

IN RE: PETITION FOR SPECIAL EXCEPTION *

(1955 E. Joppa Road)

9th Election District *

5th Council District

Shopping Center Associates *

Legal Owner

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2015-0213-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 1955 E. Joppa Road. The Petition was filed on behalf of the legal owner of the subject property, Shopping Center Associates. The Special Exception petition seeks relief pursuant to §230.3 of the Baltimore County Zoning Regulations (B.C.Z.R) for a community building for recreational activities in combination with an arcade not to exceed 24 amusement devices. A two-page site plan was marked and accepted into evidence as Petitioner's Exhibit Nos. 1A & 1B.

Appearing in support of the request was Brian Donley, a principal of the entity owner. David H. Karceski, Esquire represented the Petitioner. The Petition was advertised and posted as required by the B.C.Z.R. No Protestants or interested citizens attended the hearing. There were no substantive Zoning Advisory Committee (ZAC) comments received.

The subject property is approximately 29.36 acres and is zoned BL-CCC. The property is the site of a large strip shopping center, situated at the intersection of Perring Parkway and Joppa Road. Petitioner and its lessee propose to operate a miniature golf and laser tag facility (known as "Monster Golf") in a vacant retail space at the center. Baltimore County considers this use to constitute a "community building," for which a special exception is required in the BL zone.

ORDER RECEIVED FOR FILING

Date

5/15/15

By

ben

Special Exception Law in Maryland

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, professional engineer Joseph Uciferro testified (via proffer) that the Petitioner satisfied the standards set forth at B.C.Z.R. §502.1. Mr. Uciferro noted the prior tenant in the space operated a bar and night club that had a capacity for over 700 patrons. The Monster Golf franchise would have a maximum of 200 patrons at any one time, and Mr. Uciferro opined the proposed use was much less intense and would have a smaller impact upon the community than the prior nightclub operation. I concur, and will grant the petition.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 15th day of May, 2015, that the Petition for Special Exception for a community building for recreational activities in combination with an arcade not to exceed 24 amusement devices, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 5/15/15

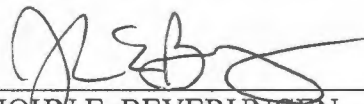
By Sen

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. The special exception area shall be limited to the 10,538 S.F. area shown on the site plan, marked and admitted as Petitioner's Exhibit 1A.

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

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 5/15/15
By sln



KEVIN KAMENETZ
County Executive

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

May 15, 2015

David H. Karceski, Esquire
Venable, LLP
210 W. Pennsylvania Avenue
Suite 500
Towson, Maryland 21204

RE: Petition for Special Exception
Case No.: 2015-0213-X
Property: 1955 East Joppa Road

Dear Mr. Karceski:

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", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure



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 1955 East Joppa Road

which is presently zoned BL-CCC

Deed References: 6237-656

10 Digit Tax Account # 0919329452 and 0919076600

Property Owner(s) Printed Name(s) SEE ATTACHED SHEET

(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

SEE ATTACHED SHEET

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:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address

City

State

21204

410-494-6285

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

SEE ATTACHED SHEET

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address

City

State

21204

410-494-6285

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

CASE NUMBER

2015-0713-X

Filing Date

3/30/15

Do Not Schedule Dates:

Reviewer

JS

ORDER RECEIVED FOR FILING

Date

5/15/15

By

Sen

**Attachment to
Petition for Zoning Hearing - Special Exception**

1955 Joppa Road

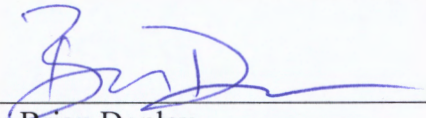
For a community building for recreational activities pursuant to Section 230.3 of the BCZR in combination with an arcade not to exceed 24 amusement devices, pursuant to Sections 423 and 422 of the BCZR.

**Attachment to
Petition for Zoning Hearing - Special Exception**

1955 Joppa Road

LANDLORD:

**SHOPPING CENTER ASSOCIATES, d/b/a PENNSYLVANIA SHOPPING
CENTER ASSOCIATES LIMITED PARTNERSHIP, a Pennsylvania
limited partnership, by its sole general partner, FEDERAL REALTY
INVESTMENT TRUST, a Maryland real estate investment trust**

By: 

Name: Brian Donley

Title: Director, Development



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:

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which is presently zoned BL-CCC

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Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

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Zip Code

Telephone #

Email Address

CASE NUMBER

2015-0213-X

Filing Date

3/30/15

Do Not Schedule Dates:

Reviewer JS

ORDER RECEIVED FOR FILING

REV. 10/4/11

Date

By

5/15/15
sen

**Attachment to
Petition for Zoning Hearing - Special Exception**

1955 Joppa Road

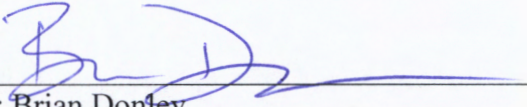
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CENTER ASSOCIATES LIMITED PARTNERSHIP, a Pennsylvania
limited partnership, by its sole general partner, FEDERAL REALTY
INVESTMENT TRUST, a Maryland real estate investment trust**

By: 
Name: Brian Donley
Title: Director, Development



PROPERTY DESCRIPTION (PARCEL 623)

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF JOPPA ROAD, EXISTING 100 FOOT WIDTH RIGHT OF WAY, AT A POINT LYING 111.10' FEET EASTERLY FROM THE CENTERLINE OF THE PAVING OF PERRING PARKWAY AND RUNNING SOUTH 72 DEGREES 34 MINUTES 33 SECONDS WEST 49.17 FEET TO A POINT, AND; SOUTH 33 DEGREES 23 MINUTES 13 SECONDS WEST 200.25 FEET TO A POINT, AND; SOUTH 24 DEGREES 35 MINUTES 13 SECONDS WEST 251.35 FEET TO A POINT, AND; SOUTH 30 DEGREES 31 MINUTES 28 SECONDS WEST 30.35 FEET TO A POINT, AND; SOUTH 16 DEGREES 42 MINUTES 19 SECONDS EAST 202.19 FEET TO A POINT, AND; SOUTH 59 DEGREES 28 MINUTES 32 SECONDS EAST 28.89 FEET TO A POINT, AND; SOUTH 36 DEGREES 03 MINUTES 31 SECONDS EAST ALONG SAID CURVE AN ARC DISTANCE OF 256.67 FEET THROUGH A CENTRAL ANGLE OF 46 DEGREES 50 MINUTES 02 SECONDS, A RADIAL TO A POINT, AND; SOUTH 04 DEGREES 38 MINUTES 43 SECONDS EAST 143.77 FEET TO A POINT, AND; SOUTH 12 DEGREES 38 MINUTES 30 SECONDS EAST 4.38 FEET TO A POINT, AND; RUNNING:

1. NORTH 78 DEGREES 00 MINUTES 45 SECONDS EAST 286.26 FEET TO A POINT, AND;
2. NORTH 11 DEGREES 59 MINUTES 15 SECONDS WEST 107.29 FEET TO A POINT, AND;
3. NORTH 78 DEGREES 00 MINUTES 45 SECONDS EAST 162.76 FEET TO A POINT, AND;
4. SOUTH 11 DEGREES 59 MINUTES 16 SECONDS EAST 180.62 FEET TO A POINT, AND;
5. NORTH 76 DEGREES 06 MINUTES 28 SECONDS EAST 433.94 FEET TO A POINT, AND;
6. SOUTH 25 DEGREES 28 MINUTES 40 SECONDS EAST 27.71 FEET TO A POINT, AND;
7. SOUTH 11 DEGREES 43 MINUTES 20 SECONDS EAST ALONG SAID CURVE AN ARC DISTANCE OF 199.27 FEET THROUGH A CENTRAL ANGLE OF 27 DEGREES 30 MINUTES 41 SECONDS, A RADIAL TO A POINT, AND;
8. SOUTH 02 DEGREES 02 MINUTES 00 SECONDS WEST 360.32 FEET TO A POINT, AND;
9. SOUTH 02 DEGREES 37 MINUTES 11 SECONDS EAST ALONG SAID CURVE AN ARC DISTANCE OF 147.80 FEET THROUGH A CENTRAL ANGLE OF 09 DEGREES 18 MINUTES 22 SECONDS, A RADIAL TO A POINT, AND;
10. SOUTH 07 DEGREES 16 MINUTES 22 SECONDS EAST 66.20 FEET TO A POINT, AND;
11. NORTH 87 DEGREES 33 MINUTES 28 SECONDS EAST 458.49 FEET TO A POINT, AND;
12. SOUTH 12 DEGREES 10 MINUTES 49 SECONDS EAST 13.26 FEET TO A POINT, AND;
13. NORTH 51 DEGREES 06 MINUTES 40 SECONDS WEST 32.58 FEET TO A POINT, AND;
14. NORTH 12 DEGREES 10 MINUTES 49 SECONDS WEST 155.12 FEET TO A POINT, AND;
15. SOUTH 85 DEGREES 49 MINUTES 11 SECONDS WEST 142.74 FEET TO A POINT, AND;
16. NORTH 51 DEGREES 06 MINUTES 40 SECONDS WEST 182.73 FEET TO A POINT, AND;
17. NORTH 22 DEGREES 17 MINUTES 50 SECONDS WEST ALONG SAID CURVE AN ARC DISTANCE OF 219.08 FEET THROUGH A CENTRAL ANGLE OF 19 DEGREES 18 MINUTES 39 SECONDS, A RADIAL TO A POINT, AND;
18. NORTH 12 DEGREES 38 MINUTES 30 SECONDS WEST 225.63 FEET TO A POINT.

CONTAINING 589,069 SQUARE FEET (13.52 ACRES) OF LAND, MORE OR LESS.



2015-0213-X



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2015-0713-X

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

No. 123584

Date: 3/30/15

PAID RECEIPT

BUSINESS ACTUAL TIME
3/30/2015 3/30/2015 11:13:37 5

RES NS05 WALKIN RDOS LRD
>> RECEIPT # 768972 3/30/2015 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	506	0000		650				\$500.00

Dept 5 528 ZONING VERIFICATION
CR NO. 123584

Receipt Tot 1500.00
\$500.00 CR 1.00 CA
Baltimore County, Maryland

Total: \$500.00

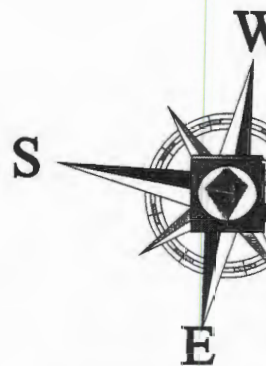
Rec From: 1954 JOPPA RD / 5th. PARKING ECARTER ASSOC.

For: 3015-0713-X

DISTRIBUTION

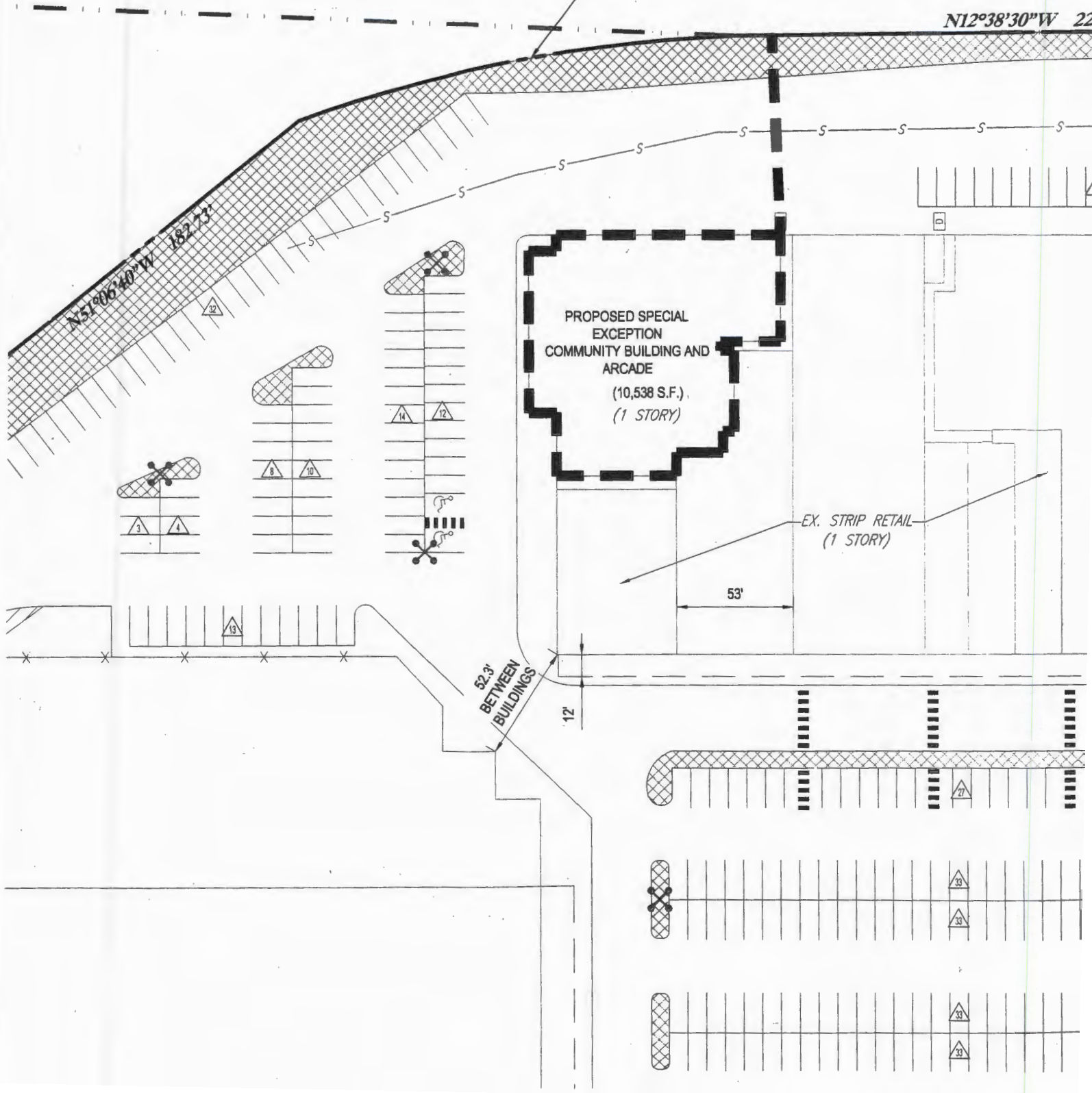
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION



$R=650.00'$
 $\Delta=019^{\circ}18'39''$
 $L=219.08'$
 $CHB=N22^{\circ}17'50''W$
 $CHD=218.04'$

$N12^{\circ}38'30''W$ 22



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: 2015-023-X

Petitioner: SHOPPING CENTER ASSOCIATES

Address or Location: 1955 JOPPA RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: David Karceski

Address: 210 W. Pennsylvania Ave

Suite 500

Towson, MD 21209

Telephone Number: (410) 994-6271



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3219114

Sold To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave
Ste 500
Towson, MD 21204-5304

Bill To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave
Ste 500
Towson, MD 21204-5304

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Apr 23, 2015

The Baltimore Sun Media Group

By S. 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: # 2015-0213-X
1955 E. Joppa Road
SE corner of intersections of Perring Parkway and Joppa Road
9th Election District - 5th Councilmanic District
Legal Owner(s) Shopping Center Associates, d/b/a
Pennsylvania Shopping Center, Brian Donley

Special Exception: for a community building for recreational activities pursuant to Section 230.3 of the BCZR in combination with an arcade not to exceed 24 amusement devices.

Hearing: Wednesday, May 13, 2015 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.

4/425 April 23

3219114

CERTIFICATE OF POSTING

2015-0213-X

RE: Case No.: _____

Petitioner/Developer: _____

Shopping Center Associates, d/b/a Pennsylvania Shopping Center, Brian Donley

May 13, 2015

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

1955 E Joppa Rd

April 23, 2015

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

Sincerely,

April 23, 2015

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





KEVIN KAMENETZ
County Executive

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

April 8, 2015

NOTICE OF ZONING HEARING

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1955 E. Joppa Road

SE corner of intersections of Perring Parkway and Joppa Road

9th Election District – 5th Councilmanic District

Legal Owners: Shopping Center Associates, d/b/a Pennsylvania Shopping Center, Brian Donley

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105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, APRIL 23, 2015.**
- (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, April 23, 2015 Issue - Jeffersonian

Please forward billing to:

David Karceski

410-494-6271

Venable

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

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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
1955 E. Joppa Road; SE corner of Perring		
Parkway & Joppa Road	*	OF ADMINISTRATIVE
9 th Election & 5 th Councilmanic Districts		
Legal Owner(s): Shopping Center Associates*		HEARINGS FOR
d/b/a Pennsylvania Shopping Center		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2015-213-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.

RECEIVED

APR 10 2015

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 10th day of April, 2015, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, Venable, LLP, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

MEMORANDUM

DATE: June 16, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0213-X – Appeal Period Expired

The appeal period for the above-referenced case expired on June 15, 2015. 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 East Joppa Road
CASE NUMBER 2015-213-X
DATE 5-13-15

[illegible]

CASE NO. 2015- 0213-X

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

4/13/15

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

N/C

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

FIRE DEPARTMENT

4/24/15

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

no Obj

4/13/15

STATE HIGHWAY ADMINISTRATION

no Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

4/23/15

SIGN POSTING

Date:

4/23/15

by SSG Black

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

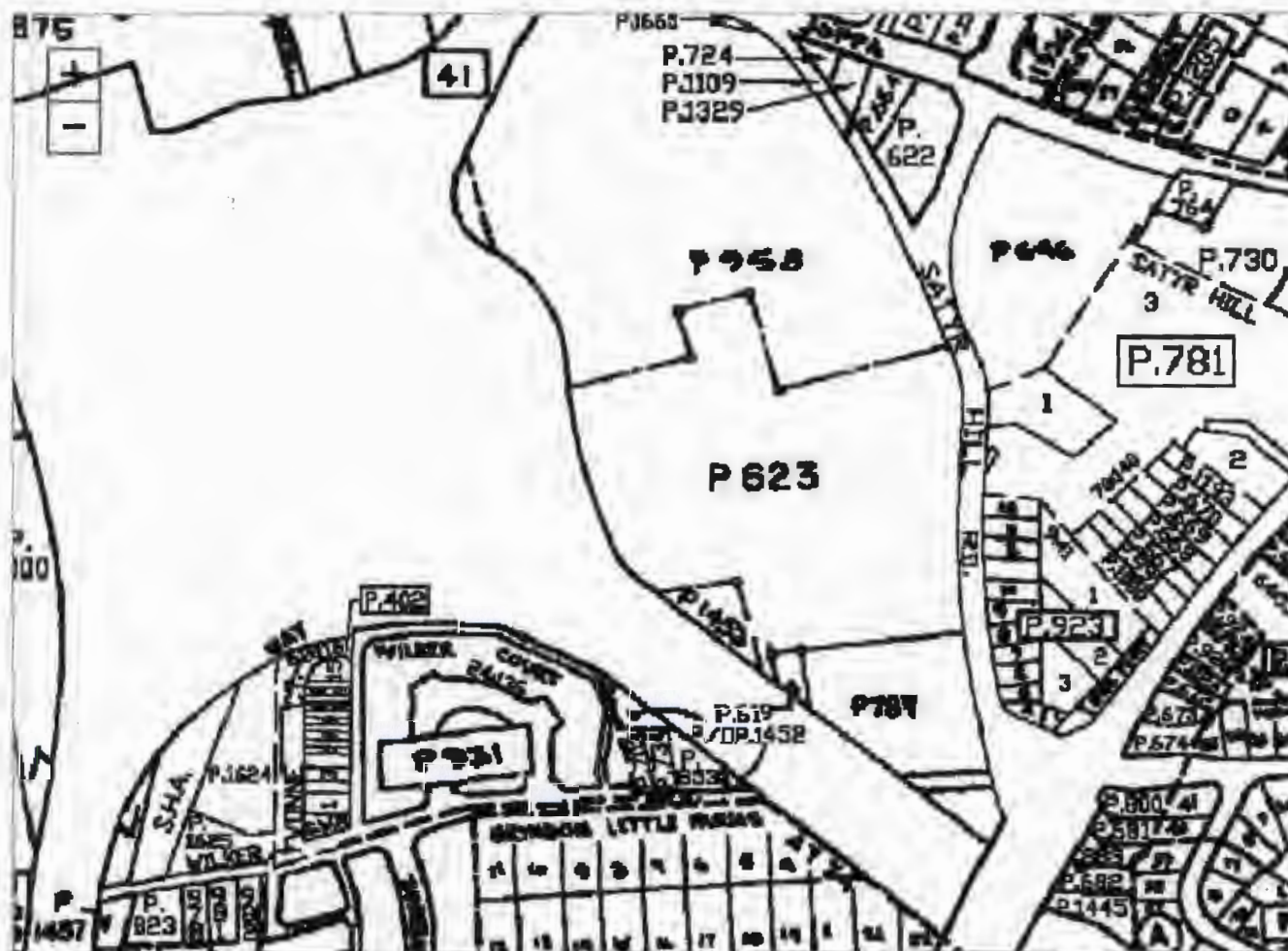
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0919329452			
Owner Information					
Owner Name:		SHOPPING CENTER ASSOC		Use:	COMMERCIAL
Mailing Address:		ATTN MARY M KENNY 1626 E JEFFERSON ST ROCKVILLE MD 20852-4041		Principal Residence:	NO
				Deed Reference:	/04370/ 00038
Location & Structure Information					
Premises Address:		SATYR HILL RD BALTIMORE MD 21234-0000		Legal Description:	13.416 AC WS SATYR HILL RD 400 N BELTWAY
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0071	0013	0623		0000	2014
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
				13.4100 AC	15
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2014	As of 07/01/2014	As of 07/01/2015
Land:		8,049,600	8,049,600		
Improvements		5,962,100	6,193,800		
Total:		14,011,700	14,243,400	14,088,933	14,166,167
Preferential Land:		0			0
2 Transfer Information					
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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

New Search (<http://sdat.resiusa.org/RealProperty>)District: **09** Account Number: **0919329452**

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

Property maps provided courtesy of the Maryland Department of Planning ©2011.

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/>)

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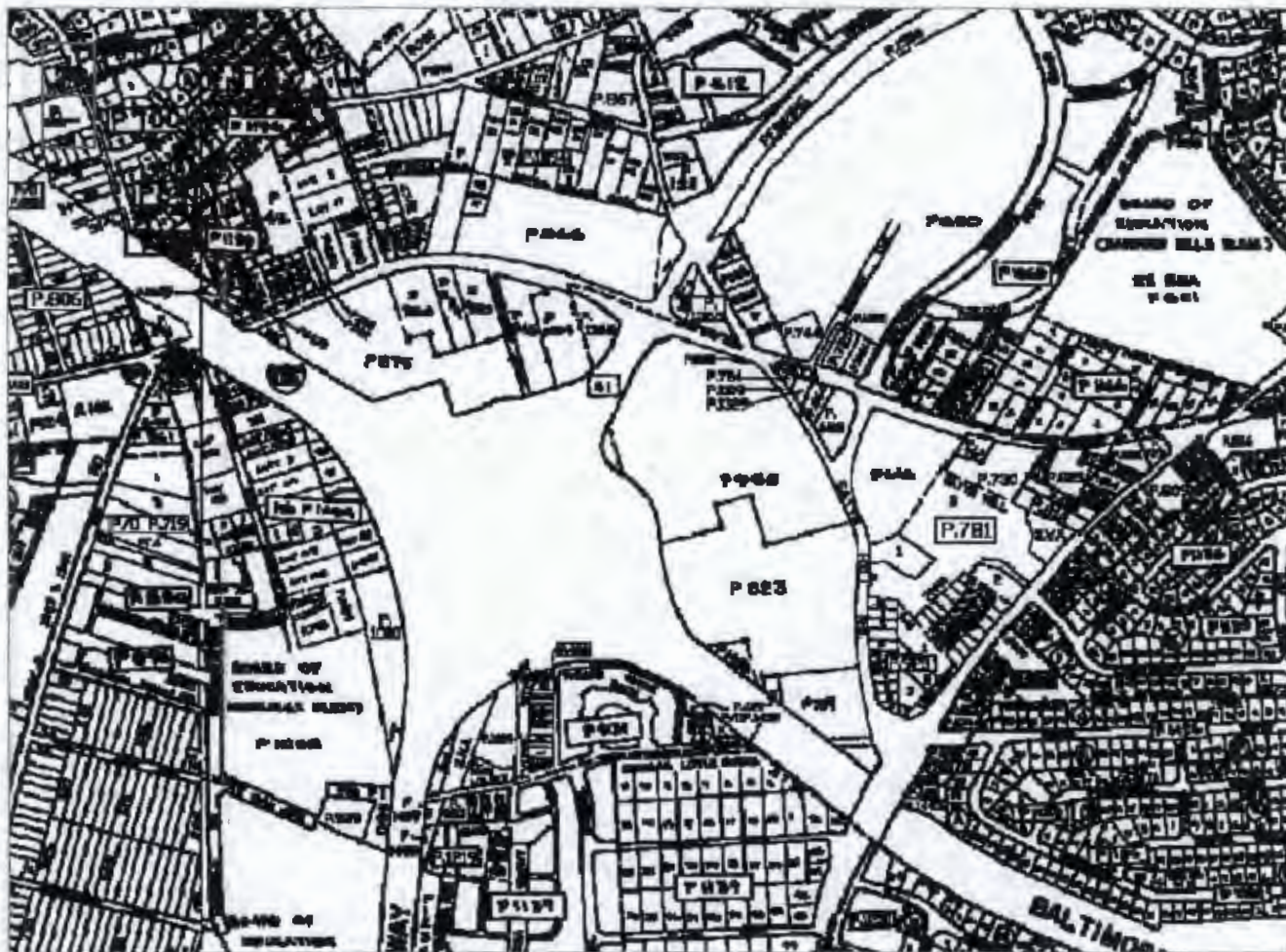
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 09 Account Number - 0919076600		
Owner Information		
Owner Name:	SHOPPING CENTER ASSOCIATES	Use: COMMERCIAL
Mailing Address:	ATTN MARY M KENNY 1626 E JEFFERSON ST ROCKVILLE MD 20852-4041	Principal Residence: NO Deed Reference: /06237/ 00656
Location & Structure Information		
Premises Address:	JOPPA RD BALTIMORE MD 21234-0000	Legal Description: 15.827 AC SWS JOPPA SW COR SATYR HILL RD
Map:	Grid:	Parcel:
0071	0013	0958
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
		2014
Plat No:	Plat Ref:	
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
		15.8200 AC
Property Land Area	County Use	14
Stories	Basement	Type
Exterior	Full/Half Bath	Garage
Last Major Renovation		
Value Information		
	Base Value	Value As of 01/01/2014
Land:	9,496,200	9,496,200
Improvements	23,198,800	23,739,700
Total:	32,695,000	33,235,900
Phase-in Assessments	As of 07/01/2014	As of 07/01/2015
	32,875,300	33,055,600
Preferential Land:	0	0
Transfer Information		
Seller: SCOTT HAROLD W,ET AL	Date: 12/05/1980	Price: \$3,500,000
Type: ARMS LENGTH IMPROVED	Deed1: /06237/ 00656	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2014
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		

Baltimore County

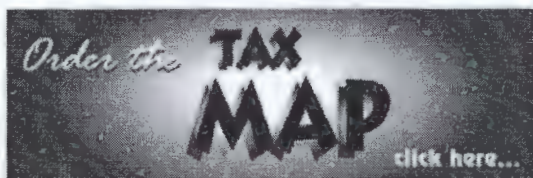
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(<http://lmsweb05.mdp.state.md.us/website/mosp/>)

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KEVIN KAMENETZ
County Executive

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

May 7, 2015

Shopping Center Associates
Brian Donley, Director
1955 Joppa Road
Parkville MD 21234

RE: Case Number: 2015-0213 X, Address: 1955 East Joppa Road

Dear Mr. Donley:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 30, 2015. 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
David H Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Maryland Department of Transportation

Pete K. Rahn, Secretary
Melinda Peters, Administrator

Date: 4/13/15

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

RE: Baltimore County
Item No 2015-0213-X
Special Exception
Shopping Center Associates d/b/a
Pennsylvania Shopping Center
Brian Donley
1955 E. Joppa Road

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. 2015-0213-X

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in dark ink, appearing to read "Steven D. Foster".
Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 24, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1955 East Joppa Road

RECEIVED

INFORMATION:

Item Number: 15-213

APR 27 2015

Petitioner: Brian Donley, Shopping Center Associates

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: BL-CCC

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Exception to use the property for a community building for recreational activities pursuant to BCZR Section 230.3 in combination with an arcade not to exceed 24 amusement devices pursuant to BCZR Sections 423 and 422.

The site is within the Loch Raven Commercial Revitalization District. The Department finds the requested special exception use will strengthen tenancy within the Perring Plaza Shopping Center while providing employment and entertainment opportunities in a way that will not create an adverse condition so listed in BCZR 502.1. The Department has no objection to the granting of the above request.

For further information concerning the matters stated here in, please contact Krystle Patchak at 410-887-3480.

Division Chief:
AVA/KS/LTM

Krystle Patchak

c: Krystle Patchak

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 April 13, 2015
Item No. 2015-0212, 0213 and 0218

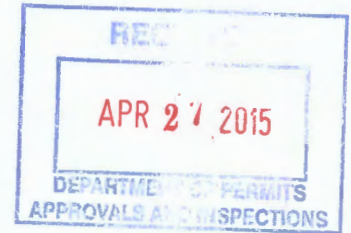
DATE: April 13, 2015

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\ZAC04132015.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



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

DATE: April 24, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1955 East Joppa Road

INFORMATION:

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Division Chief:
AVA/KS/LTM

Krystle Patchak

c: Krystle Patchak

AVON, IN

7591 E. US Highway 36
Avon, IN 46123
Phone: (317) 268-4946
Fax: (317) 268-4949
Avon@monsterminigolf.com

Buffalo, NY

3386 Sheridan Drive
Amherst, NY 14226
Phone: (716) 768-4950
Buffalo@monsterminigolf.com

Calgary, Alberta

2020 - 32 Ave NE
Calgary, Alberta T2E-9A7
Canada
Phone: (587)-354-0244
Calgary@monsterminigolf.com

Columbia, MD

7351 Assateague Dr. Suite 380
Columbia East Marketplace
Jessup, MD 20794
Phone: (410) 579-4653
Columbia@monsterminigolf.com

Coral Springs, FL

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Coral Springs, FL 33076
Phone: (954) 589-1878
CoralSprings@monsterminigolf.com

Danbury, CT

14 Starr Rd.
Danbury, CT 06810
Phone: (203) 744-4653
Danbury@monsterminigolf.com

Danvers, MA

10 Newbury St (Rte. 1 South)
Danvers, MA 01923
Phone: (978) 762-4800
Fax: (978) 762-3651
Danvers@monsterminigolf.com

Deer Park, NY

410-C Commack Road
Deer Park, NY 11729
Phone: (631) 940-8900
Deerpark@monsterminigolf.com

Denver, CO

8227 South Holly St
Centennial, CO 80122
Phone:
Denver@monsterminigolf.com

Eatontown, NJ

749 Hope Road
Eatontown, NJ 07724
Phone:
Eatontown@monsterminigolf.com

Edison, NJ

775 Route 1 South
Edison, NJ 08817
Phone: (732) 248-4400
Edison@monsterminigolf.com

Edmonton, Alberta

3414 Gateway Boulevard
Edmonton, Alberta T6J6R5
Canada
Phone: (780) 756-5533
Edmonton@monsterminigolf.com

Fairfield, NJ

194 US 46 East
Fairfield, NJ 07004
Phone: (973) 244-0026
Fax: (973) 464-8990
Fairfield@monsterminigolf.com

Feasterville, PA

1045-7 Bustleton Pike
Feasterville, PA 19053
Phone: (215) 396-6700
Feasterville@monsterminigolf.com

Gaithersburg, MD

9116 Gaither Road,
Gaithersburg MD, 20877
Phone: (301) 330-6464
Gaithersburg@monsterminigolf.com

Lafayette, IN

3573 Promenade Way # 300
Lafayette, IN 47905
Phone: (765) 471-1300
Fax: (765) 471-6939
Lafayette@monsterminigolf.com

Las Vegas, NV

4503 Paradise Rd
Las Vegas, NV 89169
Phone: (702) 558-6256
Fax: (702) 558-6259
KISS@monsterminigolf.com

Marietta, GA

2505 Chastain Meadows Pkwy, Suite K
Marietta, GA 30066
Phone: (770) 423-2212
Fax: (770) 423-2219
Marietta@monsterminigolf.com

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314 US HWY 9 N. (Union Hill Plaza)
Englishtown, NJ 07726
Phone: (732) 414-2900
Fax: (732) 414-2898
Marlboro@monsterminigolf.com

Miami, Miramar FL

14435 Miramar Parkway
Miramar, FL 33027
Phone: (954) 589-1878
Miami@monsterminigolf.com

Monroeville, PA

3813 William Penn Hwy
Monroeville, PA 15146
Phone: (412) 372-4653
Fax: (412) 372-4651
Monroeville@monsterminigolf.com

New Port Richey, FL

6429 US Highway 19
New Port Richey, FL 34653
Phone: (727) 849-4653
Fax: (727) 849-4661
Newportrichey@monsterminigolf.com

Norwood, MA

1560 Boston Providence Hwy (Rte. 1 N)
Norwood, MA 02062
Phone: (781) 762-3100
Fax: (781) 762-3188
Norwood@monsterminigolf.com

Paramus, NJ

49 East Midland Ave
Paramus, NJ 07652
Phone: (201) 261-0032
Fax: (201) 483-9006
Owner: Nick Mastrandrea
Paramus@monsterminigolf.com

Rancho Cordova, CA

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Phone: (916) 294-0000
Fax: (916) 294-0003
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Seekonk, MA

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Seekonk, MA 02771
Phone: (508) 336-8004
Fax: (508) 336-8014
Seekonk@monsterminigolf.com

San Antonio, TX

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Phone: (210) 979-8888
Sanantonio@monsterminigolf.com

Union, NJ

123S West Chestnut St
Union, NJ 07083
Phone: (908) 686-7200
Fax: (908) 686-6893
Union@monsterminigolf.com

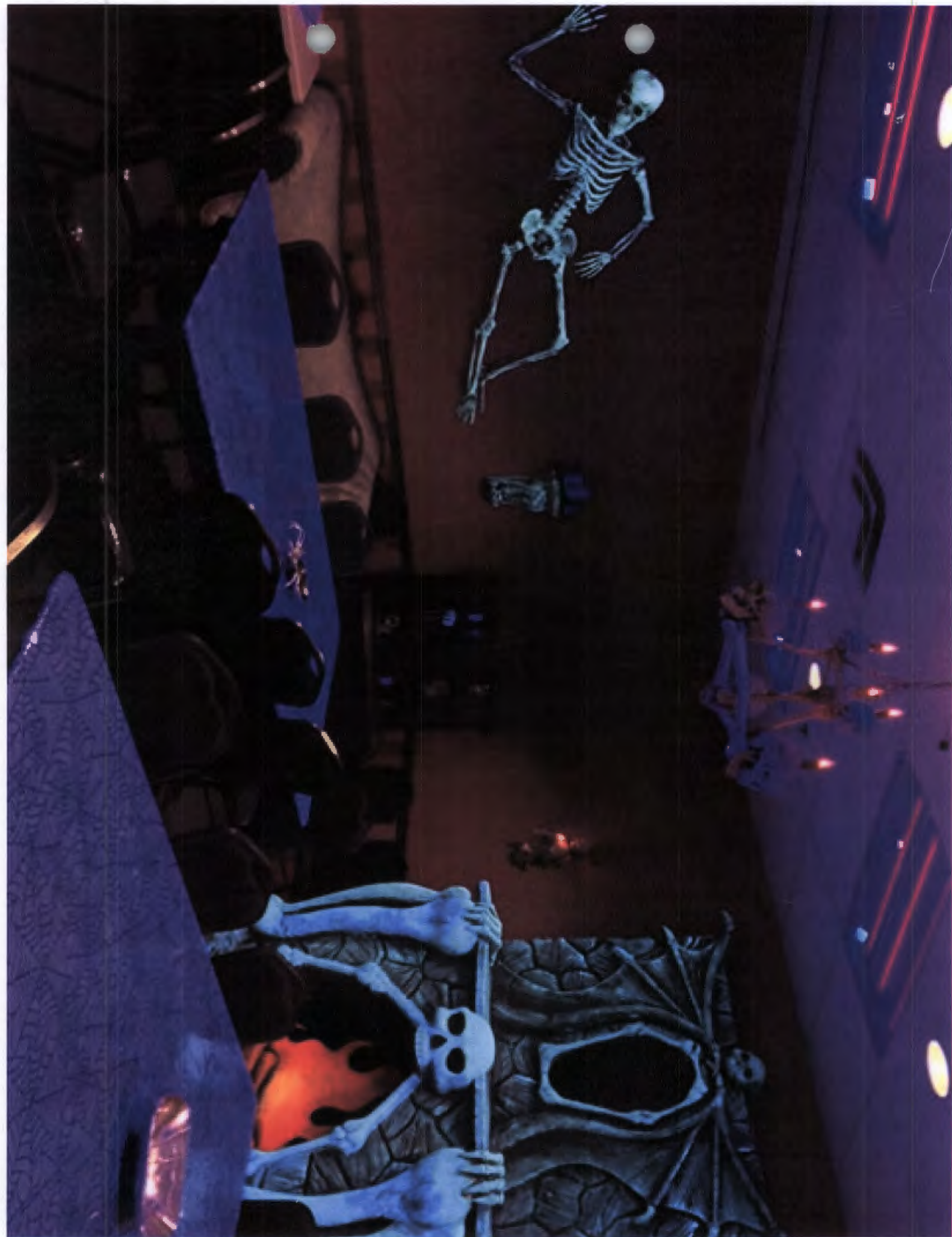


PRIOR USE - BAR



PETITIONER'S EXHIBIT 8









PETITIONER'S EXHIBIT 9



TOWER OF POWER™

FEEL THE POWER!

TOWER OF POWER is an action packed game with futuristic lighting and sound effects.

The tower features two columns of streaking light bars. Players attempt to stop the first column on the desired ticket payout (jackpot available). Matching the second column to the first doubles the winnings.

Dimensions:

3 PLAYER:

Width.....54"

Depth.....54"

High.....103"

Power Requirements:

5 Amps, 600 Watts

Sure to become
the next big
money
maker



Corporate Office:

121 Liberty Lane
Chalfont, PA 18914 USA
1-215-997-8900
Fax: 1-215-997-8982

General E-Mail: penn@skeeball.com

Phoenix Office:

3669 East LaSalle
Phoenix, AZ 85040 USA
1-602-470-1490

Contact us on our WebSite at:
<http://www.skeeball.com>

MINI DUNXX

- Kid's favorite basketball game
- "Pivoting Hoop" to add excitement
- Great background sound, unique kid friendly score and time indicators

Set Up Dimensions: 78"d x 36"w x 72"h

Shipping Dimensions: 80"d x 39"w x 80"h

Weight: 680 lbs.



ICE BALL

*Jackpot marquee
available separately*



Linkable

*The new standard
in 'alley rollers'*

*Simple installation
and service*

Manufactured by ICE



4 Wilton Road, Haine Industrial Estate,
Ramsgate, Kent CT12 5HG, United Kingdom
Tel: +44 1843 593335 Fax: +44 1843 588043
www.cromptons.com
Email: sales@cromptons.com



How did you score on our Monster Scale?
See back for results!

Name:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	Total

- R**
U
L
E
S
1. No more than 5 players per team. This means teams of 1,2,3,4 and 5 are good. 6 is more than 5 and therefore...not acceptable unless allowed per staff member.
 2. Climbing, hitting or sitting on our Monsters and props is prohibited...and mean.
 3. Use only short putting strokes. Full swings are unnecessary, dangerous and may hurt family, friends, dates and strangers, so please do not swing club above knees.
 4. There is a 5 stroke limit per hole. Please allow faster groups to play through.
 5. Profanity and abusive language or behavior that affects guest safety and comfort is prohibited. We love our Monsters but if you act like a bad one you may be asked to leave.

MISSION RULES

No running

No climbing on walls or scenery

No physical contact with other players

No lying or sitting on the floor

Play fair, play smart and give it your all

RECEIVED
SEP 10 1994

Case No.: 2015-0213-X

Exhibit Sheet

Petitioner/Developer

PD
6-16-15

Protestant

du
5-15-15

No. 1	1A > Site plan 1B	
No. 2	Ucciferro C.V.	
No. 3	Aerial photo	
No. 4	Revital. Zone Map	
No. 5	Photo - Cheers Bar	
No. 6	illustrative floor plan	
No. 7	List of Monster Golf franchises	
No. 8	Photos - mini golf course	
No. 9	Photos - amusement devices	
No. 10	Golf score card + rules	
No. 11		
No. 12		



RESUME

Joseph J. Ucciferro, P.E.
Project Manager

EDUCATION:

Bachelor of Civil Engineering, University of Delaware, Newark, DE

PROJECT TESTIMONY:

Testified on behalf of Bohler Engineering in numerous municipalities before Planning Commissions, Board of Supervisors, Board of Appeals, and related municipal entities in Maryland, Delaware, and Pennsylvania.

EXPERIENCE:

Currently serves as a Project Manager in Bohler Engineering's Towson, Maryland Office. Experience includes over eleven (11) years of design and project management. Primarily responsible for client and project management for various commercial, residential, and industrial developments. Areas of experience include site feasibility analysis and budgeting, site layout and planning, zoning and subdivision ordinance review/interpretation, horizontal and vertical roadway design, site grading, earthwork balancing and analysis, soil erosion and sediment control measures and facilities, utility design, stormwater management and water quality system designs, environmental compliance/evaluations, pump/tank design and permitting, lighting photometric studies/design, signage compliance, landscaping design, vehicular circulation design, oversight of expediting and application approvals, and related services. Expertise includes supermarkets, service stations, maintenance facilities, restaurants, shopping centers, retail centers, car washes and other related projects in municipalities in Maryland, Delaware, and Pennsylvania.

BALTIMORE COUNTY PROJECTS OF NOTE:

- Merritt Pavilion – (Planned Unit Development) Dundalk
- Insurance Auto Auction – Rosedale and Dundalk (Special Exception and Variance)
- Shelter Development and YMCA (Planned Unit Development) – Catonsville
- Federal Realty – Flats at 703 (Towson Multi-family Development Plan)
- Federal Realty – Avenue at White Marsh PUD Refinement
- YMCA Development – (Development Plan) Towson
- Multiple Quick Serve Restaurants (Chick-fil-A, Sonic)
- Multiple Bank Projects (Bank of America, M&T Bank, PNC Bank, BB&T Bank)
- Multiple Fuel Service Station Projects (SMO, Wawa, Royal Farms)
- Multiple Pharmacy Projects

PROFESSIONAL AFFILIATIONS:

- Maryland Professional Engineer #36064
- Urban Land Institute (ULI)
- National Association of Industrial & Office Properties (NAIOP)
- International Conference of Shopping Centers (ICSC)

PETITIONER'S EXHIBIT

2



PETITIONER'S EXHIBIT 3



My Neighborhood Map

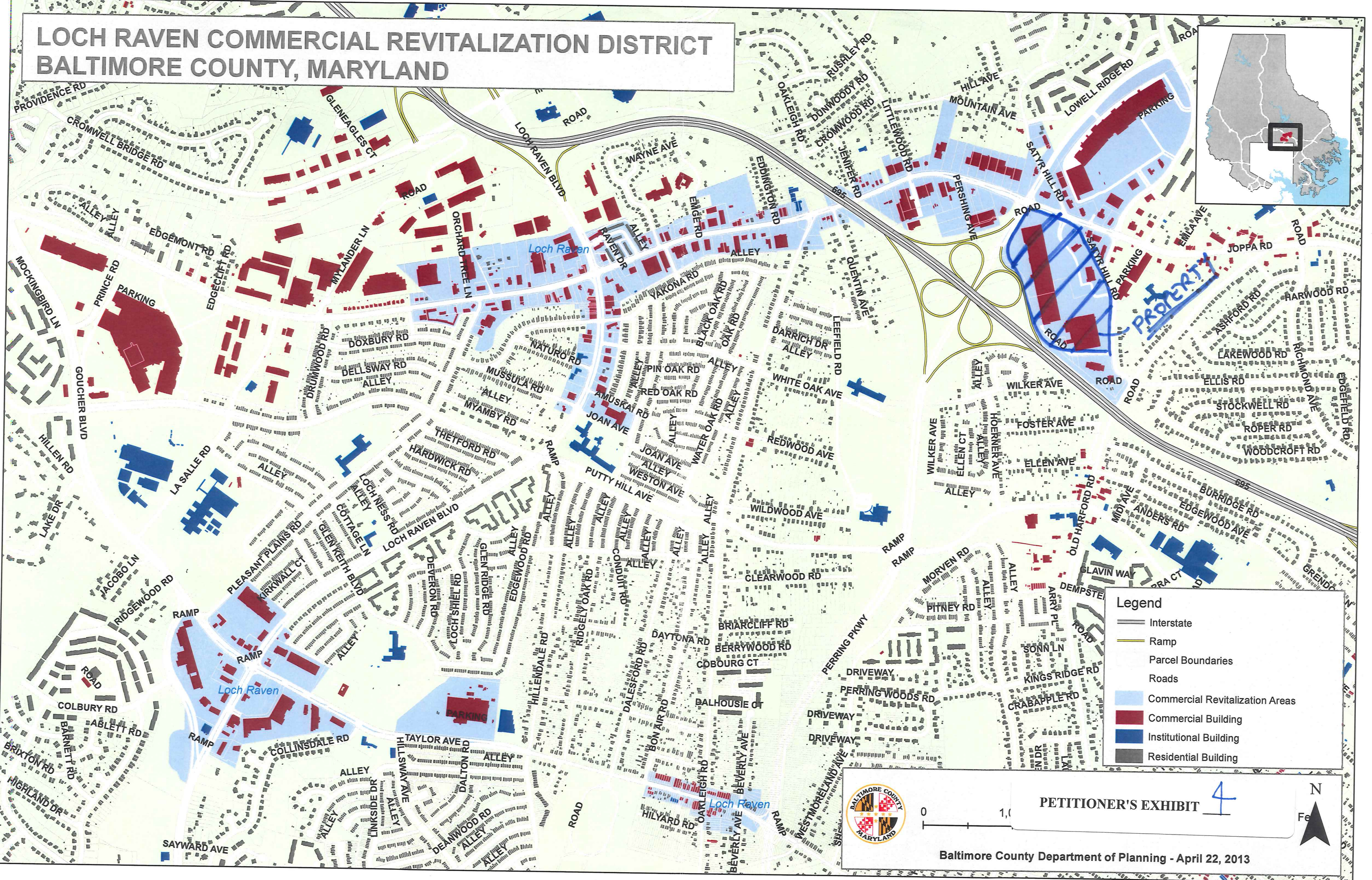
Created By
Baltimore County
My Neighborhood



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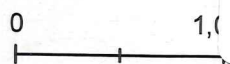
Printed 4/27/2015

LOCH RAVEN COMMERCIAL REVITALIZATION DISTRICT BALTIMORE COUNTY, MARYLAND



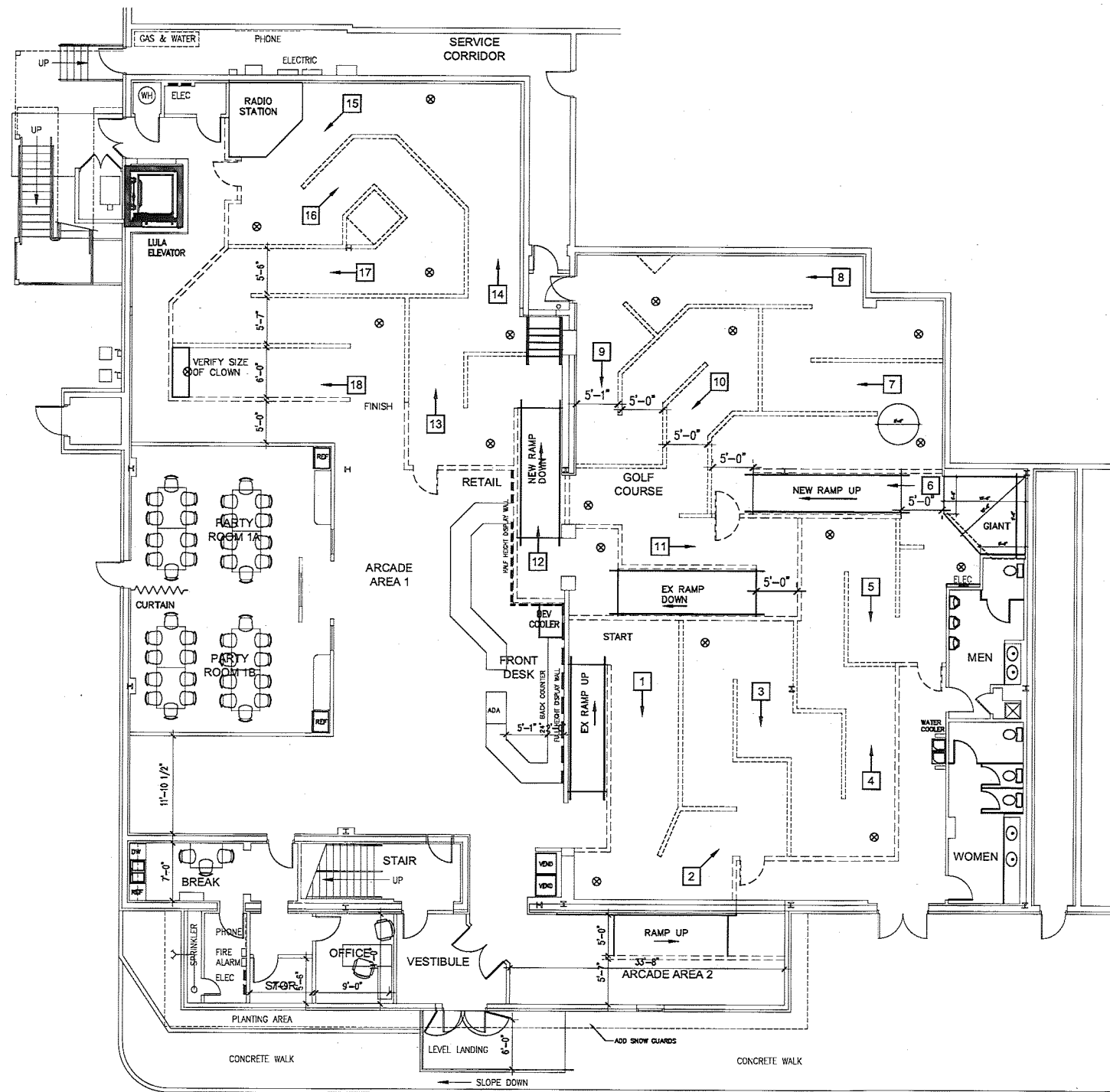
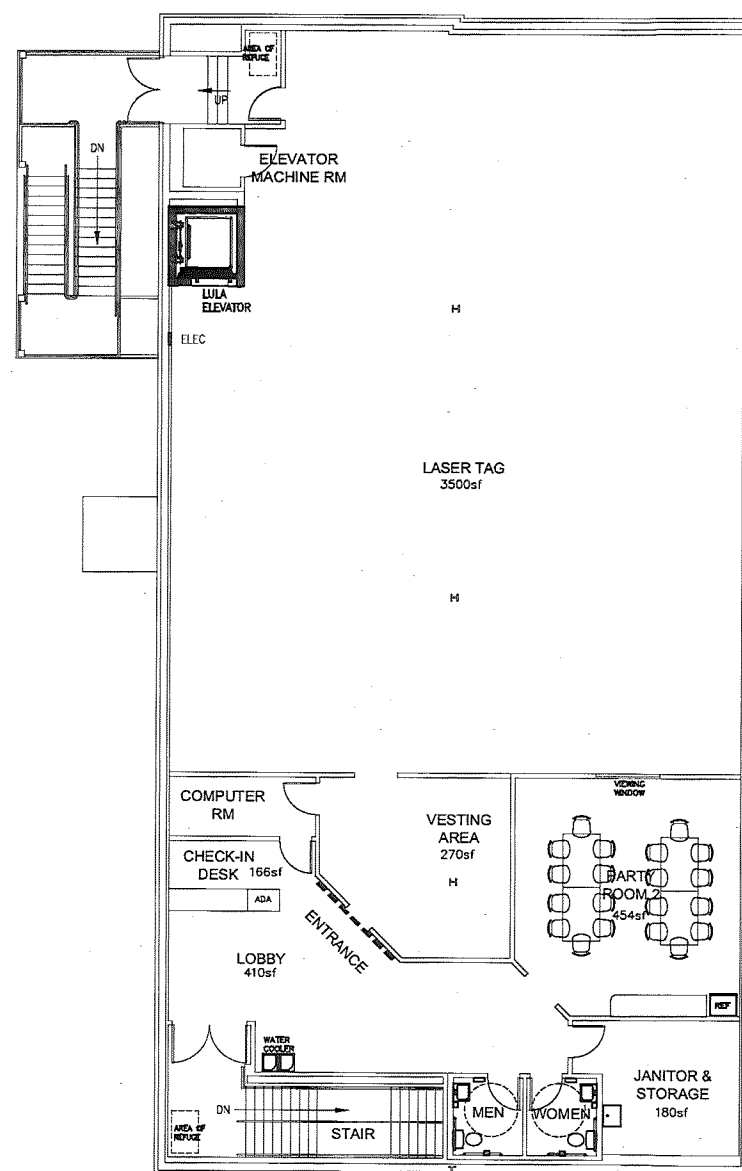
Legend

- Interstate
- Ramp
- Parcel Boundaries
- Roads
- Commercial Revitalization Areas
- Commercial Building
- Institutional Building
- Residential Building

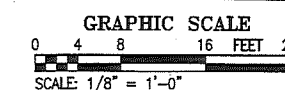


PETITIONER'S EXHIBIT 4





PETITIONER'S EXHIBIT



BECK
POWELL &
PARSONS

Architecture • Planning • Interior Design

100 West Road, Suite 300
Towson, Maryland 21204
410-828-9220
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REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT:

**MONSTER MINI
GOLF & ART
ATTACK FX
LASER TAG**

1969 EAST JOPPA ROAD
BALTIMORE, MD 21234

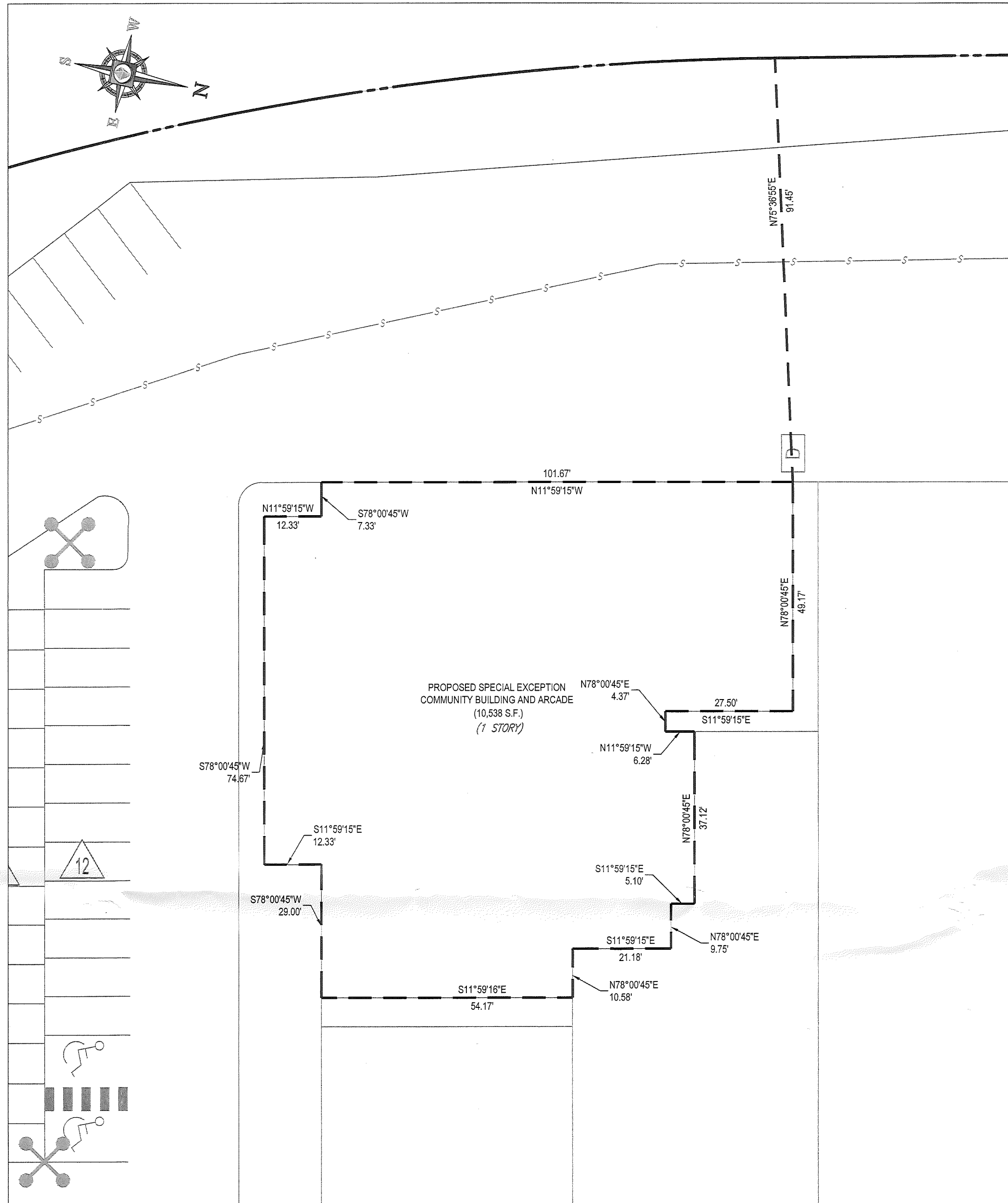
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

DRAWING TITLE:

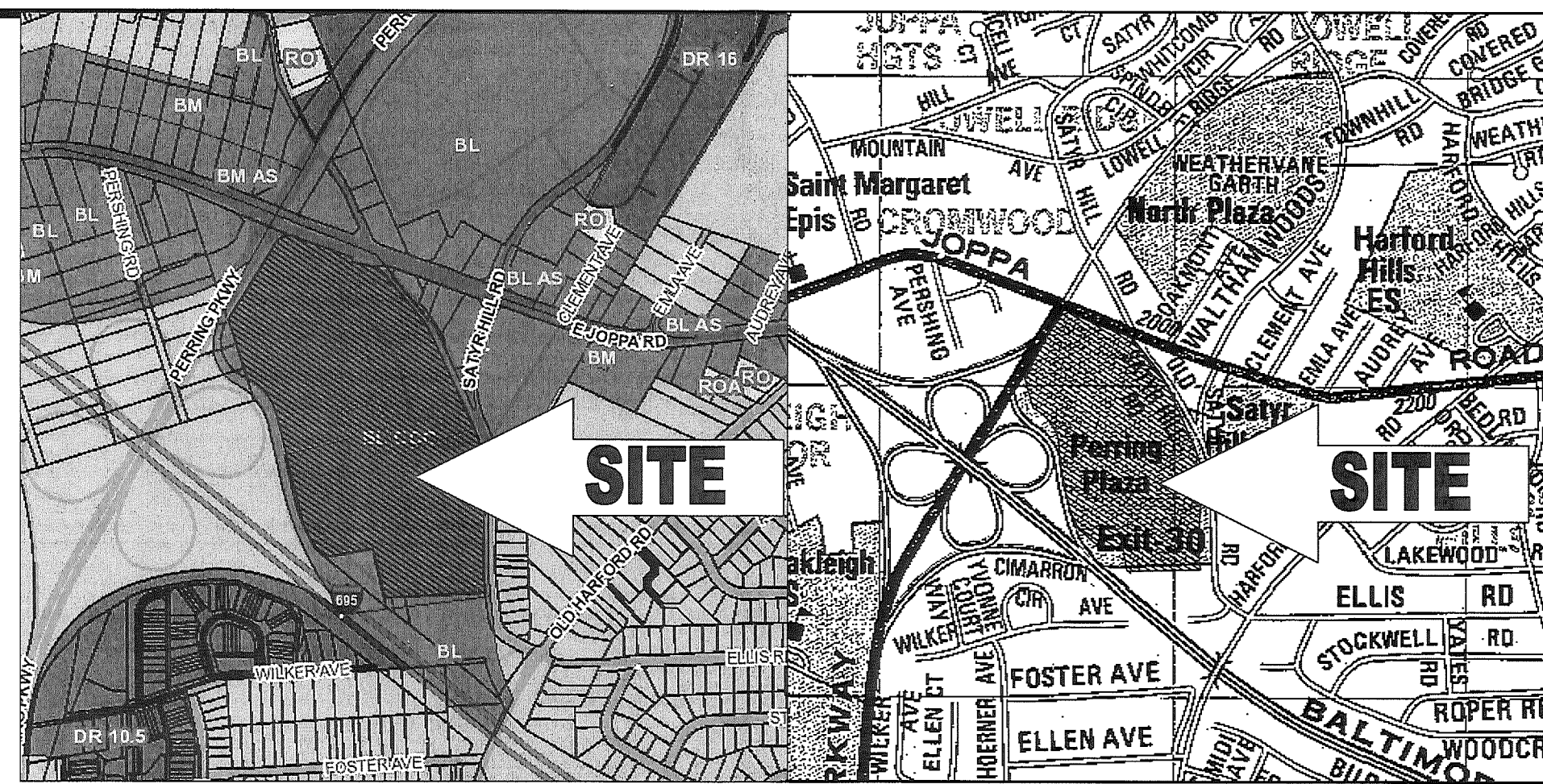
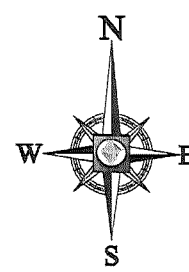
FLOOR PLANS

DESIGNED ESB/DRB	JOB NO. 201510
DRAWN ESB/DRB	SCALE AS SHOWN
CHECKED	DATE 4-28-1
FIRM RD&D	DRAWING A-102

* FOR ILLUSTRATIVE PURPOSES ONLY



LEGAL DESCRIPTION EXHIBIT
SCALE: 1" = 20'



ZONING MAP
SCALE: 1" = 500'

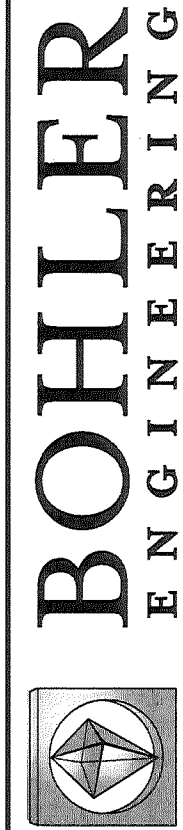
LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1" = 1000'

ZONING HISTORY

- CASE NO.: 93-179-A
VARIANCE TO PERMIT A SHOPPING CENTER IDENTIFICATION SIGN OF 400 S.F. IN LIEU OF THE PERMITTED 180 S.F. AND FROM SECTION 413.S.C OF THE B.C.Z.R. TO PERMIT A SIGN PERMIT OF 32 FEET IN LIEU OF THE MAXIMUM PERMITTED 25 FEET. GRANTED 1/11/1993
- CASE NO.: 03-573-SPHA
VARIANCE TO PERMIT A TOTAL OF 1,765 PARKING SPACES IN LIEU OF THE REQUIRED 2,201 SPACES. GRANTED 8/12/2003
- CASE NO.: 5869X
PETITION FOR SPECIAL EXCEPTION TO ALLOW GARAGE, SERVICE IN A BL ZONE (FIRESTONE) GRANTED 8/12/1993
- CASE NO.: 71-57A
PETITION FOR A VARIANCE FROM SECTION 409.8.A TO PERMIT A TOTAL OF 1956 PARKING SPACES INSTEAD OF REQUIRED 2213. GRANTED 8/28/1970
- CASE NO.: 84-5IX
PETITION FOR A SPECIAL EXCEPTION FOR COIN OPERATED AMUSEMENT ARCADE. GRANTED 8/23/1993
- CASE NO.: 90-137-SPHXA
PETITION TO APPROVE A RETAIL "MEMBERSHIP" OUTLET IN A BL-CCC ZONE. GRANTED 8/14/1990
- CASE NO.: 2012-0284-A
PETITION TO ALLOW:
- A FREESTANDING JOINT IDENTIFICATION SIGN WITH A SIGN FACE/AREA OF 230 SQUARE FEET AND A HEIGHT OF 28' IN LIEU OF THE THREE FREESTANDING SIGNS WITH A SIGN FACE/AREA OF 100 SQUARE FEET AND A HEIGHT OF 25' (SIGN BB).
 - A FREESTANDING JOINT IDENTIFICATION SIGN TO DISPLAY 13 LINES OF TEXT WITH A SIGN COPY A MINIMUM OF 3" IN HEIGHT IN LIEU OF THE PERMITTED FIVE LINES OF TEXT AND REQUIRED 8" HEIGHT FOR SIGN COPY (SIGN BB).
 - THREE WALL-MOUNTED ENTERPRISE SIGNS WITH MAXIMUM SIGN FACE/AREAS OF 290 SQUARE FEET EACH IN LIEU OF THE MAXIMUM PERMITTED 150 SQUARE FEET EACH AND TO ALLOW A TOTAL OF FOUR WALL-MOUNTED ENTERPRISE SIGNS ON A SINGLE TENANT BUILDING IN LIEU OF THE THREE SIGNS PERMITTED (SIGN T, U, V, W).
 - WALL-MOUNTED ENTERPRISE SIGNS FOR A TENANT WITH A MULTI-TENANT BUILDING TO EXCEED THE PERMITTED SIGNFACE AREA OF TWO TIMES THE LENGTH OF THE WALL CONTAINING THE EXTERIOR ENTRANCE DEFINING THE SPACE OCCUPIED BY THE SEPARATE COMMERCIAL ENTITY (SIGN D [360 SQUARE FEET IN LIEU OF 300 SQUARE FEET], E [380 SQUARE FEET IN LIEU OF 262 SQUARE FEET], P [135 SQUARE FEET IN LIEU OF 106 SQUARE FEET]).
 - UP TO SEVEN WALL MOUNTED ENTERPRISE SIGNS ON A BUILDING FACADE WITH A SINGLE SEPARATE, EXTERIOR CUSTOMER ENTRANCE (SIGNS D, F, P) AND TO ALLOW WALL-MOUNTED ENTERPRISE SIGNS ON A BUILDING FACADE WITHOUT A SEPARATE, EXTERIOR CUSTOMER ENTRANCE (SIGNS A, B, J, L, S, X).
 - A WALL-MOUNTED ENTERPRISE SIGN TO BE INSTALLED IN A DIFFERENT LOCATION THAN THE TENANT SPACE (SIGN S).
 - A DIRECTIONAL SIGN HEIGHT OF 7 FEET IN LIEU OF THE PERMITTED 6' (SIGN G).
 - CANOPY SIGNS TO EXTEND NO MORE THAN 3' ABOVE THE FACE OF THE CANOPY (SIGNS M, N, P, Q, Y, Z, AA), IN LIEU OF ON THE FACE OF A CANOPY, AND
 - A TENANT LOGO THAT IS 9 SQUARE FEET IN SIZE ON THE VERTICAL SURFACE OF AN AWNING (SIGN Y), IN LIEU OF THE PERMITTED 8 SQUARE FEET.
- GRANTED 8/27/12

SITE INFORMATION

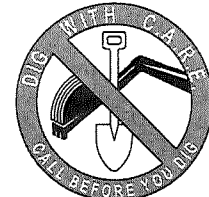
- SITE ADDRESS:
1955 JOPPA ROAD
PARKVILLE, MD 21234
- SITE AREA:
TOTAL = 29.36 AC ±
- COUNTY INFORMATION
TAX MAP: 71
PARCEL: 823 & 958
COUNTY COUNCIL DISTRICT: 6
ELECTION DISTRICT: 9TH
ZONING MAP NO.: 071A2
DEED REFERENCE: 04370/00038 & 06237/00656
- TAX ACCOUNT NO.:
PARCEL 823 = 09-0919329452
PARCEL 958 = 09-0919076500
- EXISTING USE: RETAIL SHOPPING CENTER
PROPOSED USE: SPECIAL EXCEPTION FOR COMMUNITY BUILDING AND ARCADE
- ZONE: BL-CCC (BUSINESS LOCAL - COMMERCIAL COMMUNITY CORE)
- THE SUBJECT SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES MAP AREAS.
- PREVIOUS COMMERCIAL PERMITS:
A. B352524
B. B352562
C. B352553
D. B358819
E. B372542
F. B563936
G. B363381
H. B338641
I. B338691
J. B560845
K. B565675
- BUILDING AREA:
TOTAL: 420,351 S.F.
- PARKING
TOTAL REQUIRED: 1664 SPACES
BASE PARKING REQUIRED: 420,351 S.F. * 5 SP / 1,000 SF = 2102 SPACES
PARKING REDUCTION PER CASE 03-573-SPHA: 438 SPACES
TOTAL PROVIDED: 1664 SPACES
- AMENITY OPEN SPACE
REQUIRED: 0.2 X G.F.A. (MAXIMUM)
GFA = 420,351
MIN. AOS = 420,351 X 0.2 = 84,070 S.F.
PROVIDED AOS = 109,113 S.F.
PROVIDED AOR RATIO = 109,113 S.F./420,351 S.F. = 0.26
- FLOOR AREA RATIO
FLOOR AREA RATIO PERMITTED: 4.0
FLOOR AREA RATIO PROVIDED: 420,351 S.F./29.36 AC. = 0.33
- SITE IS SERVED BY PUBLIC WATER AND SEWER.
- MAX. BUILDING HEIGHT = 40' MAX.
- SUBJECT PROPERTY IS NOT UNDER ACTIVE ZONING VIOLATIONS.
DRC NO.: 06-283J GRANTED 8/28/1993
08-093E WITHDRAWN 8/9/1993
- THIS SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN PER "FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND UNINCORPORATED AREAS, PANEL 270 OF 560" MAP NUMBER: 2400100270F, REVISED: SEPTEMBER 26, 2008.
- THE SITE IS NOT LOCATED IN A CHESAPEAKE BAY CRITICAL AREA.



CONSULTING OFFICE
YARDEN, NJ
OFFICES:
• BOWIE, MD
• TOWSON, MD
• ALBANY, NY
• CALICUT, PA
• PHILADELPHIA, PA
• TAMPA, FL
• WASHINGTON, VA
• WILMINGTON, DE
• YORK, PA
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CIVIL CONSULTING ENGINEERS
SURVEYORS

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 (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (NY 1-800-348-4848) (PA 1-800-348-1779) (VA 1-800-552-7001) (MD 1-800-267-7777) (DE 1-800-282-8595)

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: MD152016
DRAWN BY: RLB
CHECKED BY: MD
DATE: 3/20/15
SCALE: AS SHOWN
CAD I.D.: SE2

SPECIAL EXCEPTION PLAN FOR

FEDERAL REALTY INVESTMENT TRUST

LOCATION OF SITE
1955 JOPPA ROAD
PARKVILLE, MD 21234



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

J.J. UCCIERRO
PROFESSIONAL ENGINEER
5-13-15

PLAN TO ACCOMPANY SPECIAL EXCEPTION REQUEST

SHEET NUMBER:
2
OF 2

CASE NO. XXXX-XXXX-X

NOTE:

ALL FUTURE SIGNS MUST CONFORM TO SECTION 450 OF THE BCZR OR VARIANCES WILL BE REQUIRED BY PETITION FOR VARIANCE

OWNER

FEDERAL REALTY INVESTMENT TRUST
1628 E. JEFFERSON STREET
ROCKVILLE, MD 20852

APPLICANT/LESSEE

FEDERAL REALTY INVESTMENT TRUST
1628 E. JEFFERSON STREET
ROCKVILLE, MD 20852

PROFESSIONAL CERTIFICATION
I, JOSEPH J. UCCIERRO, 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. 38064, EXPIRATION DATE: 9/28/2016

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS 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 SHOWN BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.