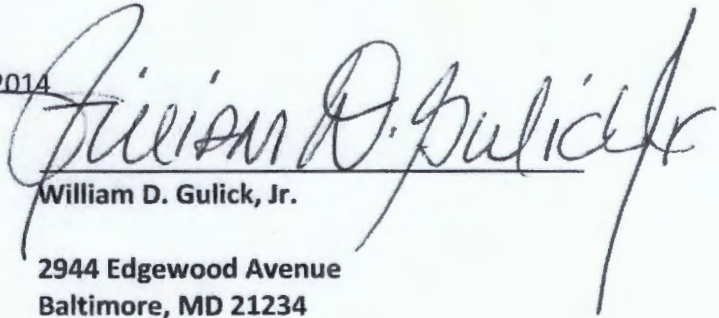
Re: Case Number: 2014-0294-X

Petitioner/Developer: Towson Circle Holdings, LLC

Date of Hearing/Closing: Sept. 3, 2014

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: On site at Cinemark Theater as directed by Balto. Co. Zoning Office Agent Jeff Perlow due to construction and address issue on Zoning Hearing Document. See attached Photo.

The sign(s) were posted on: August 14, 2014



William D. Gulick, Jr.

2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293





KEVIN KAMENETZ
County Executive

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

July 25, 2014

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: 2014-0294-X

303 E. Pennsylvania Avenue

N/s Pennsylvania Avenue at the corner of E/s Delaware Avenue

9th Election District – 5th Councilmanic District

Legal Owners: Towson Circle Holdings, LLC

Contract Purchaser/Lessee: Cinemark USA, Inc.

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Special Exception to use property for an arcade as permitted by Special Exception pursuant to Section 423.1.B to be used in combination with a motion picture theatre.

Hearing: Wednesday, September 3, 2014 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Ed Covahey, 614 Bosley Avenue, Towson 21204

Don Harton, SVP Design & Const., 3900 Dallas Parkway, Ste. 500, Plano TX 75093

Taylor Gray, Towson Circle Holdings, LLC, 601 E. Pratt Street, 6th Fl., Baltimore 21201

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, AUGUST 14, 2014**
- (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.**



KEVIN KAMENETZ
County Executive

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

July 25, 2014

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: 2014-0294-X

303 E. Pennsylvania Avenue
N/s Pennsylvania Avenue at the corner of E/s Delaware Avenue
9th Election District – 5th Councilmanic District
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Contract Purchaser/Lessee: Cinemark USA, Inc.

Special Exception to use property for an arcade as permitted by Special Exception pursuant to Section 423.1.B to be used in combination with a motion picture theatre.

Hearing: Wednesday, September 3, 2014 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over a faint, larger signature.

Arnold Jablon
Director

AJ:kl

C: Ed Covahey, 614 Bosley Avenue, Towson 21204
Don Harton, SVP Design & Const., 3900 Dallas Parkway, Ste. 500, Plano TX 75093
Taylor Gray, Towson Circle Holdings, LLC, 601 E. Pratt Street, 6th Fl., Baltimore 21201

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, AUGUST 14, 2014**
- (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
Thursday, August 14, 2014 Issue - Jeffersonian

Please forward billing to:
Edward Covahey, Jr.
614 Bosley Avenue
Towson, MD 212104

410-828-9441

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: 2014-0294-X

303 E. Pennsylvania Avenue

N/s Pennsylvania Avenue at the corner of E/s Delaware Avenue

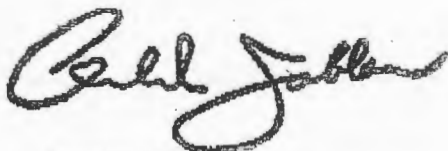
9th Election District – 5th Councilmanic District

Legal Owners: Towson Circle Holdings, LLC

Contract Purchaser/Lessee: Cinemark USA, Inc.

Special Exception to use property for an arcade as permitted by Special Exception pursuant to Section 423.1.B to be used in combination with a motion picture theatre.

Hearing: Wednesday, September 3, 2014 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
303 East Pennsylvania Ave; N/S Pennsylvania *
Road, corner of E/S Delaware Avenue * OF ADMINISTRATIVE
9th Election & 5th Councilmanic Districts HEARINGS FOR
Legal Owner(s): Towson Circle Holdings LLC*
Petitioner(s) * BALTIMORE COUNTY
* 2014-294-X

* * * * *

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.

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

RECEIVED

JUL 17 2014

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of July, 2014, a copy of the foregoing Entry of Appearance was mailed to Taylor Gray, 601 E. Pratt Street, 6th Floor, Baltimore, MD 21201 and Edward Covahey, Esquire, 614 Bosley Avenue, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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: 2014-0294-X

Petitioner: Towson Circle Holdings, LLC

Address or Location: 303^{E.} Pennsylvania Avenue, Towson, MD 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: Edward G. Covahey, Jr.

Address: 614 Bosley Avenue

Towson, MD 21204

Telephone Number: 410-828-9441

Revised 2/20/98 - SCJ

COVAHEY & BOOZER, P. A.
ATTORNEYS AT LAW

EDWARD C. COVAHEY, JR.
F. VERNON BOOZER *
BRUCE E. COVAHEY
FRANK V. BOOZER, JR.
ELIZABETH R. BOOZER

*ALSO ADMITTED TO D.C. BAR

614 BOSLEY AVENUE
TOWSON, MARYLAND 21204
410-828-9441
FAX 410-823-7530

July 2, 2014

Hand-Delivered

Arnold Jablon, Esquire
Director, Dept. of Permits, Approvals & Inspections
111 West Chesapeake Avenue, Room 105
Towson, MD 21204

RE: Towson Circle Complex

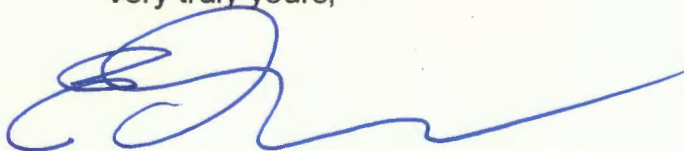
Dear Mr. Jablon:

With respect to my letter dated July 1, 2014 regarding the above-captioned matter, it would appear that, as four (4) amusement devices are permitted, that CineMark should be able to charge the players of four (4) of the amusement devices as designated by CineMark.

If this is not acceptable, please advise posthaste.

BEST.

Very truly yours,



Edward C. Covahey, Jr.

ECC/jk
cc: W. Carl Richards, Jr.
David Little, CineMark
0702jk10

7/2/14
To work
call Ed - not
acceptable



2014-0294-X

7/2/14
old to
DB &
wcl

COVAHEY & BOOZER, P. A.
ATTORNEYS AT LAW



EDWARD C. COVAHEY, JR.
F. VERNON BOOZER *
BRUCE E. COVAHEY
FRANK V. BOOZER, JR.
ELIZABETH R. BOOZER

614 BOSLEY AVENUE
TOWSON, MARYLAND 21204
410-828-9441
FAX 410-823-7530

*ALSO ADMITTED TO D.C. BAR

July 1, 2014

Arnold Jablon, Esquire
Director, Dept. of Permits, Approvals & Inspections
111 West Chesapeake Avenue, Room 105
Towson, MD 21204

RE: Towson Circle Complex

Dear Mr. Jablon:

Please be advised that I represent CineMark USA, Inc., the lessee of the Towson Circle Complex that will operate a state-of-the-art motion picture theater.

In connection with the motion picture theater, and as an integral part of the theater operation, a game room is planned to offer an assortment of video games such as basketball and various other games of skill which caters to the younger generation. The grand opening is planned for July 10, 2014, and the planned festivities will include previewing the video game room.

The lessee of the theater, CineMark USA, Inc., and the legal owner, Towson Circle Holdings, LLC, will file a Petition for Special Exception prior to the grand opening with the Office of Administrative Law for special exception to install twenty (20) amusement devices in lieu of the four (4) amusement devices permitted by Special Exception under Section 422.1A of the Baltimore County Zoning Regulations.

W. Carl Richards, Jr., Zoning Supervisor, reviewed the Petition and the plans as prepared by CineMark and it was necessary to engage Brian Dietz, Professional Land Surveyor, to prepare the necessary Zoning Site Plan to be completed this week.

In order to facilitate the ability of the Tenant and the Center to open for business and show case the new facility along with the game room at the grand opening and contribute to the Baltimore County economy, please treat this letter as a request for conditional approval of the installation of twenty (20) amusement devices.

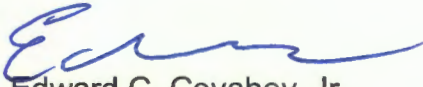
2014-0294-X

It is understood that, in the event this request is granted, the installation of the machines will be subject to the following specific conditions:

- (1) The machines will be on free play until the Special Exception is granted. This means there will be no charge for the patrons utilizing the machines.
- (2) In the event the Office of Administrative Hearings should deny the Special Exception and any appeals are exhausted affirming the denial, all of the machines but four (4) will be removed and there will be no refund of the monies advanced for the Permits and the Petition for Special Exception.
- (3) It is specifically understood that this is a conditional approval and is subject to the terms above set forth.

Your indulgence and help would be appreciated.

Very truly yours,

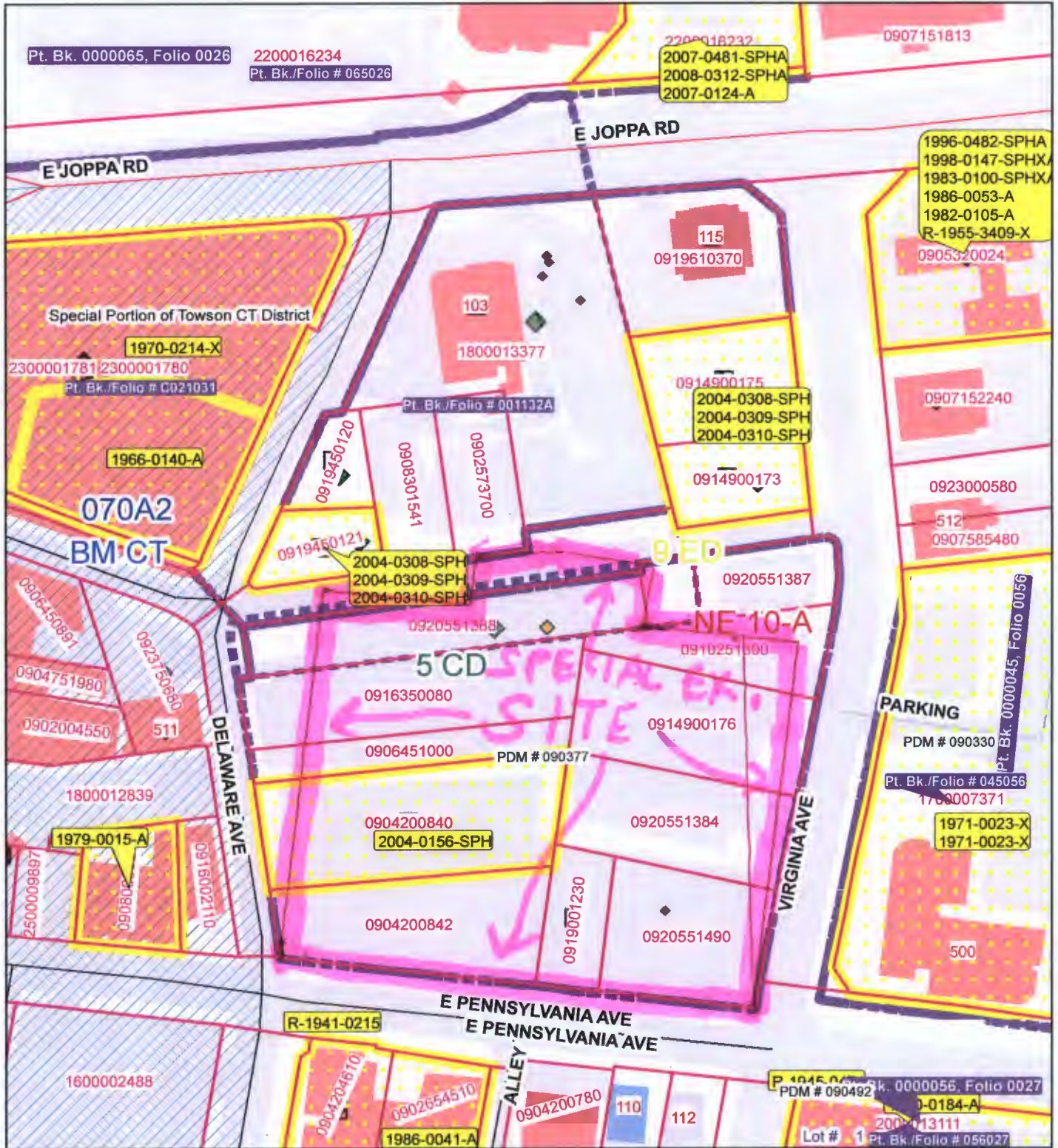


Edward C. Covahey, Jr.

ECC/jk
cc: W. Carl Richards, Jr.
0626jk106

2014-0294-X

Towson Square



Publication Date: 7/3/2014



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet

2014-0294-X

CASE NAME

CASE NUMBER 2014-0294-X

DATE 9-3-14

PETITIONER'S SIGN-IN SHEET

[illegible]

CASE NO. 2014- 0294-X

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

7/28

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

N/C

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

7/29

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

N/C

7/14

STATE HIGHWAY ADMINISTRATION

NO Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 8/14/14

SIGN POSTING Date: 8/14/14 by Gulick

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

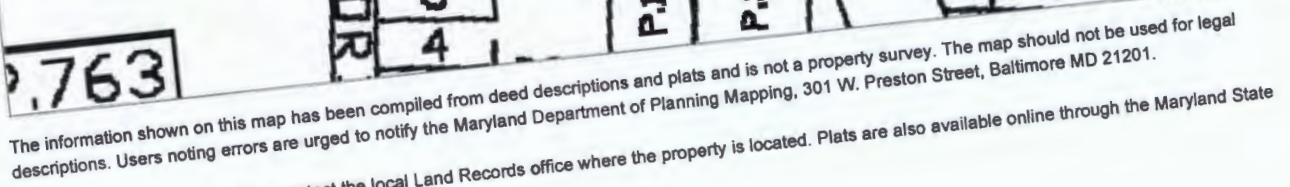
Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0903006530			
Owner Information					
Owner Name:	PENNCOR LLC		Use:	COMMERCIAL	
Mailing Address:	303 W PENNSYLVANIA AVE TOWSON MD 21204-4412		Principal Residence:	NO	
			Deed Reference:	/22935/ 00426	
Location & Structure Information					
Premises Address:		303 W PENNSYLVANIA AVE 0-0000		Legal Description: 303 W PENNSYLVANIA AVE S 90 W OF BOSLEY AV	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
070A	0010	0469		0000	
Special Tax Areas:				Assessment Year:	Plat No: Plat Ref:
				2014	
Town:			NONE		
Ad Valorem:					
Tax Class:					
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1918	1604		7,200 SF	15	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		OFFICE BUILDING			
Value Information					
	Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2014 As of 07/01/2015		
Land:	324,000	324,000			
Improvements	136,800	133,100			
Total:	460,800	457,100	457,100	457,100	
Preferential Land:	0			0	
Transfer Information					
Seller: 303 WEST PENNSYLVANIA LLC		Date: 11/21/2005	Price: \$445,000		
Type: ARMS LENGTH IMPROVED		Deed1: /22935/ 00426	Deed2:		
Seller: CASEY ARTHUR D		Date: 07/28/2003	Price: \$0		
Type: NON-ARMS LENGTH OTHER		Deed1: /18463/ 00278	Deed2:		
Seller:		Date:	Price:		
Type:		Deed1:	Deed2:		
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014	07/01/2015		
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00	0.00 0.00		
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County
District: 09 Account Number: 0903006530



If a plat for a property is needed, contact the local Land Records Office. Archives at www.plats.net (<http://www.plats.net>).

Archives at www.plats.net (<http://www.plats.net>)

Property maps provided courtesy of the Maryland Department of Planning

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

(<http://imsweb05.mdp.state.md.us/website/mosp/>)

Order the **TAX MAP** [click here...](#)

 Loading... Please Wait.

Loading... Please Wait.



KEVIN KAMENETZ
County Executive

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

August 27, 2014

Towson Circle Holdings LLC
601 E Pratt Street
6th Floor
Baltimore MD 21201

RE: Case Number: 2014-0294 X, Address: 303 E. Pennsylvania Avenue

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 3, 2014. 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, reading "W. Carl Richards, Jr.", is written over a faint, circular official stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Don Harton, SVP Design & Construction, 3900 Dallas Parkway, Suite 500, Plano TX 75093
Ed Covahey, Esquire, 614 Bosley Avenue, Towson MD 21204
Taylor E Gray, 601 E Pratt Street, 6th Floor, Baltimore MD 21201

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

SHA

State Highway Administration

Maryland Department of Transportation

James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 7/14/14

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

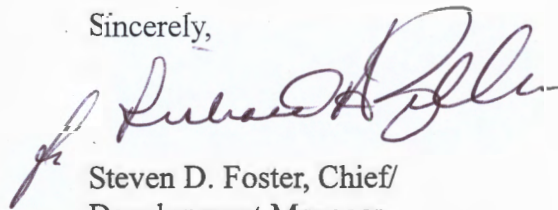
RE: Baltimore County
Item No 2014-0294-X
Special Exception
Toussion Circle Holdings, LLC
303 E. Pennsylvania Avenue.

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2014-0294-X.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,



Steven D. Foster, Chief/
Development Manager
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**INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: July 29, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

JUL 30 2014

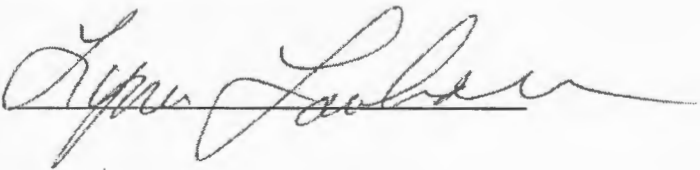
SUBJECT: Zoning Advisory Petition(s) for
Item No: 2014-288, 2014-290, 2014-294 and 2015-007.

OFFICE OF ADMINISTRATIVE HEARINGS

The Department of Planning has reviewed the above referenced zoning items and has no comments.

For further questions or additional information concerning the matters stated herein, please contact Lynn Lanham at 410-887-3480.

Prepared By:



LL/ka

c: John Beverungen, ALJ
Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 28, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For July 14, 2014
Item No. 2014-0288, 0289, 0293, 0294 and
Item No. 2015-0004, 0006, 0007 and 0008

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

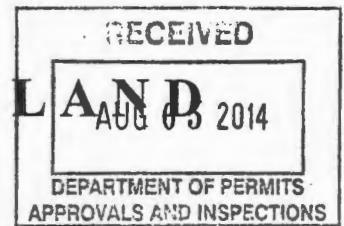
DAK:CEN
cc:file

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July 29

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: July 29, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

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Prepared By:

A handwritten signature in cursive script, appearing to read "Lynn Lanham", written over a horizontal line.

LL/ka

c: John Beverungen, ALJ
Peter Max Zimmerman

M E M O R A N D U M

DATE: October 7, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0294-X - Appeal Period Expired

The appeal period for the above-referenced case expired on October 6, 2014. 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 No.:

2014-294-X

Exhibit Sheet

Petitioner/Developer

Respondent

Serv
10-7-14

Serv
9/4/14

No. 1	1A-1D - ZAC Comments	
No. 2	Plan	
No. 3	Zoning Map	
No. 4	Floorplan	
No. 5	Corahey letter 7-1-2014	
No. 6	Amusement Device License	
No. 7	Balto. County Cash Receipt	
No. 8	8A-8E Color photos	
No. 9		
No. 10		
No. 11		
No. 12		



KEVIN KAMENETZ
County Executive

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

August 27, 2014

Towson Circle Holdings LLC
601 E Pratt Street
6th Floor
Baltimore MD 21201

RE: Case Number: 2014-0294 X, Address: 303 E. Pennsylvania Avenue

To Whom It May Concern:

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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: jaf

Enclosures

c: People's Counsel
Don Harton, SVP Design & Construction, 3900 Dallas Parkway, Suite 500, Plano TX 75093
Ed Covahey, Esquire, 614 Bosley Avenue, Towson MD 21204
Taylor E Gray, 601 E Pratt Street, 6th Floor, Baltimore MD 21201



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

State Highway
Administration

Maryland Department of Transportation

James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 7/14/14

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

RE: Baltimore County
Item No 2014-0294-X
Special Exception
Towson Circle Holdings, LLC
303 E. Pennsylvania Avenue.

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Sincerely,

Steven D. Foster, Chief/
Development Manager
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

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

SUBJECT: Zoning Advisory Committee Meeting
For July 14, 2014
Item No. 2014-0288, 0289, 0293, 0294 and
Item No. 2015-0004, 0006, 0007 and 0008

DATE: July 28, 2014

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

DAK:CEN
cc:file

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8/6/14
ocr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: July 29, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: Zoning Advisory Petition(s) for
Item No: 2014-288, 2014-290, 2014-294 and 2015-007.

The Department of Planning has reviewed the above referenced zoning items and has no comments.

For further questions or additional information concerning the matters stated herein, please contact Lynn Lanham at 410-887-3480.

Prepared By:

A handwritten signature in cursive script, appearing to read "Lynn Lanham", written over a horizontal line.

LL/ka

c: John Beverungen, ALJ
Peter Max Zimmerman

R1 NC

0000051, Folio 0064

Pt. Bk. 065, Folio 0026

Folio # 085028

PETITIONER'S
EXHIBIT

1966-0061-A
1966-0179-A
1969-0086-X
1969-0181-A

Lot # 1

2200016232
2007-0481-SPHA
2008-0312-SPHA
2007-0124-A
PDM # 090377

Pt. Bk./Folio # 065026

0907151813

0908009333

R-1948-1265

DULANEY VALLEY RD

R-1946-0683

Special Portion of Towson CT District

1970-0214-X

2300001780 2300001781

Pt. Bk./Folio # C021031

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1947-1051-X

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1939-0011-SPH

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F200k. 0000056, Folio 0027

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Pt. Bk./Folio # 056027

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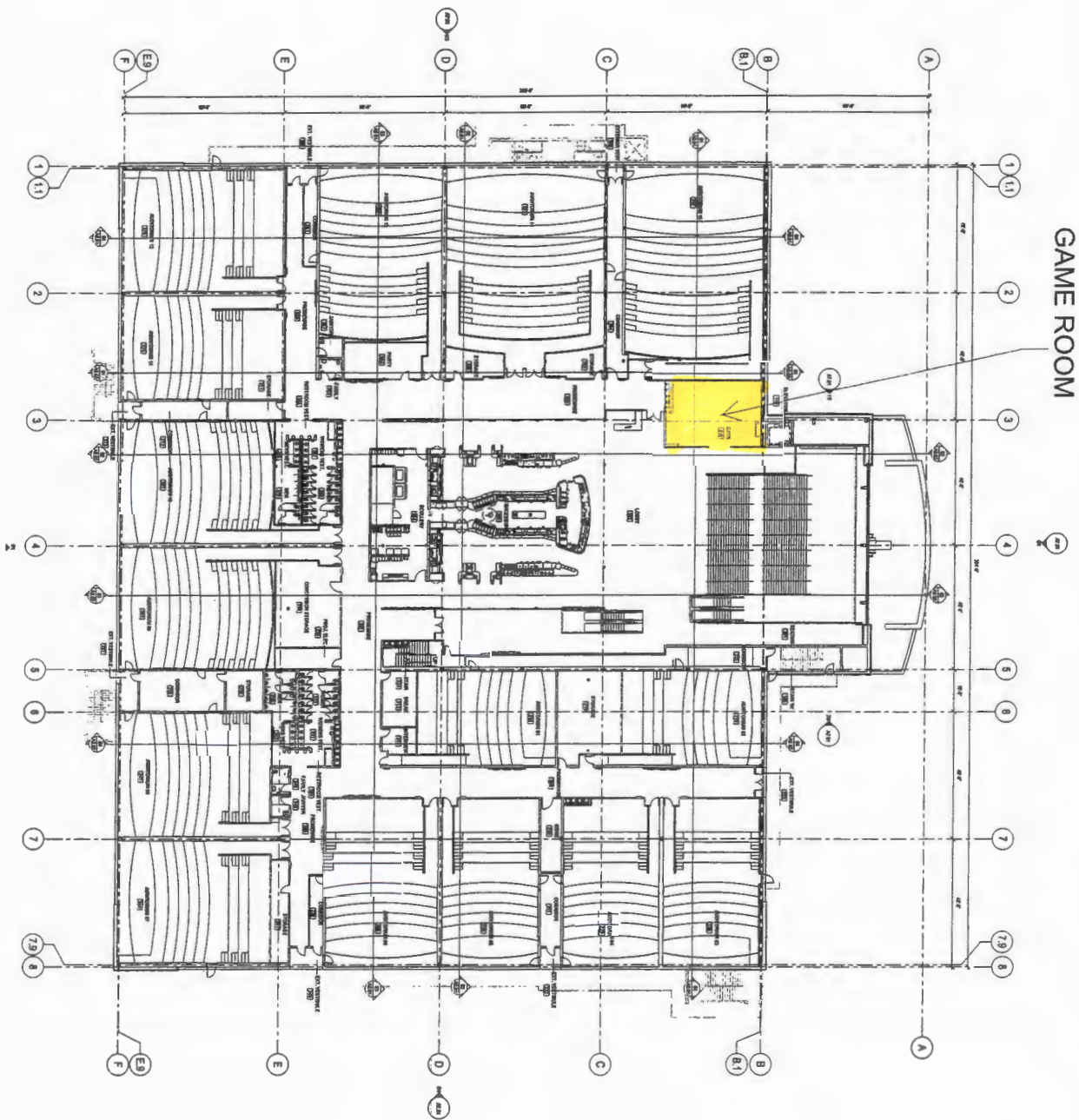
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CURRENT INFORMATION	
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UNIVERSITY OF MARYLAND SYSTEM

ARCHITECTURAL DIVISION

1000 UNIVERSITY DRIVE

COLLEGE PARK, MD 20742

BECK & CO.

ARCHITECTS

1000 UNIVERSITY DRIVE

COLLEGE PARK, MD 20742

COVAHEY & BOOZER, P. A.
ATTORNEYS AT LAW

EDWARD C. COVAHEY, JR.
F. VERNON BOOZER *
BRUCE E. COVAHEY
FRANK V. BOOZER, JR.
ELIZABETH R. BOOZER

*ALSO ADMITTED TO D.C. BAR

614 BOSLEY AVENUE
TOWSON, MARYLAND 21204
410-828-9441
FAX 410-823-7530



July 1, 2014

Arnold Jablon, Esquire
Director, Dept. of Permits, Approvals & Inspections
111 West Chesapeake Avenue, Room 105
Towson, MD 21204

RE: Towson Circle Complex

Dear Mr. Jablon:

Please be advised that I represent CineMark USA, Inc., the lessee of the Towson Circle Complex that will operate a state-of-the-art motion picture theater.

In connection with the motion picture theater, and as an integral part of the theater operation, a game room is planned to offer an assortment of video games such as basketball and various other games of skill which caters to the younger generation. The grand opening is planned for July 10, 2014, and the planned festivities will include previewing the video game room.

The lessee of the theater, CineMark USA, Inc., and the legal owner, Towson Circle Holdings, LLC, will file a Petition for Special Exception prior to the grand opening with the Office of Administrative Law for special exception to install twenty (20) amusement devices in lieu of the four (4) amusement devices permitted by Special Exception under Section 422.1A of the Baltimore County Zoning Regulations.

W. Carl Richards, Jr., Zoning Supervisor, reviewed the Petition and the plans as prepared by CineMark and it was necessary to engage Brian Dietz, Professional Land Surveyor, to prepare the necessary Zoning Site Plan to be completed this week.

In order to facilitate the ability of the Tenant and the Center to open for business and show case the new facility along with the game room at the grand opening and contribute to the Baltimore County economy, please treat this letter as a request for conditional approval of the installation of twenty (20) amusement devices.



COIN-OPERATED AMUSEMENT DEVICE LICENSE APPLICATION

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
111 WEST CHESAPEAKE AVENUE, ROOM 101
TOWSON, MARYLAND 21204
410-887-3616

LICENSE
\$1,000.00
\$ 200.00
50% late fee
Checks made payable to Baltimore County, MD

PETITIONER'S
EXHIBIT

As shown on previous page:

TRADE NAME OF BUSINESS Cinemark Towson & XD # 1072 PHONE 410-828-1217

ADDRESS (where devices are located) 111 East Joppa Rd Towson, MD ZIP CODE 21286

I hereby certify, under the penalties of perjury, that the information herein is true and correct. I further understand that any violation of Baltimore County Code Article 21, Title 4 Sections 21-4-201 through 21-4-209 may result in the suspension, revocation or non-renewal of the license(s) and upon conviction that I shall be subject to fines and/or imprisonment.

ORIGINAL *SIGNATURE OF OWNER/OFFICER [Signature] DATE _____

*Original signature, sign in blue ink

REGISTRATION INFORMATION - to be completed by owner of device(s), if different from owner of locations

VENDING BUSINESS NAME _____ PHONE _____

OWNER/OFFICER *SIGNATURE _____ DATE _____

*Original signature, sign in blue ink

COIN-OPERATED AMUSEMENT DEVICE INFORMATION (Continued list of devices)

TYPE OF DEVICE (describe specific poker or similar games)	SIMULATED GAMING DEVICE Yes/No	SERIAL NUMBER EACH DEVICE (Manufacturer or Owner-Assigned Number)	Month / Year (device placed in location)	TYPE OF DEVICE (describe specific poker or similar games)	OFFICE USE ONLY	
					License No.	Fee Paid (each device)
Super Bikes # 1	No	9072	June 2014	Video Game		
Super Bikes # 2	No	9073	June 2014	Video Game		
Aliens	No	9074	June 2014	Video Game		
Crane Game	No	9075	June 2014	Skill Game		
Key Master	No	9076	June 2014	Skill Game		
Doodle Jump	No	9077	June 2014	Skill Game		
Batman # 1	No	9078	June 2014	Video Game		
Batman # 2	No	9079	June 2014	Video Game		
Buck Hunter	No	9082	June 2014	Video Game		
Star Trek Pinball	No	9083	June 2014	Pinball Machine		
Transformers	No	9084	June 2014	Video Game		
Super Shot # 1	No	9085	June 2014	Basketball Game		
Super Shot # 2	No	9086	June 2014	Basketball Game		
PacMan	No	9087	June 2014	Video Game		
Token Machine	No	9080	June 2014	Change Machine		
Token Machine	No	9081	June 2014	Change Machine		

OFFICE USE ONLY

Date Received _____ Cash Receipt Date _____ Cash Receipt No. _____ No. of Licenses (this page) _____
License Year _____ Date Issued _____ Total Paid (all pages) _____ Total No. of Licenses (all pages) _____
License Numbers Range (this page) Start _____ End _____ Logged in ledger (initials) _____
Date Entered into Computer _____ By _____

REV 7/11



MISCELLANEOUS PERMIT & LICENSE PROCESSING
CASH SLIP RECEIPT

NO. B

135970

DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
COUNTY OFFICE BUILDING, ROOM 101
111 W. CHESAPEAKE AVENUE
TOWSON MD 21204
410-887-3616/410-887-3630

BUSI
6/30
REG WSO
>>RECEI
Dept
DOCUMENT #

PETITIONER'S
EXHIBIT

7

Receipt Tot \$2,400.00
\$2,400.00 CK \$0.00 CA
Baltimore County, Maryland

OFFICE OF FINANCE USE ONLY

APPLICANT Cinemark USA

ADDRESS 3900 Dallas Parkway Suite 500 Plano, TX 75093 ZIP CODE 75093

NUMBER SOLD	TYPE	PAY CODE	G/L ACCOUNT NUMBER	FEE
116	AMUSEMENT DEVICE LICENSE & REGISTRATION	201	001-806-0000-2010	2400
	ANIMAL LICENSE	202	001-806-0000-2540	
	ANIMAL LICENSE PENALTY	203	001-806-0000-3050	
	AUCTIONEER'S LICENSE	205	001-806-0000-2877	
	BINGO APPLICATION	206	001-806-0000-6070	
	BINGO LICENSE	207	001-806-0000-2012	
	CAMP LICENSE, RECREATIONAL	238	014-806-0000-6710	
	CASINO EVENT	251	001-806-0000-2675	
	ELECTRICAL PERMIT	214	001-806-0000-2600	
	FILM PRODUCTION PERMIT	215	001-806-0000-7120	
	FIRE EXTINGUISHER SERVICE LICENSE	216	001-806-0000-2370	
	GAMING PERMIT: ANNUAL & ONE-DAY	219	001-806-0000-2680	
	HOTEL/MOTEL LICENSE	222	001-806-0000-2610	
	MINIBIKES/OFF ROAD MOTORCYCLE LICENSE	253	001-806-0000-2670	
	PARADE PERMIT	223	001-806-0000-2660	
	PLUMBING PERMIT APPLICATION	226	001-806-0000-6220	
	PARKING PERMIT, RESIDENTIAL	227	001-806-0000-2530	
	SOLID WASTE COLLECTION/PROCESSING FACILITY/SITE	232	001-806-0000-2350	
	SWIMMING POOL/BEACH PERMIT, PUBLIC	235	001-806-0000-2410	
	TAXICAB DRIVER'S LICENSE	236	001-806-0000-2040	
	TOWING LICENSE (POLICE-INITIATED/TRESPASS)	237	001-806-0000-2230	
	TRAILER PARK	238	001-806-0000-6710	
	TRAILER PERMIT (COMMERCIAL/RESIDENTIAL)	239	001-806-0000-2580	
	LIBRARY CONVENIENCE FEE			

CHECK/MONEY ORDER PAYABLE TO BALTIMORE COUNTY, MARYLAND

TOTAL AMOUNT

2400

APPLICATION/PERMIT/LICENSE NUMBER(S)

PREPARER'S NAME TD

DATE 6-27-14

LOCATION SOLD: TC TM LIBRARY

CHECK/MONEY ORDER NO. 2159939 2156471

This is not a permit or license.

By law, a limited number of fees are refundable. All requests for refunds must be submitted in writing.

REV 04/12

WHITE-AGENCY

YELLOW-APPLICANT

PINK-FINANCE









8/2



Architectural floor plan of the Game Room. The plan shows a large hall with tiered seating, a central bar area, and a stage. The plan includes a grid system (A-E, 1-8) and dimensions. The title "GAME ROOM" is written vertically on the right side.

2014-0299-X

[illegible]

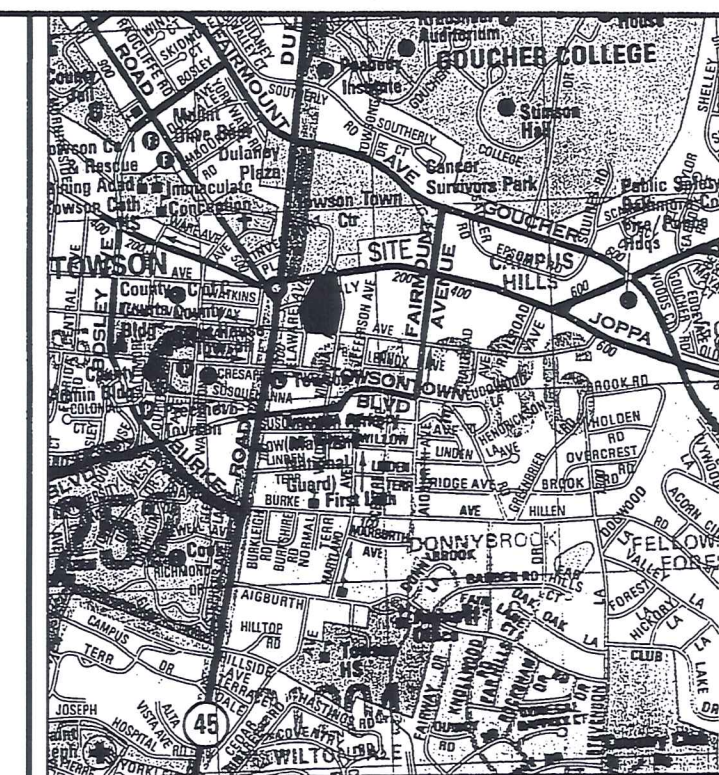
KIP E. DAVIS,
REGISTRATION #0027

MECHANICAL SEAL

12-10-13

CURRENT RELEASES		
#	DATE	STATUS/ISSUE
1	06-17-12	75% PROGRESS
2	06-20-12	ISSUE FOR PERMIT
3	02-01-13	ISSUE FOR PERMIT - APPROVAL 02
4	07-26-13	ISSUE FOR PERMIT
5	10-10-13	ISSUE FOR CONSTRUCTION

CUSA TOWSON XD 15



Vicinity Map Scale: 1" = 2000'

Notes

- Owner: TOWSON CIRCLE HOLDINGS LLC
601 E. PRATT ST, 6TH FL
BALTIMORE MD 21021
- Lessee: CINEMARK USA-INC
3900 DALLAS PARKWAY, SUITE 500
PLANO TX, 75093
- Deeds: 32245/ 89, 32245/84, 27108/666, 27417/ 657,
26332/513, 26332/522, 32245/73
- SPECIAL EXCEPTION AREA= 78957 SQ.FT. OR 1.813 Ac.±
- Tax # 0902551387, 0910251300, 0919001230,
0919610370, 0902573700, 0919450120,
1800013377, 0920551384, 0904200840
- Zoned: BM CT
- This site is not in the Chesapeake Bay
Critical Area or the 100 year flood plain.
- There are no underground fuel tanks.
- This is not a historic property/building.
- This site is serviced by public water and sewer.
- Approved CRG Plan - DRC-092711B (PAI# 1X-377)
- All setbacks match or exceed those set in the approved CRG Plan
for this development.



Plat to Accompany
a Petition for a
Zoning Special Exception

of the
**Towson Circle Holdings LLC
Property**

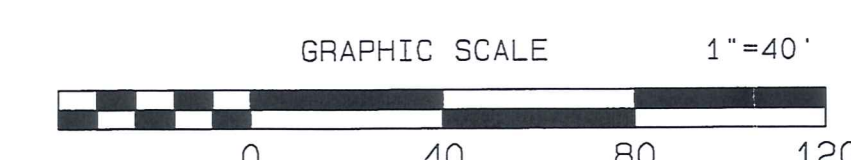
**Joppa Road
Baltimore County, Maryland**
9th Election District 5th Councilmanic District
Scale: 1"=40' Date: July 1, 2014

Dietz Surveying Co.

Land Surveying and Land Planning
8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsveying.net

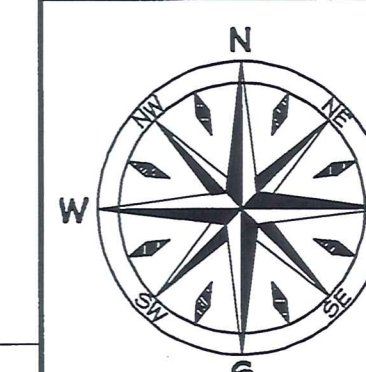
Plot Date: 7/8/2014

Job No. 12001
Patty Chief DED

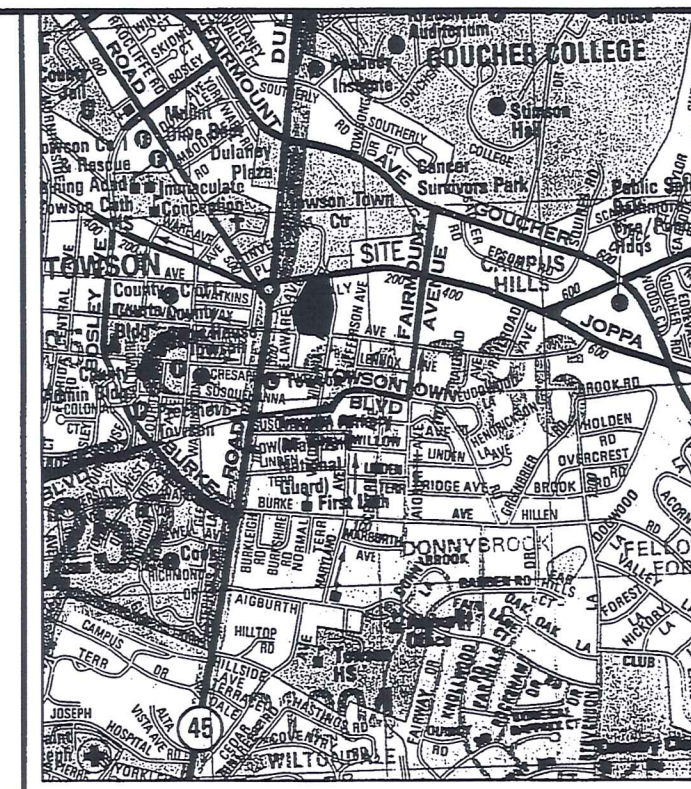


ADD SPECIAL EXCEPTION USE AREA
Revisions

7-8-14
Date



File Name: G:\Jobs (Towson)\H201\TOWSON SQUARE\Towson zoning -2.pro



Vicinity Map
Scale: 1" = 200'

Notes

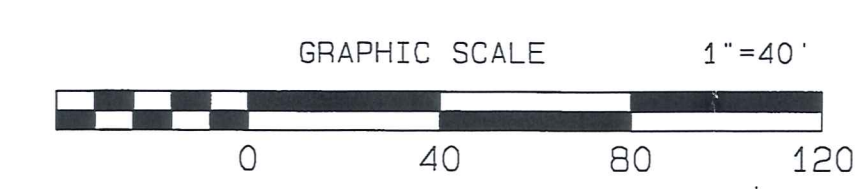
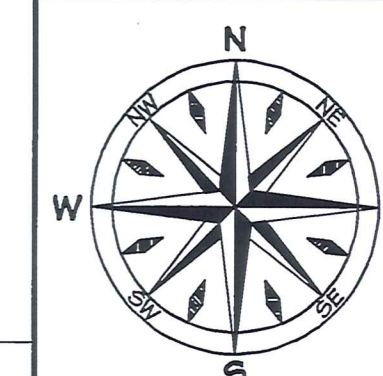
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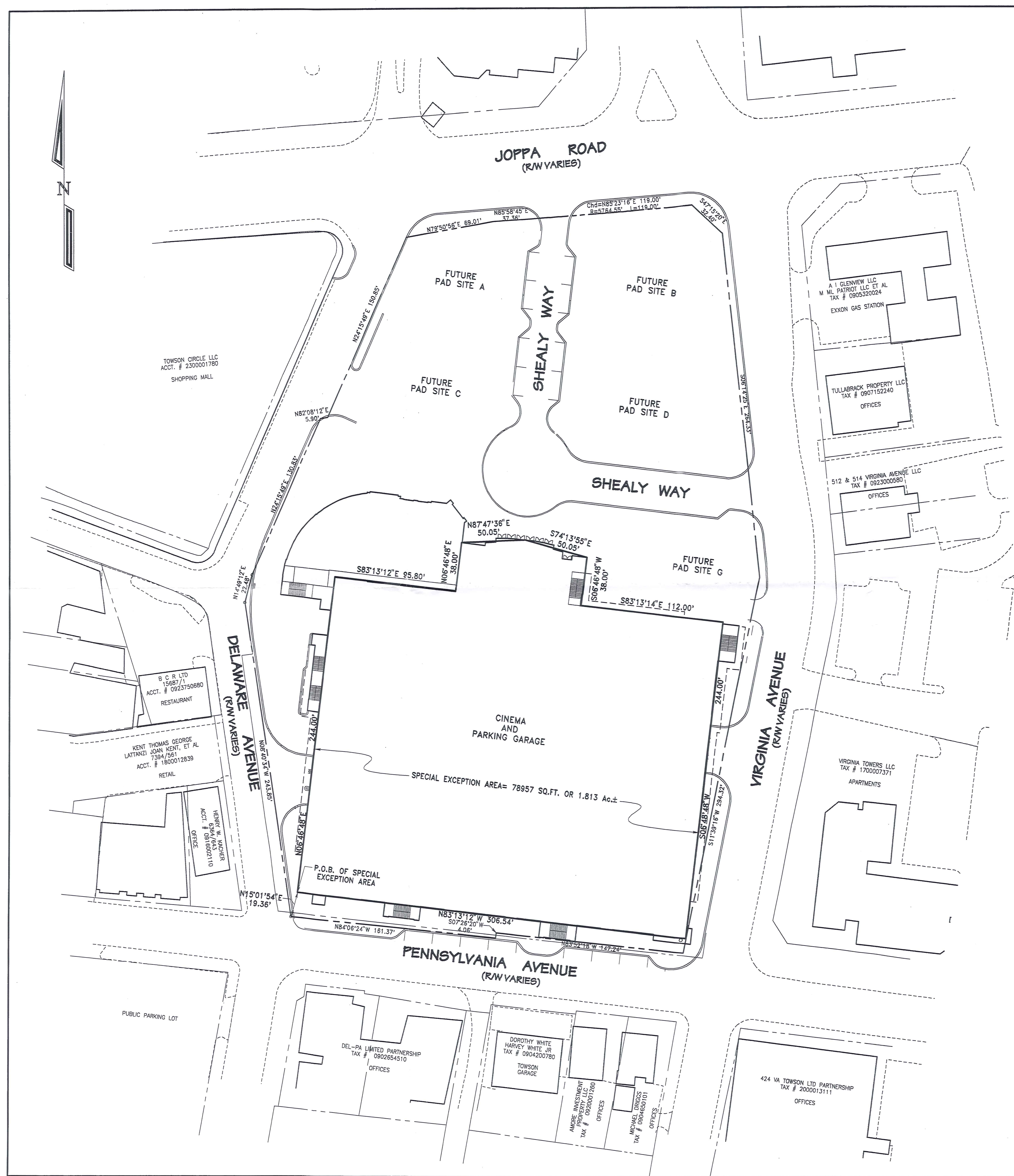
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Party Chief BRD



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Revisions
7-B-14
Date



2014-0294-x