M E M O R A N D U M

DATE: October 29, 2019

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2019-0381-A - Appeal Period Expired

The appeal period for the above-referenced case expired on October 28, 2019. 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.'

/dlw

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE (6500-6516 Baltimore National Pike) 1st Election District 1st Council District Pike Park Associates. LLLP & Pike Park Venture, LLC *Legal Owners* Petitioners	*	BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY **CASE NO. 2019-0381-A**

* * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County as a Petition for Variance filed by Pike Park Associates, LLLP & Pike Park Venture, LLC, legal owners of the subject property ("Petitioners"). Petitioners are requesting variance relief from Sections 409.6.A.2, 409.8.A.3, 409.8.A.4, 409.4.C and 409.3 of the Baltimore County Zoning Regulations ("BCZR") as follows: (1) to allow a total of 673 off-street parking spaces in lieu of the required 781 parking spaces; (2) to allow light standards in the parking facility without curbing or landscaping; (3) to allow parking spaces in a surface parking facility to remain as close as 1 ft. from the right-of-way line of a public street in lieu of the required 10 ft.; (4) to permit existing one way aisle width of 13 ft. in lieu of the required 14 ft. (for 0 degree parking angle) and two way aisle width of 17 ft. in lieu of the required 20 ft. (for 0 degree parking angle); and (5) to permit parking space dimensions of 7.5 ft. x 20 ft. in lieu of the required 7.5 ft. x 21 ft. for existing parallel parking spaces. A site plan was marked as Petitioners' Exhibit 1.

Scott Cherry appeared in support of the petition. David H. Karceski, Esq. represented the Petitioners. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee ("ZAC") comment was received from the Department of Planning ("DOP"). That agency did

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Date 9/27/19
By

not oppose the request, provided that the Petitioner met with the County Landscape Architect "to explore opportunities to provide landscaping approaching the requirements of the Baltimore County Landscape Manual."

The site is approximately 10.6807 acres in size and is split-zoned BR-AS & BR.

A variance request involves a two-step process, summarized as follows:

(1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
(2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Regarding the first prong of the legal analysis, as explained by petitioner's engineer, Valek Zarski, and by proffer of Mr. Karceski, the property is unique in a number of respects. Mr. Zarski's resume was offered as Exhibit 2 and he was proffered and accepted as an expert in civil engineering.

First, as depicted on Exhibit 1, the site plan, the lot is a long rectangle that is bordered on three sides by public roads. As a result, numerous access points are required. Second, as the plan also depicts, there are "cut-outs" on both the southwest and southeast corners of the property occupied and owned by other businesses, the "Loafers" restaurant, and an automobile dealership and parking lot. Finally, there is a 20 foot difference in grade from the south side of the property up to the north side. As such, the property is unique.

Regarding the second prong of the analysis, Mr. Karceski explained several practical hardships arising out of the unique characteristics of the lot. He also explained the economic changes in the retail business over the last couple decades that impact the project. Because the property is bordered by public roads on three sides numerous access points are required, which

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By

all consume square footage which could otherwise be devoted to parking spaces. The same is true of the "cutouts" on the property which are owned and occupied by other businesses. Further, Mr. Karceski explained that the petitioner is already committed to investing approximately $25,000.00 in landscaping upgrades and that if he were required to bring the landscaping and curbing around all the light standards up to current code it would make the development project economically unviable. Mr. Cherry testified to this fact and explained that one of the principal tenants in the shopping center, which replaced the former Sports Authority, is a "Get Air" trampoline park which will cater mainly to children who are not yet of driving age, and who will be driven there in groups by a parent, thus easing any parking concerns. Mr. Zarski testified that he has been at the property on numerous occasions during peak times and that the 673 off-street parking spaces will be more than adequate to accommodate all the tenants in the shopping center and that there will be no impact on surrounding businesses.

Further, Mr. Zarski testified that he has met several times with Jim Hermann, the County Landscape Architect and that Mr. Hermann has tentatively agreed to the landscaping plans depicted on Exhibits 5 and 6. Mr. Zarski testified that he discussed with Mr. Hermann the fact that these landscaping improvements will bring the aesthetics of this property in line with or better than the surrounding developments in the area. Mr. Cherry and Mr. Karceski explained that unless all of the requested variances are granted the site plan will not be viable nor will the economics of the project in today's market.

Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such a manner as to grant relief without injury to the public health, safety and general welfare. Indeed, I find that the requested variance relief will enable the petitioner to bring viable new businesses to this older, established shopping center and that this will have a

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Date 9/27/19
By

positive impact on the surrounding businesses along this commercial thoroughfare.

THEREFORE, IT IS ORDERED, this **27th** day of **September, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to the Baltimore County Zoning Regulations ("BCZR") as follows: (1) to allow a total of 673 off-street parking spaces in lieu of the required 781 parking spaces; (2) to allow light standards in the parking facility without curbing or landscaping; (3) to allow parking spaces in a surface parking facility to remain as close as 1 ft. from the right-of-way line of a public street in lieu of the required 10 ft.; (4) to permit existing one way aisle width of 13 ft. in lieu of the required 14 ft. (for 0 degree parking angle) and two way aisle width of 17 ft. in lieu of the required 20 ft. (for 0 degree parking angle); and (5) to permit parking space dimensions of 7.5 ft. x 20 ft. in lieu of the required 7.5 ft. x 21 ft. for existing parallel parking spaces , be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Prior to issuance of permits Petitioner must submit for approval by Baltimore County final landscape plans for the site.

2. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.

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

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:sln

ORDER RECEIVED FOR FILING
Date 9/27/19
By sln

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 6500-6516 Baltimore National Pike **which is presently zoned** BR-AS, BR

Deed References: 40152/00161 10 Digit Tax Account # 0116451220

Property Owner(s) Printed Name(s) Pike Park Associates, LLLP and Pike Park Venture 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.____ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

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

SEE ATTACHED SHEET

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).

ORDER RECEIVED FOR FILING
Date 9/27/19
By ASO

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

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

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

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 2019-0381-A Filing Date 6/27/19 Do Not Schedule Dates: _____ Reviewer DJ

REV. 10/4/11

Revised Copy 7/10/2019

6500-6516 BALTIMORE NATIONAL PIKE

ATTACHMENT TO PETITION FOR VARIANCE

1. VARIANCE FROM SECTION 409.6.A.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS ("B.C.Z.R.") TO ALLOW A TOTAL OF 673 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 781 PARKING SPACES.

2. VARIANCE FROM B.C.Z.R. SECTION 409.8.A.3. TO ALLOW LIGHT STANDARDS IN THE PARKING FACILITY WITHOUT CURBING OR LANDSCAPING.

3. VARIANCE FROM B.C.Z.R. SECTION 409.8.A.4. TO ALLOW PARKING SPACES IN A SURFACE PARKING FACILITY TO REMAIN AS CLOSE AS 1 FOOT FROM THE RIGHT-OF-WAY LINE OF A PUBLIC STREET IN LIEU OF THE REQUIRED 10 FEET.

4. VARIANCE FROM B.C.Z.R. SECTION 409.4.C. TO PERMIT EXISTING ONE-WAY AISLE WIDTH OF 13 FEET IN LIEU OF THE REQUIRED 14 FEET (FOR 0° PARKING ANGLE) AND TWO-WAY AISLE WIDTH OF 17 FEET IN LIEU OF THE REQUIRED 20 FEET (FOR 0° PARKING ANGLE).

5. VARIANCE FROM B.C.Z.R. SECTION 409.3. TO PERMIT PARKING SPACE DIMENSIONS OF 7.5 FEET X 20 FEET IN LIEU OF THE REQUIRED 7.5 FEET X 21 FEET FOR EXISTING PARALLEL PARKING SPACES.

REVISED
CASE No. 2019-0381-A

6500-6516 BALTIMORE NATIONAL PIKE

ATTACHMENT TO PETITION FOR VARIANCE

Legal Owners:

Pike Park Associates, LLLP
2800 Quarry Lake Drive, Ste. 340
Baltimore, Maryland 21209-3764

By: P.P. Associates, LLLP, General Partner
By: Pike Park, Inc., General Partner

By: Beverly Dobrochowski
Beverly Dobrochowski

Title: Vice President

Pike Park Venture LLC
2800 Quarry Lake Drive, Ste. 340
Baltimore, Maryland 21209-3764

By: Beverly Dobrochowski
Beverly Dobrochowski

Title: Vice President

47024287-v2

2019-0381-A

DESCRIPTION TO ACCOMPANY PETITION
FOR ZONING VARIANCE(S)
DEED REFERENCE: L. 40152, F. 161
PIKE PARK PLAZA
6512 BALTIMORE NATIONAL PIKE
BALTIMORE COUNTY, MARYLAND
1st ELECTION DISTRICT; 1st COUNCILMANIC DISTRICT

MARCH 25, 2019

Beginning at the point on the north side of existing Baltimore National Pike right-of-way (variable width), said point being located southeasterly +/- 39 feet from the intersection of centerlines of Baltimore National Pike and Nuwood Drive; thence running the following courses and distances:

1. North 24° 02' 04" West, 20.33 feet; thence,
2. North 18° 48' 03" East, 499.93 feet; thence,
3. North 64° 18' 00" East, 21.40 feet; thence,
4. South 70° 12' 03" East, 933.84 feet; thence,
5. South 19° 50' 56" West, 381.55 feet; thence,
6. North 70° 12' 03" West, 190.44 feet; thence,
7. South 18° 20' 17" West, 153.89 feet; thence,
8. North 71° 55' 08" West, 89.62 feet; thence,
9. Along the curve to the left having a radius of 7,564.44 feet, for 522.01 feet; thence,
10. North 22° 25' 48" East, 138.95 feet; thence,
11. North 69° 36' 35" West, 96.02 feet; thence,
12. South 22° 25' 48" West, 135.60 feet; thence,
13. Along the curve to the left having a radius of 7,564.44 feet, for 31.90 feet; thence, to the point of beginning.

Containing 465,251 square feet or 10.6807 acres, more or less.

This description is intended for zoning purposes only and shall not be used for conveyance of land.



2019-0381-A

Sherry Nuffer

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Wednesday, September 18, 2019 2:35 PM
To: kgarvey@dsthaler.com; smcarthur@dsthaler.com; pamalone@venable.com; Administrative Hearings
Subject: Reification For 2019-0381-A
Attachments: Re-Cert 1 2019-0381-A.doc; Re-Cert 2 2019-0381-A.doc

CAUTION: This message from 1opie@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Recertification's for 6500-6516 Baltimore National Pike. Thanks.



CERTIFICATE OF POSTING

2019-0381-A

RE: Case No.: _____

Petitioner/Developer: _____

Pike Park Associates, LLP, Pike Park Venture, LLC

September 23, 2019

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:

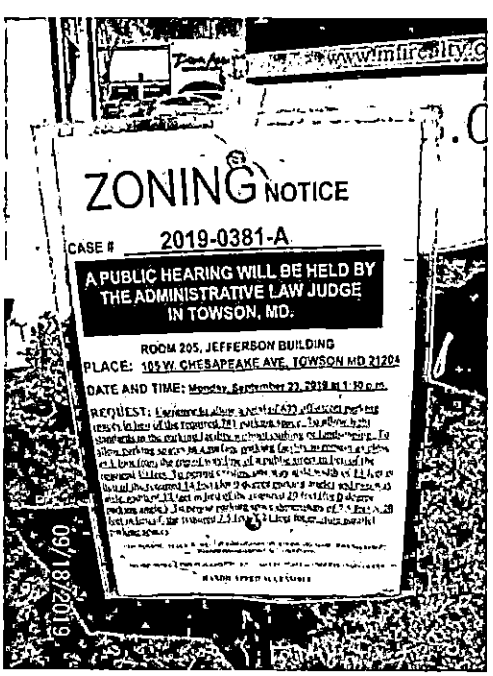
Ladies and Gentlemen:

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: _____

6500-6516 Baltimore National Pike **SIGN 1 Recertification**

September 3, 2019

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



Sincerely,

September 18, 2019

(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)

CERTIFICATE OF POSTING

2019-0381-A

RE: Case No.: _____

Petitioner/Developer: _____

Pike Park Associates, LLP, Pike Park Venture, LLC

September 23, 2019

Date of Hearing/Closing: _____

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111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

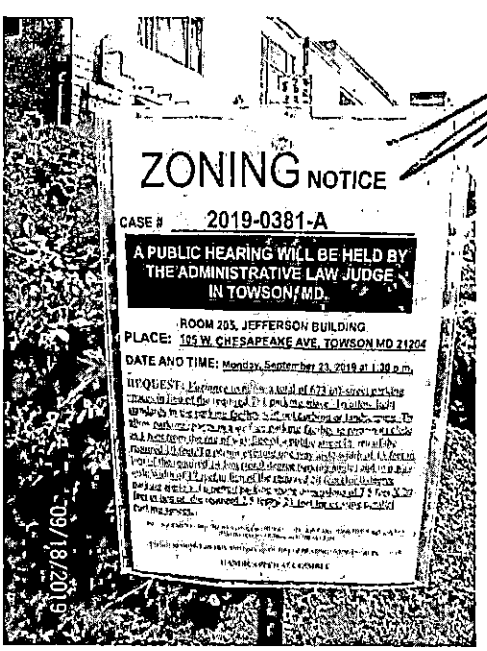
Ladies and Gentlemen:

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: _____

6500-6516 Baltimore National Pike **SIGN 2 Recertification**

September 3, 2019

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



Sincerely,

September 18, 2019

(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)

Sherry Nuffer

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Wednesday, September 18, 2019 2:43 PM
To: Barbara Lukasevich; DKarceski@Venable.com; Administrative Hearings
Subject: Recertification's For 2019-0381-A
Attachments: Re-Cert 1 2019-0381-A.doc; Re-Cert 2 2019-0381-A.doc

CAUTION: This message from 1opie@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Recertification's for 6500-6516 Baltimore National Pike. Thanks.



CERTIFICATE OF POSTING

2019-0381-A

RE: Case No.: _____

Petitioner/Developer: _____

Pike Park Associates, LLP, Pike Park Venture, LLC

September 23, 2019

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:

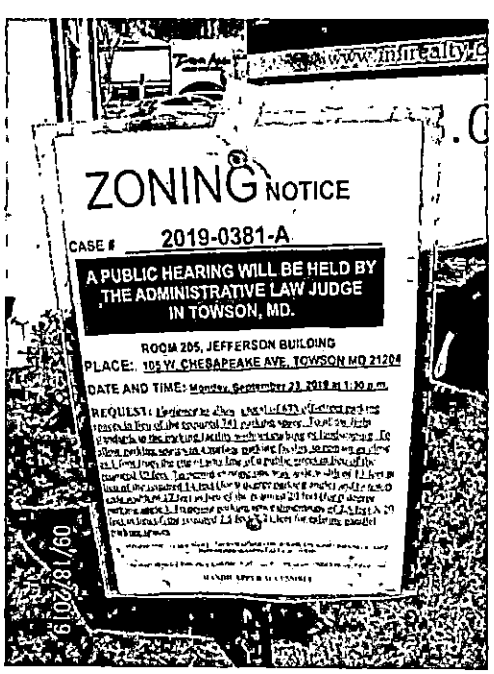
Ladies and Gentlemen:

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: _____

6500-6516 Baltimore National Pike **SIGN 1 Recertification**

September 3, 2019

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



Sincerely,

September 18, 2019

(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)

CERTIFICATE OF POSTING

2019-0381-A

RE: Case No.: _____

Petitioner/Developer: _____

Pike Park Associates, LLP, Pike Park Venture, LLC

September 23, 2019

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:

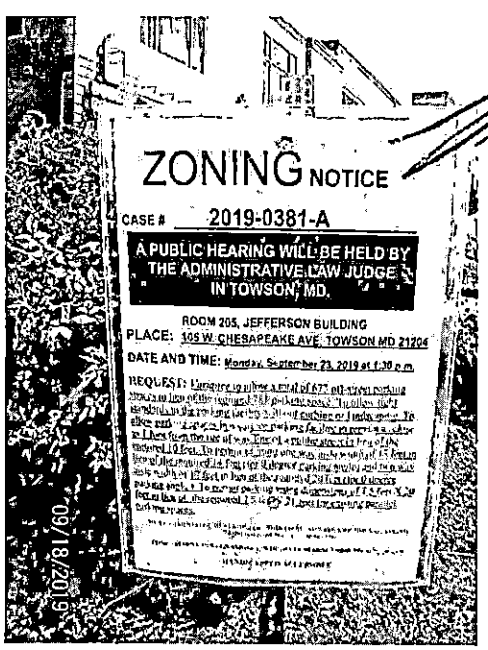
Ladies and Gentlemen:

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: _____

6500-6516 Baltimore National Pike **SIGN 2 Recertification**

September 3, 2019

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



Sincerely,

September 18, 2019

(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)

TO: THE DAILY RECORD
Tuesday, September 3, 2019 - Issue

Please forward billing to:
David Karceski 410-494-6285
Venable
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

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: 2019-0381-A
6500-6516 Baltimore National Pike
N/w corner of Baltimore National Pike on N/e side of Baltimore National Pike
1st Election District – 1st Councilmanic District
Legal Owners: Pike Park Associates, LLP, Pike Park Venture, LLC

Variance to allow a total of 673 off-street parking spaces in lieu of the required 781 parking space. To allow light standards in the parking facility without curbing or landscaping. To allow parking spaces in a surface parking facility to remain as close as 1 foot from the right of way line of a public street in lieu of the required 10 feet. To permit existing one way aisle width of 13 feet in lieu of the required 14 feet (for 0 degree parking angle) and two way aisle width of 17 feet in lieu of the required 20 feet (for 0 degree parking angle).To permit parking space dimensions of 7.5 feet X 20 feet in lieu of the required 7.5 feet X 21 feet for existing parallel parking spaces.

Hearing: Monday, September 23, 2019 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff
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.

JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits, Approvals & Inspections

August 27, 2019

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: 2019-0381-A
6500-6516 Baltimore National Pike
N/w corner of Baltimore National Pike on N/e side of Baltimore National Pike
1st Election District – 1st Councilmanic District
Legal Owners: Pike Park Associates, LLP, Pike Park Venture, LLC

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Hearing: Monday, September 23, 2019 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff
Director

MM:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Rm. 500, Towson 21204
Beverly Dubrochowski, 2800 Quarry Lake Drive, Ste. 340, Baltimore 21209

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 3, 2019.**
(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.

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

No. 187041

Date: 7/10/19

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				250

Total: 250.00

Rec From: Venable

For: 2019-0381-A

6500-6516 Bald. Nat Pike

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

PAID RECEIPT
BUSINESS ACTUAL TIME DRW
7/10/2019 7/10/2019 14:12:50 1
REG WS01 WALKIN LJR
>>RECEIPT # 017277 7/10/2019 OFLN
5,528 ZONING VERIFICATION
CHECK NO. 187041
Recpt Tot $ 250.00
250.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

The Daily Record

200 St. Paul Place Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com

Order #: 11786179
Case #: 2019-0381-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0381-A

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

9/3/2019

Darlene Miller

Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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: 2019-0381-A

6500-6516 Baltimore National Pike

N/w corner of Baltimore National Pike on N/e side of Baltimore National Pike

1st Election District - 1st Councilmanic District

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Hearing: Monday, September 23, 2019 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff
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.

s3

CERTIFICATE OF POSTING

2019-0381-A

RE: Case No.: _____

Petitioner/Developer: _____

Pike Park Associates, LLP, Pike Park Venture, LLC

September 23, 2019

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
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Attn: Kristen Lewis:

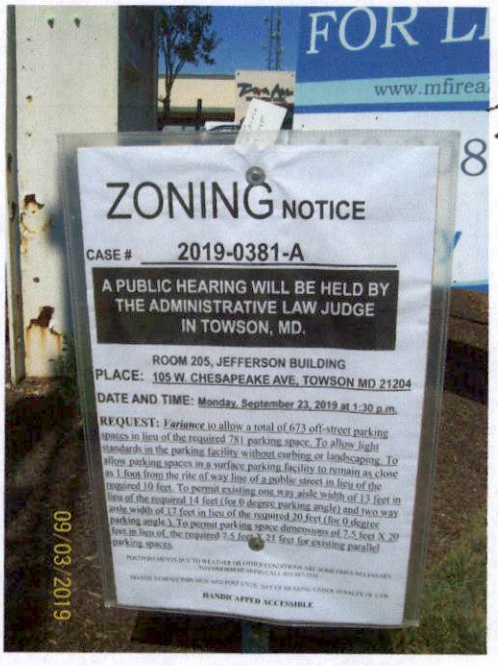
Ladies and Gentlemen:

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: _____

6500-6516 Baltimore National Pike **SIGN 1**

September 3, 2019

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



Sincerely,

September 3, 2019

(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)

CERTIFICATE OF POSTING

2019-0381-A

RE: Case No.: _____

Petitioner/Developer: _____

Pike Park Associates, LLP, Pike Park Venture, LLC

September 23, 2019

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: _____

6500-6516 Baltimore National Pike **SIGN 2**

September 3, 2019

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



Sincerely,

September 3, 2019

(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)

RE: PETITION FOR VARIANCE 6500-6516 Baltimore National Pike; NW corner of Baltimore National Pike on the NE/S 1st Election & 1st Councilmanic Districts Legal Owner(s): Pike Park Associates, LLLP & Pike Park Venture LLC Petitioner(s)	*	BEFORE THE OFFICE OF ADMINSTRATIVE HEARINGS FOR BALTIMORE COUNTY 2019-381-A

* * * * * * * * * * * * *

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

RECEIVED
JUL 02 2019

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 2nd day of July, 2019, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, 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

CERTIFICATE OF POSTING

2019-0381-A

RE: Case No.: _____

Petitioner/Developer: _____

Pike Park Associates, LLP, Pike Park Venture, LLC

September 23, 2019

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:

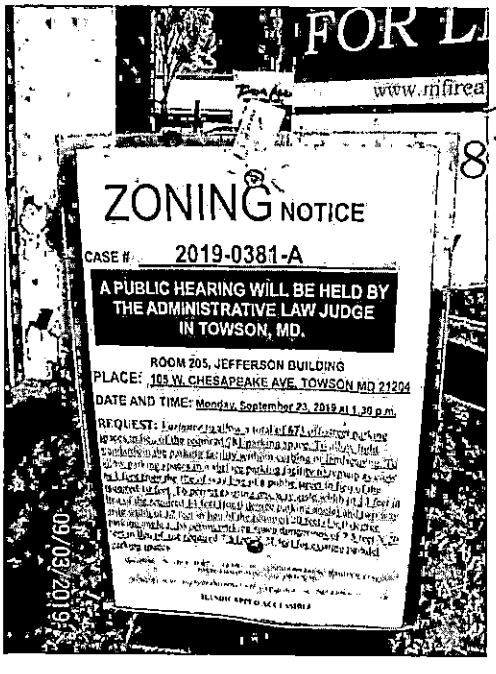
Ladies and Gentlemen:

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: _____

6500-6516 Baltimore National Pike **SIGN 1**

September 3, 2019

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



Sincerely,

September 3, 2019

(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)

JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits, Approvals & Inspections

September 17, 2019

David H. Karceski
210 W. Pennsylvania Ave Ste. 500
Towson MD 21204 1

RE: Case Number: 2019-0381-A, 6500-6516 Baltimore National Pike

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 June 27, 2019. This letter is not an approval, but only a **NOTIFICATION.**

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

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

4-23-19

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 8/1/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 19-381

RECEIVED
AUG 01 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

INFORMATION:
Property Address: 6500 - 6516 Baltimore National Pike
Petitioner: Pike Park Associates, LLP
Zoning: BR (6.28± Acres), BR-AS (4.4± Acres)
Requested Action: Special Exception, Variance

The Department of Planning has reviewed the petition for variances as listed on the attachment submitted in support of the petition.

A site visit was conducted on July 9, 2019. In a meeting held on July 17, 2019 petitioner's representatives indicated that over time, changes to the parking regulations and methods of calculating required parking has created deficiencies, and confirmed there will be no change or increase in use or physical makeup of the site.

The Department has no objection to granting the requested relief, conditioned upon the following:

- Petitioners shall work with the Baltimore County Landscape Architect to explore opportunities to provide landscaping approaching the requirements of the Baltimore County Landscape Manual.

For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:

Lloyd T. Moxley

Division Chief:

Jenifer G. Nugent

CPG/JGN/LTM/

c: Josephine Selvakumar
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
David H. Karceski, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

s:\planning\dev rev\zac\zacs 2019\19-381.docx


RECEIVED
OFFICE OF
ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
JUL – 5 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

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

FROM: Jeff Livingston, Department of Environmental Protection and Sustainability (EPS) - Development Coordination

DATE: July 5, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0381-A
Address 6500-6516 Baltimore National Pike (Pike Park Associates, LLLP & Pike Park Venture, LLC Property)

Zoning Advisory Committee Meeting of **July 01, 2019**.

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

Reviewer: Steve Ford

Date: 7/3/19

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

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 7/3/19. A field inspection and internal review reveals that an entrance onto US 40 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2019-0381-A.

PikePark Associates LLP &
PikePark Venture LLC
6500 block Baltimore National Pike
US 40

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 2332 or by email at (rzeller@sha.state.md.us).

Sincerely,

Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

Date: 7/17/19

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

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 7/17/19. A field inspection and internal review reveals that an entrance onto US40 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2019-0381-A.

Variance
Pike Partners Associates LLP
6500 6516 Baltimore National Pike

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 2332 or by email at (rzeller@sha.state.md.us).

Sincerely,

Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2019-0381-A

Property Address: 6500-6516 BALTIMORE NATIONAL PIKE

Property Description: _____

_____

Legal Owners (Petitioners): PIKE PARK ASSOCIATES, LLP/PIKE PARK VENTURE LLC

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID RARCESKI, ESQ.

Company/Firm (if applicable): VENABLE

Address: 210 W. PENNSYLVANIA AVE., SUITE 500
TOWSON, MD 21204

_____

Telephone Number: (410) 494-6285

Revised 7/9/2015

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

No. 187041

Date: 7/10/19

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				250

Total: 250.00

Rec From: Venable

For: 2019-0351-A

6500-6516 Bel Air Rd

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

CASHIER'S VALIDATION

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DSH
7/10/2019	7/10/2019	14:12:50	1

REG WS01 WALKIN LJR
>>RECEIPT # 017277 7/10/2019 OFLN
528 ZONING VERIFICATION
CK NO. 187041
Recpt Tot $ 250.00
250.00 CK .00 CA
Baltimore County, Maryland

CASE NO. 2019-0381-A

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration

Tax Exempt:	**Special Tax Recapture:**		
Exempt Class:	NONE		
Account Identifier:	District - 01 Account Number - 0116451220		

Owner Information

Owner Name:	PIKE PARK ASSOCIATES LIMITED PARNERSHIP PIKE PARK VENTURE LLC	**Use:** **Principal Residence:**	COMMERCIAL NO
Mailing Address:	MARYLAND FINANCIAL INVESTORS 2800 QUARRY LAKE DR STE 340 BALTIMORE MD 21209-3764	**Deed Reference:**	/40152/ 00161

Location & Structure Information

Premises Address:	6512 BALTO NATL PIKE BALTIMORE MD 21228-3905	**Legal Description:**	10.6807 AC BALTIMORE NATL PIKE NE COR NUWOOD RD

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0094	0023	0251		0000				2018	Plat Ref:

Special Tax Areas:	**Town:**	NONE	
	Ad Valorem:		
	Tax Class:		

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1986	2542		10.6807 AC	14

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
		FAST FOOD				

Value Information

	Base Value	Value As of 01/01/2018	Phase-in Assessments As of 07/01/2018	As of 07/01/2019
Land:	4,451,600	4,272,000		
Improvements	6,607,200	9,678,000		
Total:	11,058,800	13,950,000	12,022,533	12,986,267
Preferential Land:	0			0

Transfer Information

Seller: PIKE PARK ASSOC LTD PARTNERSHIP	**Date:** 04/17/2018	**Price:** $9,000,000
Type: NON-ARMS LENGTH OTHER	**Deed1:** /40152/ 00161	**Deed2:**
Seller: PIKE PARK ASSOC LTD PARTNERSHIP	**Date:** 05/16/1994	**Price:** $2,970,440
Type: ARMS LENGTH IMPROVED	**Deed1:** /10532/ 00130	**Deed2:**
Seller: EPSTEIN REBA SIEGEL JEROME A	**Date:** 04/04/1994	**Price:** $1
Type: NON-ARMS LENGTH OTHER	**Deed1:** /10442/ 00083	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2018	07/01/2019
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

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

1. This screen allows you to search the Real Property database and display property records.
2. Click here for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

PLEASE PRINT CLEARLY

CASE NAME PIKE PARK - Balt. Natl. Pike
CASE NUMBER 2019-381-A
DATE 9-23-19

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
DAVID KARCESKI	210 W. Pennsylvania Ave Suite 500	Towson MD 21204	dkarceski@venable.com
Scott Cherry	2800 Quarry Lake Dr. Suite 340 Baltimore MD 21209 →		Scherry@mfimgmt.com
Kamala Dulichan	230 Schilling Cr. Suite 364	Hunt valley, MD 21031	Kdulichan@bldginc.com
VALEK ZARSKI	230 Schilling Ct, Suite 364	Hunt Valley MD, 21031	Vzarski@bldginc.com

CASE NO. 2019-0381-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
7/17	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	No Objection
7/5	DEPS (if not received, date e-mail sent _____)	No Comment
_____	FIRE DEPARTMENT	_____
8/1	PLANNING (if not received, date e-mail sent _____)	NO Objection w/Condition
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 9/3/19

SIGN POSTING (1st) Date: 9/3/19 by SSG Black

SIGN POSTING (2nd) Date: 9/18/19 by SSG Black

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration

Tax Exempt:		**Special Tax Recapture:**	
Exempt Class:	NONE		
Account Identifier:	**District - 01 Account Number -** 0116451220		

Owner Information

Owner Name:	PIKE PARK ASSOCIATES LIMITED PARNERSHIP PIKE PARK VENTURE LLC	**Use:** **Principal Residence:**	COMMERCIAL NO
Mailing Address:	MARYLAND FINANCIAL INVESTORS 2800 QUARRY LAKE DR STE 340 BALTIMORE MD 21209-3764	**Deed Reference:**	/40152/ 00161

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Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0094	0023	0251		0000				2018	Plat Ref:

Special Tax Areas:		**Town:**	NONE
		Ad Valorem:	
		Tax Class:	

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1986	2,542 SF		10.6807 AC	14

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
		FAST FOOD				

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2018	As of 07/01/2019	As of 07/01/2020
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Type: ARMS LENGTH IMPROVED	**Deed1:** /10532/ 00130	**Deed2:**
Seller: EPSTEIN REBA SIEGEL JEROME A	**Date:** 04/04/1994	**Price:** $1
Type: NON-ARMS LENGTH OTHER	**Deed1:** /10442/ 00083	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	

Municipal:	000	0.0	0	0.00|0.00

Tax Exempt: **Special Tax Recapture:**

Exempt Class: NONE

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Case No.: 2019-0381-A 6500-6516 Balto. Nat'l Pike

Exhibit Sheet

Petitioner/Developer DSN 9-27-19 DSN 10-29-19 Protestants

No. 1	Site Plan to Accompany Petition	
No. 2	W. Zaraski CV	
No. 3	aerial photograph - County website	
No. 4 A-L	site photographs	
No. 5	schematic landscape plan	
No. 6	landscape requirements exhibit	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PIKE PARK PLAZA

LANDSCAPE REQUIRMENTS

Case# 2019-0381-A

PERIMETER SCREENING FOR PARKING LOTS

BUFFER A

BUFFER TO RIGHT-OF-WAY (BALTIMORE NATIONAL PIKE)

REQUIRED: CLASS B SCREENING; 1 PU/15 L.F.@ 571 L.F. = 39 PU

PROVIDED: 30 EXISTING SHRUBS FOR 6 PU

108 PROPOSED SHRUBS FOR 21 PU

BUFFER B

BUFFER TO RIGHT-OF-WAY (NUWOOD DR.)

REQUIRED: CLASS B SCREENING; 1 PU/15 L.F. @ 281 L.F. = 19 PU

PROVIDED: 30 EXISTING SHRUBS FOR 6 PU

37 PROPOSED SHRUBS FOR 7 PU

BUFFER C

BUFFER TO RIGHT-OF-WAY (POWERS LA.)

REQUIRED: CLASS B SCREENING; 1 PU/15 L.F. @ 219 L.F. = 15 PU

PROVIDED: 50 SHRUBS FOR 10 PU

BUFFER TO SERVICE LANE (DRIVE-THRU)

BUFFER TO RIGHT-OF-WAY (NUWOOD DR.)

REQUIRED: 1 PU/15 L.F.@ 191 L.F. = 13 PU

PROVIDED: 61 EXISTING SHRUBS FOR 12 PU

BUFFER LOADING AREA

BUFFER TO RIGHT-OF-WAY (POWERS LA.)

REQUIRED: CLASS C SCREENING; 1 PU/10 L.F. @ 68 L.F. = 7 PU

PROVIDED: 14 SHRUBS FOR 3 PU

STREET FRONTAGE - ADJACENT ROADWAY

BALTIMORE NATIONAL PIKE

REQUIRED: 1 PU/40 L.F. @ 548 L.F. = 14 PU

PROVIDED: 6 MAJOR DECIDUOUS TREES FOR 8 PU

NUWOOD ROAD

REQUIRED: 1 PU/40 L.F. @ 500 L.F. = 13 PU

PROVIDED: 10 MINOR DECIDUOUS TREES FOR 10 PU

(OVERHEAD WIRES)

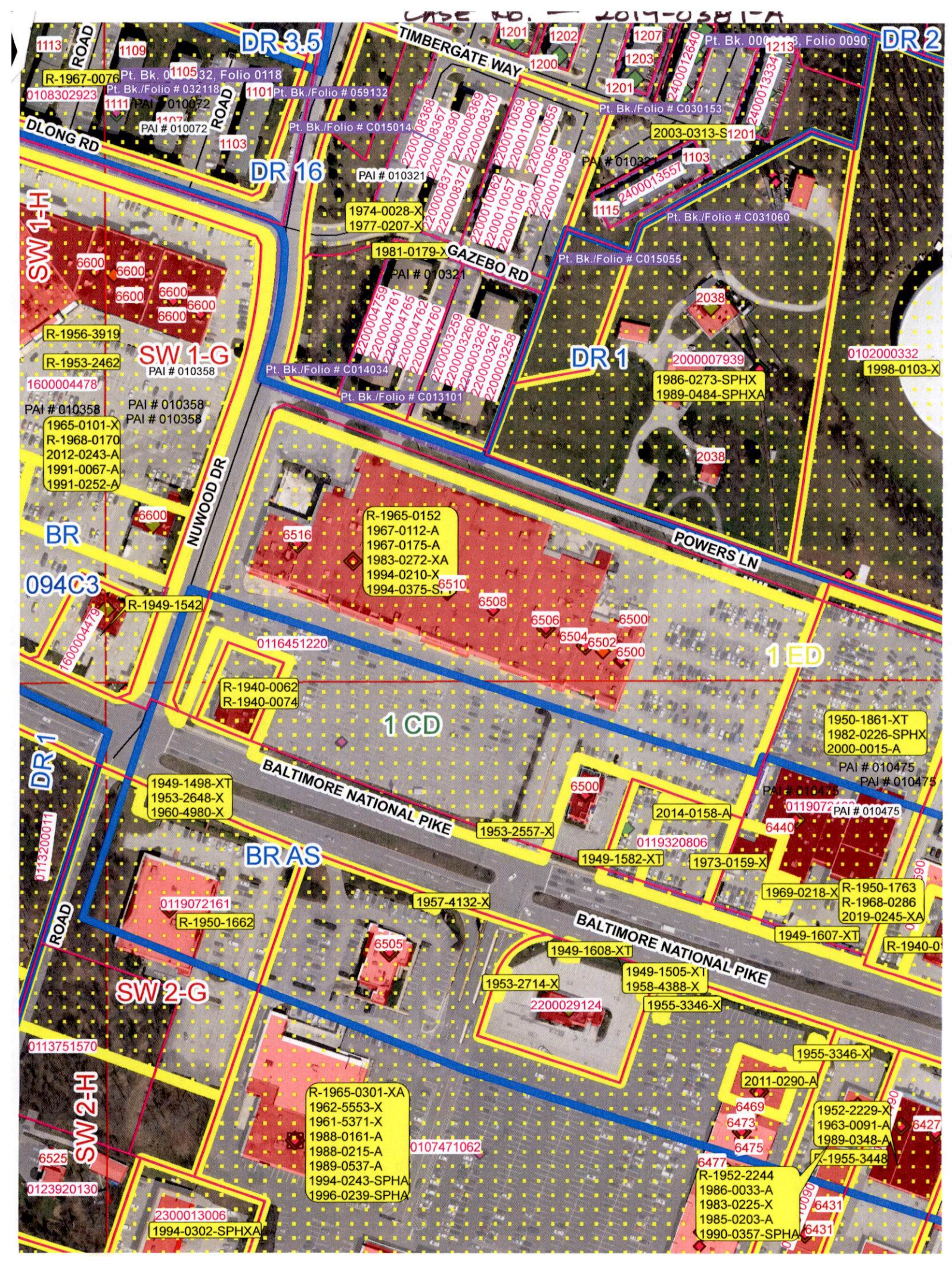
POWERS LANE

REQUIRED: 1 PU/40 L.F. @ 934 L.F. = 24 PU

PROVIDED: 8 MINOR DECIDUOUS TREES ADJACENT TO RESIDENTIAL

PETITIONER'S

EXHIBIT NO. 6


Case No. C-2019-03801-A
DR 3.5
DR 2
DR 16
DR 1
SW 1-H
SW 1-G
SW 2-G
SW 2-H
BR
BR AS
1 CD
1 ED
094C3
TIMBERGATE WAY
DLONG RD
ROAD
GAZEBO RD
NUWOOD DR
POWERS LN
BALTIMORE NATIONAL PIKE
Pt. Bk./Folio # 032118
Pt. Bk./Folio # 059132
Pt. Bk./Folio # C015014
Pt. Bk./Folio # C030153
Pt. Bk./Folio # C031060
Pt. Bk./Folio # C015055
Pt. Bk./Folio # C014034
Pt. Bk./Folio # C013101
PAI # 010072
PAI # 010321
PAI # 010358
PAI # 010475
R-1967-0076
0108302923
1974-0028-X
1977-0207-X
1981-0179-X
R-1956-3919
R-1953-2462
1600004478
1965-0101-X
R-1968-0170
2012-0243-A
1991-0067-A
1991-0252-A
R-1965-0152
1967-0112-A
1967-0175-A
1983-0272-XA
1994-0210-X
1994-0375-S
R-1949-1542
1600004479
0116451220
R-1940-0062
R-1940-0074
1949-1498-XT
1953-2648-X
1960-4980-X
0113200011
1953-2557-X
2014-0158-A
0119320806
1949-1582-XT
1973-0159-X
1950-1861-XT
1982-0226-SPHX
2000-0015-A
0119072161
R-1950-1662
1957-4132-X
1969-0218-X
R-1950-1763
R-1968-0286
2019-0245-XA
1949-1607-XT
1949-1608-XT
1949-1505-XT
1958-4388-X
1953-2714-X
2200029124
1955-3346-X
0113751570
R-1965-0301-XA
1962-5553-X
1961-5371-X
1988-0161-A
1988-0215-A
1989-0537-A
1994-0243-SPHA
1996-0239-SPHA
0107471062
2011-0290-A
1952-2229-X
1963-0091-A
1989-0348-A
R-1955-3448
R-1952-2244
1986-0033-A
1983-0225-X
1985-0203-A
1990-0357-SPHA
0123920130
2300013006
1994-0302-SPHXA
2000007939
1986-0273-SPHX
1989-0484-SPHXA
0102000332
1998-0103-X
2038
2400012640
2400013334
2400013557
2200008368
2200008367
2200008390
2200008369
2200008370
2200008371
2200008372
2200010059
2200010060
2200010055
2200010062
2200010057
2200010061
2200010056
2200010058
2200004759
2200004761
2200004765
2200004762
2200004760
2200003259
2200003260
2200003262
2200003261
2200003258
1200
1201
1202
1203
1207
1213
1103
1105
1107
1109
1111
1113
1115
6600
6516
6510
6508
6506
6504
6502
6500
6505
6440
6469
6473
6475
6477
6431
6427

LEGEND

RIGHT-OF-WAY LINE
PROPERTY LINE
ZONING LINE — BR / BR-AS
EX. CONCRETE CURB AND GUTTER — EX.C&G
EX. CURB AND GUTTER TO BE REMOVED
EX. EDGE OF PAVING
EX. CONCRETE
TO BE REMOVED DESIGNATION — (TBR)
EX. BUILDING
EX. SIGN — EX.SIGN / EX.ID SIGN
EX. FENCE
EX. GUARD RAIL
EX. STORM DRAIN, MANHOLE & INLET — EX.15"D
EX. SANITARY SEWER, MANHOLE & CLEANOUT — EX.8"S
EX. WATER MAIN, VALVE & FIRE HYDRANT — EX.8"W
EX. ELECTRIC LINE — E
EX. GAS LINE — GM / G
EX. TELEPHONE LINE, POLE & BOX — T
EX. POLE WITH LIGHT
EX. UTILITY POLE & GUY WIRE — G.W.
EX. BOLLARD
EX. OVERHEAD LINE — OH
EX. INDEX CONTOURS — 470
EX. INTERMEDIATE CONTOURS — 472
EX. PARKING COUNT — (2)
"EXISTING" DESIGNATION — EX.
PR. PARKING COUNT — (2)
"PROPOSED" DESIGNATION — PR.

PERMIT HISTORY

1. B930893 - ALTERATION PERMIT
2. B880903 - ALTERATION PERMIT
3. B926065 - DEMOLITION PERMIT
4. B957116 - ALTERATION PERMIT

ZONING HISTORY

1. CASE NO. 1949-1582-XT:
TEMPORARY USE PERMIT FOR ADVERTISING STRUCTURE WAS GRANTED DECEMBER 1, 1949.

2. CASE NO. R-1965-0152:
RE-CLASSIFICATION REQUEST FROM A R-10 ZONE TO A B-R ZONE WAS GRANTED NOVEMBER 19, 1964 SUBJECT TO STRICT COMPLIANCE WITH SITE PLAN.

3. CASE NO. 1967-0112-A:
ZONING VARIANCE TO PERMIT 722 PARKING SPACES INSTEAD OF THE REQUIRED 876 SPACES WAS GRANTED ON DECEMBER 7, 1966.

4. CASE NO. 1967-0175-A:
ZONING VARIANCE TO PERMIT A SIGN HEIGHT OF 35 FT INSTEAD OF THE PERMITTED 25 FT AND A SIGN OF 328 SF INSTEAD OF THE PERMITTED 150 SF GRANTED ON MARCH 3, 1967.

5. CASE NO. 1983-0272-XA:
ZONING VARIANCE TO PERMIT 793 PARKING SPACES INSTEAD OF THE REQUIRED 1,074 SPACES (281 PS SHORT) AND SPECIAL EXEMPTION FOR AN ARCADE IN COMBINATION WITH A FAMILY ENTERTAINMENT RESTAURANT WAS GRANTED ON JUNE 20, 1983.

6. CASE NO. 1994-0210-X:
ZONING VARIANCE TO ALLOW AN ARCADE IN A BR AND BR-CS2 ZONE WAS GRANTED ON DECEMBER 28, 1993.

7. CASE NO. 1994-0375-SPH:
SPECIAL HEARING TO APPROVE AMENDMENT TO THE PREVIOUSLY APPROVED SITE PLAN IN CASES 65-152-R AND 83-272-XA WAS GRANTED ON JUNE 16, 1994.

ZONING VARIANCE REQUEST

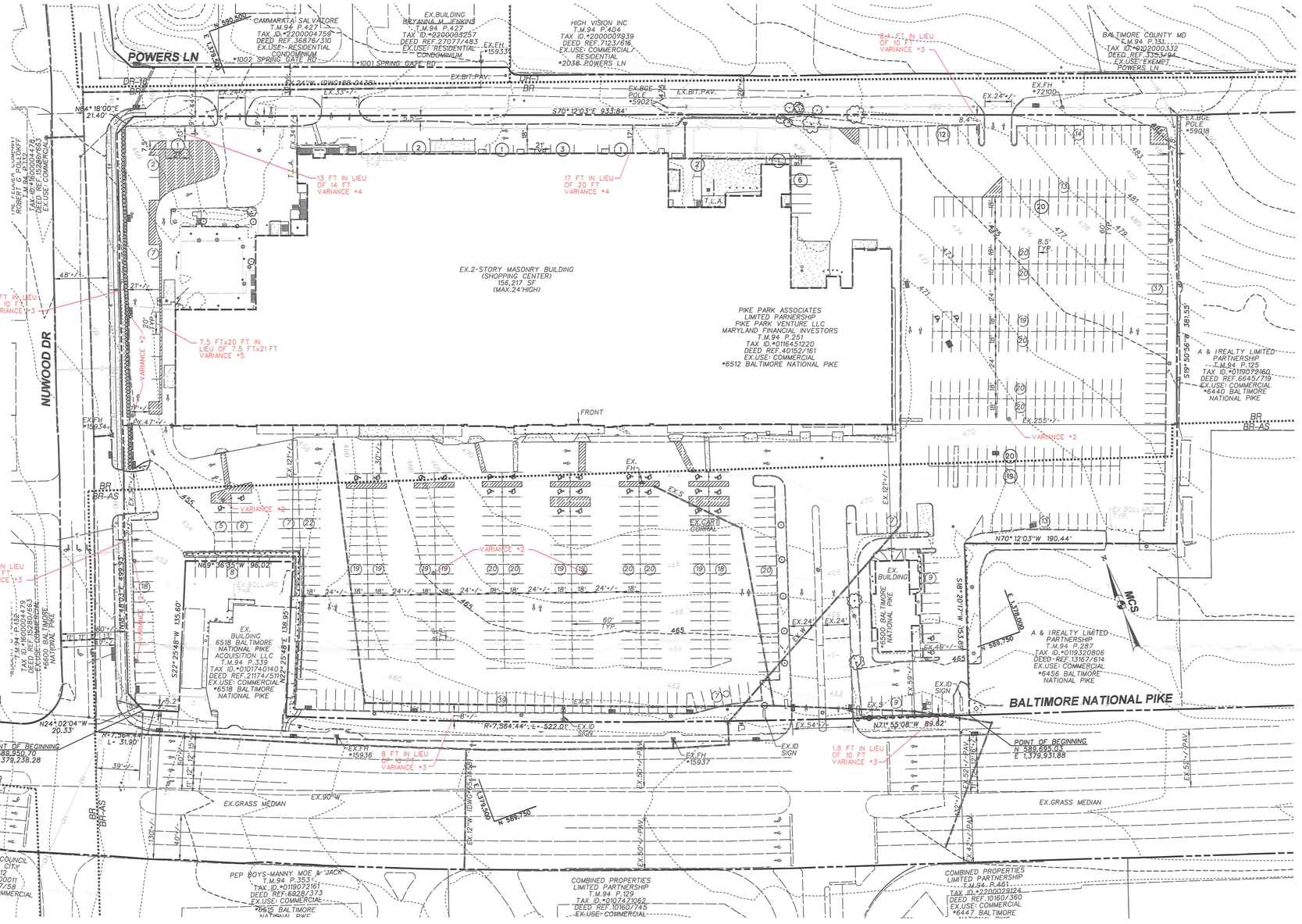
1. VARIANCE FROM SECTION 409.6.A.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.) TO ALLOW A TOTAL OF 673 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 781 SPACES.

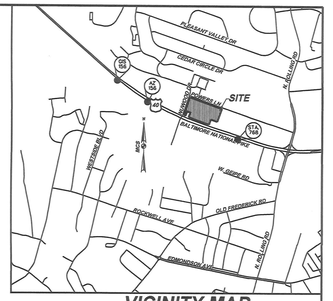
2. VARIANCE FROM B.C.Z.R. SECTION 409.8.A.3. TO ALLOW LIGHT STANDARDS IN THE PARKING FACILITY WITHOUT CURBING OR LANDSCAPING.

3. VARIANCE FROM B.C.Z.R. SECTION 409.8.A.4. TO ALLOW PARKING SPACES IN A SURFACE PARKING FACILITY TO REMAIN AS CLOSE AS 1 FT FROM THE RIGHT-OF-WAY LINE OF A PUBLIC STREET IN LIEU OF THE REQUIRED 10 FT.

4. VARIANCE FROM B.C.Z.R. SECTION 409.4.C TO PERMIT EXISTING ONE-WAY AISLE WIDTH OF 13 FT IN LIEU OF THE REQUIRED 14 FT (FOR 0° PARKING ANGLE) AND TWO-WAY AISLE WIDTH OF 17 FT IN LIEU OF THE REQUIRED 20 FT (FOR 0° PARKING ANGLE).

5. VARIANCE FROM B.C.Z.R. SECTION 409.3 TO PERMIT PARKING SPACE DIMENSIONS OF 7.5 FT x 20 FT IN LIEU OF THE REQUIRED 7.5 FT x 21 FT FOR EXISTING PARALLEL PARKING SPACES.





VICINITY MAP

SCALE: 1" = 1,000'

BENCH MARK

ELEVATIONS ARE BASED ON NAVD 88 DATUM PER BALTIMORE COUNTY CONTROL POINTS:

CONTROL POINT AZ-156:
N 590,320.885: E 1,378,206.473: EL.399.80
DESCRIPTION: BRASS CAP ON SOUTH SIDE OF RTE.40, 21.30'+/- NORTHWEST OF SANITARY MANHOLE.

CONTROL POINT GIS-156:
N 590,919.674: E 1,377,366.708: EL.373.99
DESCRIPTION: BRASS DISC ON SOUTH SIDE OF RTE.40, 14.4'+/- NORTHEAST OF UTILITY POLE *157636.

CONTROL POINT STATION 768:
N 589,287.224: E 1,380,736.917: EL.471.19
DESCRIPTION: SPIKE ON SOUTH SIDE OF BALTIMORE NATIONAL PIKE, 26.16' NORTHEAST OF UTILITY POLE *156210.

SITE DATA

1. GROSS SITE AREA = 520,106 SF OR 11.94 AC
NET SITE AREA = 465,251 SF OR 10.6807 AC

2. OWNER:
PIKE PARK ASSOCIATES LIMITED PARTNERSHIP
PIKE PARK VENTURE LLC
C/O MARYLAND FINANCIAL INVESTORS
(MICHAEL STOLTZ)
2800 QUARRY LAKE DRIVE, SUITE 340
BALTIMORE, MARYLAND 21209
PHONE (410-308-6384)

3. TAX MAP REFERENCES:
T.M.94: G.23: P.251: TAX ID.*0116451220

4. DEED REFERENCES: L.40152: F.161:
PLAT REFERENCE: N/A

5. ELECTION DISTRICT: 1: COUNCILMANIC DISTRICT: 1

6. EXISTING ZONING:
BR (6.28AC+/-) & BR-AS (4.4 AC+/-), MAP *094C3

7. EXISTING USE: EX. NEIGHBORHOOD SHOPPING CENTER
PROPOSED USE: NEIGHBORHOOD SHOPPING CENTER

8. F.A.R. ALLOWED = 2.0
PROPOSED F.A.R. 156,217 / 520,106 = 0.30

9. THE BOUNDARY SHOWN HEREON WAS TAKEN FROM TOPOGRAPHIC SURVEY PREPARED BY MTPLS LAND SURVEYORS, LLC., DATED FEBRUARY 15, 2019.

10. "BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING" HAS CONFIRMED THAT THE SUBJECT SITE IS WITHIN A TRAFFIC DEFICIENT AREA.

11. FLOOD MAP INFORMATION:
PREMISES IS SHOWN ON MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND, UNINCORPORATED AREAS, PANEL 370 OF 580, COMMUNITY PANEL NUMBER 24005100370F, MAP REVISED SEPTEMBER 26, 2008" AND IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PARKING REQUIREMENTS

PARKING SPACES REQUIRED:
5 / 1,000 SF OF GROSS LEASABLE AREA =
5 / 1,000 X 156,217 = 781 PS

PARKING SPACES PROVIDED: 673 PS, INCLUDING 28 HDCP SPACES

(VARIANCE 1983-027-XA GRANTED ON JUNE 20, 1983 ALLOWED FOR A SHORTAGE OF 281 PARKING SPACES)

100 50 0 100

PETITIONER'S EXHIBIT 1

THE COORDINATE SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN DATUM OF 1983. THE ELEVATION SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. HORZ: NAD 83/91: VERT: NAVD 88

NOTE:
THIS PLAN IS INTENDED FOR ZONING PURPOSES ONLY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.

BLDG
Baltimore Land Design Group, Inc.
Consulting Engineers
230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21031
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM

REGISTERED PROFESSIONAL ENGINEER 21245 IWONA ROSTEK-ZARSKA STATE OF MARYLAND

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, IWONA ROSTEK-ZARSKA, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21245, EXPIRATION DATE: JUNE 9, 2020.

OWNER
PIKE PARK ASSOCIATES LIMITED PARTNERSHIP
PIKE PARK VENTURE LLC
C/O MARYLAND FINANCIAL INVESTORS
2800 QUARRY LAKE DR STE 340
BALTIMORE MD 21209-3764

DEVELOPER / APPLICANT
PIKE PARK ASSOCIATES LIMITED PARTNERSHIP
PIKE PARK VENTURE LLC
C/O MARYLAND FINANCIAL INVESTORS
2800 QUARRY LAKE DR STE 340
BALTIMORE MD 21209-3764

REVISIONS

DATE	NO.	DESCRIPTION	BY

PLAN TO ACCOMPANY
PETITION FOR ZONING VARIANCES

PIKE PARK PLAZA

6500-6516 BALTIMORE NATIONAL PIKE
BALTIMORE, MARYLAND 21228

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50'
ELECTION DISTRICT: 1, C1
DATE: JUNE 24, 2019

DRAWING NO.
C-1
SHEET 1 OF 1

Walenty Zarski

24 English Saddle Court
Parkton, Maryland, 21120
410-343-1208

Education

Masters of Science in Civil Engineering, Polytechnic of Bialystok / Technical University, Bialystok, Poland, June 1981, *with honors*

Summary of Qualifications

- Engineer with over 30 years of experience in site development engineering, planning and management for various commercial, industrial, institutional and residential projects.
- Background in design, budget management, cost estimating, project scheduling, project coordination with the design team, design and construction supervision, obtaining regulatory land-use approvals and permits, bidding procedures.
- Experience in developing innovative and the most cost effective design solutions.
- Strengths in design and analysis of site planning, water and wastewater systems, close and open channel drainage systems, roads, site grading, and erosion and sediment control.

Work Experience

September 1999 – present	Project Manager, Baltimore Land Design Group, Inc., Hunt Valley, Maryland. Responsible for various tasks related to management, design and coordination of civil engineering projects. Engineering tasks include: general site planning and design; design of erosion and sediment control, utilities, roads and storm water drainage systems; grading studies; earth quantity take-offs; construction cost analysis; obtaining plan approvals and construction permits; preparation of construction drawings.
April 1986 - September 1999	Senior Associate and Project Manager, George William Stephens, Jr. and Associates, Inc., Towson, Maryland. Responsible for overall engineering tasks related to management, design, budgeting and scheduling of the civil engineering projects, and preparation of proposals for the new projects. Supervised engineering staff and handled employees' evaluations. Engineering tasks included: comprehensive site planning and design; erosion and sediment control; grading studies; utilities; road plans; earth quantity take-offs; project scheduling and budgeting; assistance in bidding and contracting construction work; preparation of contract documents; specification writing; expediting issuance of construction permits.

2

PETITIONER'S EXHIBIT ____

PETITION FOR ZONING VARIANCE 83-272-XA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2b(2) to permit a total of 783 parking spaces in lieu of the required 1074 parking spaces, by amending previous variance Case No. 67-112-A which granted 722 parking spaces instead of the required 876.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

1. That the requirements for parking are unnecessarily overlapping in that the night club on site is only open after 9 P.M. when the stores are closed and many family entertainment restaurant patrons are already patrons of the stores, with an overlapping parking requirement.
2. That the night club and restaurant parking requirements of Baltimore County are among the highest in the country.
3. That, without the requested variance, the Petitioners will sustain practical difficulty and unreasonable hardship, and the requested variance will not harm the health, safety and welfare of the area, and it is in accordance with the spirit and intent of the Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

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

LESSEE:
Contract Purchaser:
FAMILY ENTERTAINMENT CENTERS OF (Type or Print Name) BALTIMORE, INC.
Signature By Patrick Hopf
751 Rockville Pike, Suite 26-B
Address
Rockville, Maryland 20852
City and State

Legal Owner(s): PIKE PARK PLAZA ASSOCIATES
EASTERN MANAGEMENT ASSOCIATES, JEROME A. SIFFEL, HERB EDELSON AND ARNOLD SCHAFTEL, ET AL, (Type or Print Name) TRUSTEES
Signature By Arnold Schaftel, PARTNER, AND/OR TRUSTEE AND/OR ATTORNEY IN FACT, AND/OR OFFICER, VICE PRESIDENT (Type or Print Name)
Signature

Attorney for Petitioner:
Newton A. Williams and Nolan, Plumhoff & Williams, Chartered (Type or Print Name)
Signature
204 West Pennsylvania Avenue
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 823-7800

3818 Eastern Avenue 276-6300
Address Phone No.
Baltimore, Maryland 21224
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Newton A. Williams
Name
204 W. Pennsylvania Ave., Towson, MD 21204
Address Phone No. 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of May, 19 83, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of June 19 83 at 10:15 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

Pike Park Plaza Associates, et al
NE/Cor. Balto. National Pike & Nswood Drive
83-272-XA

PETITION FOR SPECIAL EXCEPTION 83-272-XA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for an arcade as a use in combination with a family entertainment restaurant.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

LESSEE:
Contract Purchaser:
FAMILY ENTERTAINMENT CENTERS OF (Type or Print Name) BALTIMORE, INC.
Signature By Patrick Hopf
751 Rockville Pike, Suite 26-B
Address
Rockville, Maryland 20852
City and State

Legal Owner(s): PIKE PARK PLAZA ASSOCIATES
EASTERN MANAGEMENT ASSOCIATES, JEROME A. SIFFEL, HERB EDELSON AND ARNOLD SCHAFTEL, ET AL, (Type or Print Name) TRUSTEES
Signature By Arnold Schaftel, PARTNER, AND/OR TRUSTEE AND/OR ATTORNEY IN FACT, AND/OR OFFICER, VICE PRESIDENT (Type or Print Name)
Signature

Attorney for Petitioner:
Newton A. Williams, Nolan, Plumhoff & Williams, Chartered (Type or Print Name)
Signature
204 West Pennsylvania Avenue
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 823-7800

3818 Eastern Avenue 276-6300
Address Phone No.
Baltimore, Maryland 21224
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Newton A. Williams
Name
204 W. Pennsylvania Ave., Towson, MD 21204
Address Phone No. 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of May, 19 83, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of June 19 83 at 10:15 o'clock A.M.

Zoning Commissioner of Baltimore County

DATE ... FOR FILING
BY ...

ZAC-No.1

(over)

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
NE Corner of Baltimore National Pike and Nswood Drive, 1st District
PIKE PARK PLAZA ASSOCIATES, et al., Petitioners

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 83-272-XA

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 17th day of May, 1983, a copy of the foregoing Order was mailed to Newton A. Williams, Esquire and Nolan, Plumhoff & Williams, Chartered, 204 W. Pennsylvania Avenue, Towson, MD 21204, Attorneys for Petitioners; and Mr. Patrick Hopf, Family Entertainment Centers of Baltimore, Inc., 751 Rockville Pike, Suite 26-F, Rockville, Maryland 20852, Contract Lessee.

John W. Hessian, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

County Office Bldg.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

May 26, 1983

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 176 - Case No. 83-272-XA
Petitioner - Pike Park Plaza Associates
Special Exception & Variance Petition

Dear Mr. Williams:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your client's proposal to convert part of this shopping center to an arcade in combination with a family restaurant and provide less parking than required for the entire shopping center, this hearing is required.

The revised site plan that was submitted was checked with Mr. Flanigan, Department of Traffic Engineering, and he verbally stated that he was satisfied with said plan, and he would submit a comment in the near future.

At the time of filed inspection, some areas of the parking lot were in poor shape, and I think that they should be repaved.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 2, 1983

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #176 (1982-1983)
Property Owner: Pike Park Plaza Associates
N/E cor. Baltimore National Pike and Nswood Dr.
Acres: 13.2 District: 1st

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Nswood Drive is a County road in this vicinity, improved as a 48-foot closed section roadway on a 70-foot right-of-way, see Drawing #68-1459, File 5.

Fenwyn Lane, an existing public road, is proposed to be improved as a 40-foot closed section roadway on a 60-foot right-of-way per Drawing #65-1460 (5). The submitted plan does not reflect these proposed road improvements.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 176 (1982-1983).

Very truly yours,
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAN:FWPkess

cc: Harris Shalowitz

N-NE Key Sheet
4 & 5 SW 28 Pos. Sheets
SW 1 & 2 G Topo
94 Tax Map

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

May 11, 1983

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 3-15-83
ITEM: #176.
Property Owner: Pike Park Plaza Associates
Location: NE/Cor. Baltimore National Pike, Route 40-W and Nswood Drive
Existing Zoning: B.R.
Proposed Zoning: Special Exception for an arcade in combination with a family entertainment restaurant, Variance to permit a total of 792 parking spaces in lieu of the required 1058 parking spaces, by amending previous variance Case No. 67-112-A which granted 722 parking spaces in lieu of the required 876.
Acres: 13.2
District: 1st

Dear Mr. Hammond:

On review of the revised site plan of 4-26-83, the State Highway Administration finds the plan generally acceptable.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

March 16, 1983

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 3-15-83
ITEM: #176.
Property Owner: Pike Park Plaza Associates
Location: NE/Cor. Baltimore National Pike, Route 40-W and Nswood Drive
Existing Zoning: B.R.
Proposed Zoning: Special Exception for an arcade in combination with a family entertainment restaurant, Variance to permit a total of 792 parking spaces in lieu of the required 1058 parking spaces, by amending previous variance Case No. 67-112-A which granted 722 parking spaces in lieu of the required 876.
Acres: 13.2
District: 1st

Dear Mr. Hammond:

On review of the site plan of January 10, 1983 and field inspection, the State Highway Administration offers the following comments:

With the request for a variance to permit a total of 792 spaces in lieu of the required 1058 spaces, the State Highway Administration strongly recommends the plan be revised to show existing conditions and spaces by field inspection only.

On the day of inspection, parked vehicles blocked the interior circulation at Store #2 (Night Club) in a northeast direction.

My telephone number is (301) 659-1330
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/~~would not~~ result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested ~~will~~/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /~~should not~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20TH day of June, 19 83, that the herein petition for Variance(s) to permit 793 parking spaces in lieu of the required 1074 spaces, in accordance with the parking layout prepared by Street Traffic Studies, Ltd., dated May 31, 1983, and marked Petitioner's Exhibit 10, is hereby GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Exception Order.

Deputy Zoning Commissioner of Baltimore County

Zoning Item # 176
Page 2

( ) Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.

( ) Soil percolation tests have been conducted.
{ } The results are valid until _____.
{ } Revised plans must be submitted prior to approval of the percolation tests.

( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
{ } shall be valid until _____.
{ } is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.

( ) All roads and parking areas should be surfaced with a dustless, bonding material.

( ) No health hazards are anticipated.

(X) Others This site is located in the Patapsco Sewershed and is therefore subject to a moratorium on sewer connections that has been imposed by the State of Maryland Department of Health and Mental Hygiene.

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20TH day of June, 1983, that the Petition for Special Exception for an arcade in combination with a family entertainment restaurant, in accordance with the site plan prepared by George William Stephens, Jr. and Associates, Inc., revised April 26, 1983, and marked Petitioner's Exhibit 1 is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The parking layout shall be in accordance with Petitioner's Exhibit 10, and the Nuwood Drive entrance shall be 40 feet wide.
2. The floor plan shall be in accordance with Petitioner's Exhibit 2. Amusement devices shall be located primarily in specific game areas. No more than 20% of the gross floor area shall be used for games, rides and amusement devices. All video games, except 3 table top games that are allowed in the cabaret area, are to be located in the Fantasy Forest area, and kiddie rides may be located in the dining theatre. There shall be a maximum of 15 skee-ball games, 20 kiddie rides, 12 arcade pieces (such as frog ball) and 60 video games.
3. No customer under the age of 18 shall be permitted in the restaurant/arcade unless accompanied by a parent or guardian.
4. The restaurant shall not have more than 260 seats.
5. The hours of operation shall not extend beyond midnight.
6. The employees shall park on the eastern portion of the site.
7. The free-standing sign, adjacent to Baltimore National Pike, shall be in accordance with the Baltimore County Zoning Regulations.
8. All screening shall be installed and the parking lot repaired and restriped prior to occupancy.
9. The arcade shall not be the sole or primary use of this special exception.
10. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE June 20, 1983
BY May Compostella
ZONING ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

April 11, 1983

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Pike Park Plaza Associates

Location: NE/Cor. Baltimore National Pike and Nuwood Drive

Item No.: 176 Zoning Agenda: Meeting of March 15, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Ed Jones 4-11-83 Noted and Approved: George W. Wiegand
Planning Group
Special Inspection Division
Fire Prevention Bureau

JK/mb/cm

Mr. W. Hammond -2- March 16, 1983

Parking was near capacity along the Baltimore National Pike frontage between the monumental entrance and Nuwood Road.

However, parking at the southeast (in back of Shell Service Station) was sparse except for nine (9) "Budget" rental trucks doing business at Store # 12 and a few rental cars.

With our field inspection showing a loss of parking spaces to decrease the 792 paper count, the State Highway Administration recommends the plan be revised prior to a hearing.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle

May 9, 1983
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 176, Zoning Advisory Committee Meeting of March 15, 1983
Property Owner: Pike Park Plaza Associates
Location: NE/Cor. U.S. Rt. 40 & Nuwood Dr. District 1
Water Supply Public Sewage Disposal Public

COMMENTS ARE AS FOLLOWS:

(X) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

( ) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

( ) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

(X) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.

( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.

( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

ED ZALESKI JR.
DIRECTOR

March 21, 1983

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond

Comments on Item # 176 Zoning Advisory Committee Meeting March 15, 1983 are as follows:

Property Owner: Pike Park Plaza Assoc.
Location: NE/Cor. Baltimore National Pike & Nuwood Drive
Existing Zoning: B.R.
Proposed Zoning: See reverse side

Acres: 13.2
District: 1st

The items checked below are applicable:

X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Aged and other applicable Codes.

X B. A building/and other miscellaneous permits shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot lines. A firewall is required if construction is on the lot line, See Table 401, Line 2, Section 1407 and Table 1402.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____

X G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal. Change of use/occupancy from "M" to "A-2"

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

NOTE: X. Comments: A floor plan showing all adjoining tenants and exiting from front and rear as well as the floor elevation and fire ratings of walls & floor/ceilings assemblys separating tenants from proposed tenant. Shall be provided this office for review. Sprinklers shall be provided as per Sect. 1702.0; show handicapped parking, signs, building access, etc. on plans. See State Handicapped Code for more requirements. Comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. Compliance. If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,

Charles E. Burnham, Chief
Plans Review

CEB:rrj

FORM CU-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland – 21204

Date: March 15, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: March 15, 1983

RE: Item No: 169, 170, 171, 172, 173, 174, 175, (176)
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Mrs. Nick Petrovich, Assistant
Department of Planning

NNP/bp

STREET TRAFFIC STUDIES, LTD.

STEPHEN G. PETERSEN, P.E., PRESIDENT

PETITIONER'S EXHIBIT 9

May 24, 1983

Family Entertainment Centers, Inc.
C/O Mr. Rick Kelly
Suite 26B
751 Rockville Pike
Rockville, Maryland 20852

RE: Pike Park Plaza
Pizza Time Theatres

Dear Mr. Kelly,

As requested, we have completed a traffic study relating to the existing parking lot usage for Pike Park Plaza. The results of our study clearly show that there are excess parking spaces and that there will be more than sufficient spaces once the Pizza Time Theatre is in operation. Our study methodology and results are detailed below.

Study Methodology

STS personnel counted the total number of parked vehicles on Pike Park Plaza from 10 AM to 11 PM at 30 minute intervals on:

Thursday, May 19, 1983
Friday, May 20, 1983
Saturday, May 21, 1983

Although not shown in this report, the observations were made by "areas" or "segments" of the lot and the data was recorded accordingly. If the results of the "area" observations are required please advise.

Required Parking Spaces

According to the Baltimore County Zoning Code the following is required:

Traffic Planning & Engineering Consulting • Traffic Counting • Signal Design • Traffic Impact & Adequate Public Facilities Analyses
Land Use & Transportation Planning
Washington / 16626 S Westland Dr., Gaithersburg, Md. 20877 301/948-1754
Other Offices: Baltimore / 4 Frethy Ct., Parkton, Md. 21120 301/343-0550 • Columbia / 8911 Black Green Lane, Columbia, Md. 21045 301/596-4617

Total Spaces for Pike Park Plaza - 1074
Total Spaces for Pizza Time Theatre Only - 253

The new site plan shows parking for 783 spaces. The restaurant alone is required to provide 253 spaces which, in my opinion, is extremely high. The new restaurant will contain 244 seats and will have ±25 employees at any one time. The zoning code requires spaces based on square footage instead of the more reasonable parameter of "restaurant seating capacity." Based on data collected by your firm, a rate of 2.8 persons/car is assumed for the 244 seats, and 1 space/employee, resulting in a "need" for only 112 spaces for this site (or 44% of the code requirement).

Results of Data Collection Program

The primary data collection results are shown in two formats - tabular and graphic. The results show that the peak parking lot occupancy occured on Thursday at 11:00 PM, on Friday at 5:00 PM and on Saturday at 11:30 AM. It is important to point out that 783 spaces are proposed and only a maximum of 45% of the spaces (or 350 out of 783 spaces) were utilized. As can be seen in both the table and graph there is a minimum (excess) of 433 parking spaces available at all times. This number of spaces is obviously sufficient to serve the needs of the proposed Pizza Time Theatre. The restaurant requires only 253 parking spaces according to the zoning and in actuality will need only ±112 spaces.

Summary

In summary, it is my opinion that there will not be an adverse impact on the parking lot as a result of the proposed restaurant in Pike Park Plaza. I hope this brief report serves your

needs and if you have any questions, please call.

Very truly yours,

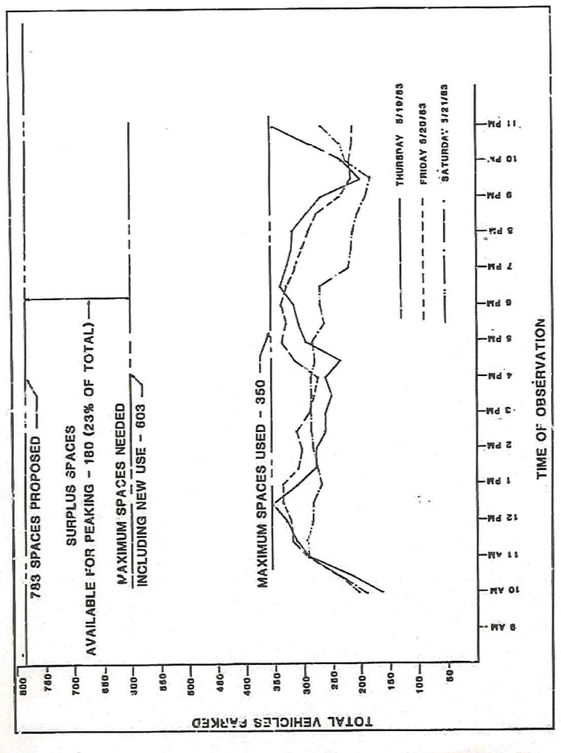
John W. Guckert

RESULTS OF PARKING LOT
OCCUPANCY STUDY

PIKE PARK PLAZA SHOPPING CENTER
(783 Spaces Proposed)

	TOTAL NUMBER OF VEHICLES PARKED		
	Thursday 5/19/83	Friday 5/20/83	Saturday 5/21/83
10:00 AM	161	202	194
10:30	219	231	233
11:00	290	288	289
11:30	305	312	291*
12:00N	325	316	283
12:30	349	331	283
1:00	308	332	261
1:30	276	307	272
2:00	280	299	278
2:30	260	309	283
3:00	261	293	289
3:30	249	281	287
4:00	262	276	287
4:30	239	313	275
5:00	295	337*	277
5:30	305	328	258
6:00	314	335	264
6:30	346	323	263
7:00	337	310	216
7:30	323	299	210
8:00	324	290	212
8:30	295	275	201
9:00	264	241	189
9:30	198	207	184
10:00	230	212	218
10:30	281	206	230
11:00 PM	350*	208	263

*Peak Occupancy



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Zoning Commissioner
Norman E. Gerber, Director

FROM: Office of Planning and Zoning

Date: May 17, 1983

SUBJECT: Zoning Petition No. 83-272-XA
Pike Park Plaza Associated, et al

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber per J. Hoswell
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:slc

cc: Arlene January
Shirley Hess

Chuck E. Cheese's Pizza Time Theatre

FAMILY ENTERTAINMENT CENTERS, INC.

PRESS RELEASE

FOR IMMEDIATE RELEASE

May 2, 1983

Family Entertainment Centers, Inc., an 18-unit franchisee of Chuck E. Cheese's ™ Pizza Time Theatre ™, had record sales, net income and earnings per share in the first quarter of 1983. Sales totalled $5,321,150; net income was $274,874; and earnings per share were $.16. Sales increased 257% versus the first quarter of 1982; net income compared to a loss of $50,992 in the prior year's first quarter; and earnings per share were $.20 better than 1982's first quarter loss of $.04 per share.

Patrick A. Hopf, Chairman and President, commented that "We are very pleased with the results of the first quarter and the developing trend in our Company's profitability. We opened three new Chuck E. Cheese ™ centers in the quarter, and average weekly sales per center averaged approximately $30,000 despite a February blizzard which reduced expected sales by $180,000. Cost improvements in the food area and in hourly labor contributed to a 24.1% operating profit margin before the royalty for the quarter. We anticipate continued profit margin and earnings per share improvement in the next two quarters."

The Company ended the first quarter with 16 Chuck E. Cheese ™ centers and opened two additional centers in late April. As announced previously, the Company has agreed to sell its two California centers to Pizza Time Theatre, Inc. for $2,713,000 in cash and notes, and the Company is acquiring the right to develop eight additional Chuck E. Cheese ™ centers in specific markets in the Carolinas, Tennessee and Georgia. The anticipated after-tax capital gain from the transaction of approximately $.45 per share is expected to be realized in the second quarter.

Family Entertainment Centers, Inc. is headquartered in Rockville, Maryland, and the Company owns the exclusive right to develop Chuck E. Cheese's ™ Pizza Time Theatres ™ in the states of Virginia, Maryland, and Delaware, the District of Columbia, and in specific areas in North Carolina, South Carolina, Georgia and Tennessee. The Company went public in September of 1982, and its stock is traded Over-the-Counter.

For additional information, please contact:

Patrick A. Hopf
Chairman and President
751 Rockville Pike, Suite 26B
Rockville, MD 20852
301/ 762-8020

PETITIONER'S EXHIBIT 7

Family Entertainment Centers, Inc.
751 Rockville Pike, Suite 26B • Rockville, Maryland 20852 • (301) 762-8020

FAMILY ENTERTAINMENT CENTERS, INC.

CONSOLIDATED STATEMENTS OF OPERATIONS

	13 Weeks Ended April 3, 1983	13 Weeks Ended March 28, 1982
SALES:		
Food, beverage and merchandise	$4,023,189	$1,123,306
Games	1,297,961	367,248
Total	5,321,150	1,490,554
OPERATING COSTS AND EXPENSES BEFORE FRANCHISE FEES ON SALES:		
Food, beverage and merchandise	995,484	275,568
Payroll and related benefits	1,288,629	383,792
Other Operating Expenses	1,751,874	494,247
Total	4,035,987	1,153,608
INCOME FROM OPERATIONS BEFORE FRANCHISE FEES ON SALES	1,285,163	336,946
FRANCHISE FEES ON SALES	319,625	89,496
INCOME FROM OPERATIONS	965,538	247,450
OTHER EXPENSES:		
General and administration	500,949	232,890
Interest - net	189,715	65,552
Total	690,664	298,442
NET INCOME (LOSS)	$ 274,874	($50,992)
NET INCOME (LOSS) PER COMMON AND DILUTIVE COMMON EQUIVALENT SHARE	$ .16	($.04)
SHARES USED TO CALCULATE PER SHARE AMOUNTS	1,709,619	1,210,047

Mr. William E. Hammond
Zoning Commissioner
Room 109, County Office Building
Towson, Maryland 21204

RE: Case No. 83-272
Building Permit Application No.
Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the permit application prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County, Maryland, and you from any liability or responsibility for any consequences which might arise during the appeal period.

Very truly yours,

PANTHER, EASTERN MANAGEMENT, ASSOCIATES

WEH:bsc

P31333

J. EARLE PLUMHOFF
NEWTON A. WILLIAMS
WILLIAM M. HESSON, JR.
THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
STEPHEN J. NOLAN
C. SCOTT BARRIGHT
ROBERT L. HANLEY, JR.

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
TELEPHONE 301-823-7800

June 16, 1983

The Honorable Jean M. H. Jung
Deputy Zoning Commissioner
Zoning Commissioner's Office
County Office Building
Towson, Maryland 21204

Re: Further Data And Photographs Concerning
Pike Park Plaza Associates, Et Al;
Case No. 83-272-XA,
And The Patapsco Inn Property

Dear Commissioner Jung:

Pursuant to your request made during the hearing in this matter on June 7, 1983, we are enclosing the following:

1. A field sketch dated June 13, 1983, prepared by Mr. Stark of Stephens and Associates giving more detail concerning the relationship between the Patapsco Inn property and the surrounding property developed as Pike Park Plaza on Route 40 West.

2. Also enclosed are a series of seven photographs taken by Mr. Stark which are keyed to his sketch of June 13, as well as labelled to better explain the situation to all concerned.

First of all, please note that the Patapsco Inn has a single two-way driveway, in and out, located at its southwest corner from the westbound lane of Route 40.

As is shown on both the photographs and on Mr. Stark's sketch, both the Pike Park Plaza frontage and the Patapsco Inn frontage, except for the authorized entrance driveways, are fully curbed along the westbound north side of Route 40.

Also please note that at maximum the Patapsco Inn has perhaps 19 parking spaces on site. As is shown on the photographs, the Patapsco Inn is a two-story building which is in excess of 60 feet by 60 feet as far as the building footprint is concerned. Thus, assuming 3,600 square feet for the first floor devoted to bar and restaurant use, on the order of 72 parking spaces would be required by the Baltimore County Zoning Regulations.

The Honorable Jean M. H. Jung
Deputy Zoning Commissioner
June 16, 1983
Page two

Further, the upstairs apartment would require at least one space, and there may be meeting rooms or banquet rooms upstairs as well.

Thus, with at least 75 or so spaces required, and only 19 or so provided at best, we feel that the Patapsco Inn is far more under its parking requirements than Pike Park Plaza would be, even with the moderate variance requested.

Common sense leads us to believe that Patapsco Inn customers are undoubtedly parking at least as often and probably more often on the shopping center parking lot than vice versa.

As you know, Pike Park Plaza has never complained about this, is not complaining now, and has no intention of enforcing the strict letter of its parking rights unless compelled to do so by the Patapsco Inn owners.

Note in photograph 1B, that there appears to be a yellow line which at one time acted as a line of demarcation between the Patapsco Inn property on the east side, that is in the left of the picture, and the Pike Park Plaza property on the west side in the right of the picture. We would suggest that this line be repainted and perhaps made more noticeable.

We would also respectfully suggest to all concerned that it is very much to the advantage of the Patapsco Inn to have access back and forth over this line, since if a Patapsco Inn customer who wishes to go east on Route 40 can proceed through the shopping center, make a left at the entrance on Nuwood Road, and come out with the light at Nuwood Road. While it may be possible, although possibly not legal, to come out of the Patapsco Inn driveway, cross the two and one-half lanes of traffic and then make a U-turn at the light at Nuwood Road to proceed back toward Route 40 West, the Beltway and Baltimore City, this is by no means an easy traffic movement, and it is certainly far easier and safer to come out Nuwood Road through the shopping center.

In carefully examining the seven photographs made by Mr. Stark, we do not note any signs or clear-cut indication to the public as to the ownership of the parking spaces either at the southwest corner of Pike Park Plaza or on the Patapsco Inn property, and perhaps signs would help as well.

We do not believe that a complete barrier along the west side of the Patapsco Inn property, as has been done on the north and east sides, would be to the advantage of the Patapsco Inn or the shopping center owners, although the public could be better informed by signing, appropriate striping, etc.

As you suggested at the close of the hearing on June 7, we would be glad to discuss any aspect of the parking lot, driveways, signing, etc., with Mrs. Arthur and Mrs. Cole, and we will keep you informed as to any such discussions that take place. In the meanwhile, if Mrs. Arthur or Mrs. Cole

The Honorable Jean M. H. Jung
Deputy Zoning Commissioner
June 16, 1983
Page three

has any points which they wish to bring out, either by way of photographs, diagrams or otherwise, they are more than welcome to communicate directly with you, so far as we are concerned, and we would appreciate a copy of any such communications.

We trust that these materials will aide you in considering the relationship between these two properties, and if there is anything else that you need, we will be glad to provide it.

We believe that Mr. Guckert's very detailed report offered as Plaintiff's exhibit 9, demonstrates that there is more than adequate parking available on site even with the Patapsco Inn. Secondly, Mr. Kelly points out that the Rockville location, which you have visited, has very limited parking in front of the restaurant, and that customers have learned to park on the side or rear of the shopping center, and are willing to do so since Family Entertainment restaurants are a point of destination for which customers are willing to make such a parking adjustment.

Respectfully submitted,

Newton A. Williams

Newton A. Williams

NAW:pr
encs.
cc: Mrs. Donald Arthur
Mrs. Donna Arthur Cole

Mr. Rick Kelly
Family Entertainment Centers, Inc.

Mr. Scott Yuro and
Mr. Arnold Schaftel
Epsteins

Mr. Charles K. Stark, L.S.
Stephens and Associates, Inc.

Mr. John Weston Guckert, P.E.

Mr. Ormsby S. Moore

Mr. Edward T. Goldmeier

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

1st Election District

ZONING: Petition for Special Exception and Variance

LOCATION: Northeast corner of Baltimore National Pike and Nuwood Drive

DATE & TIME: Tuesday, June 7, 1983 at 10:15 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for an arcade as a use in combination with a family entertainment restaurant and Variance to permit a total of 783 parking spaces in lieu of the required 1,074 parking spaces, by amending previous Variance Case No. 67-112-A, which granted 722 parking spaces instead of the required 876

The Zoning Regulations to be excepted as follows:
Section 409.2b - parking spaces required for uses other than dwellings

All that parcel of land in the First District of Baltimore County

Being the property of Pike Park Plaza Associates, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, June 7, 1983 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
304 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany Petition for Special Exception for Pizza Time Theatre and Arcade

March 2, 1983

Beginning for the same at a point distant 35.00 feet South 69° 58' 59" East from the center of Nuwood Drive 70 feet wide and 274 feet more or less North 19° 01' 07" East measured along the center of Nuwood Drive from the center line intersection of Baltimore National Pike 150 feet wide thence

1-South 69° 58' 59" East 199.0 feet more or less thence
2-North 20° 01' 01" East 38.0 feet more or less thence
3-South 69° 58' 59" East 14.5 feet more or less thence
4-North 20° 01' 01" East 180.1 feet more or less thence
5-South 69° 58' 59" East 75.0 feet thence
6-South 20° 01' 01" West 180.1 feet more or less thence
7-South 69° 55' 59" East 146.0 feet more or less thence
8-South 20° 01' 01" West 255.0 feet more or less to the northeast right of way line of Baltimore National Pike thence binding on said northeast right of way line
9-Northwesterly by a line curving to the north with a radius of 7,564.44 feet for an arc distance of 306 feet more or less thence
10-North 22° 38' 52" East 138.95 feet thence
11-North 69° 23' 31" West 96.62 feet thence
12-South 22° 38' 52" West 135.60 feet to the said northeast right of way line of said Pike thence binding on said right of way and on the southeast right of way line of Nuwood Drive the three following courses and distances
13-Northwesterly by a line curving to the north with a radius of 7564.44 feet for an arc distance of 32 feet more or less
14-North 23° 49' 00" West 20.31 feet and
15-North 19° 01' 07" East 189.0 feet more or less to the place of beginning.

Containing 2.4 acres of land more or less.

Item #116 REVISED PLATS
MAY 3 REC'D

Charles K. Stark
#3026

STATE OF MARYLAND
LAND SURVEYOR

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 1, 1983

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

Re: Petition for Special Exception and Variance
NE/corner Baltimore National Pike and
Nuwood Drive
Pike Park Plaza Associates, et al - Petitioners
Case No. 83-272-XA

Dear Mr. Williams:

This is to advise you that $139.65 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 117637

DATE 6/7/83 ACCOUNT R-01-615-000

AMOUNT $135.65

RECEIVED FROM Nolan, Plumhoff & Williams

FOR Advertising & Posting Case #83-272-XA
(Pike Park Plaza Associates)

B 043****1355** 8088A

VALIDATION OR SIGNATURE OF CASHIER

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Defendant

CERTIFICATE OF PUBLICATION OF

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

May 19 19 83

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for Special Exception

was inserted in the following:

☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 21 day of May 19 83, that is to say, the same was inserted in the issues of

May 19, 1983

PATUXENT PUBLISHING CORP.
By

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 20, 1983

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception and Variance
NE/corner of Baltimore National Pike and Nuwood Dr. - 1st Election District
Pike Park Plaza Associates, et al - Petitioner
NO. 83-272-XA (Item No. 176)

Dear Mr. Williams:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

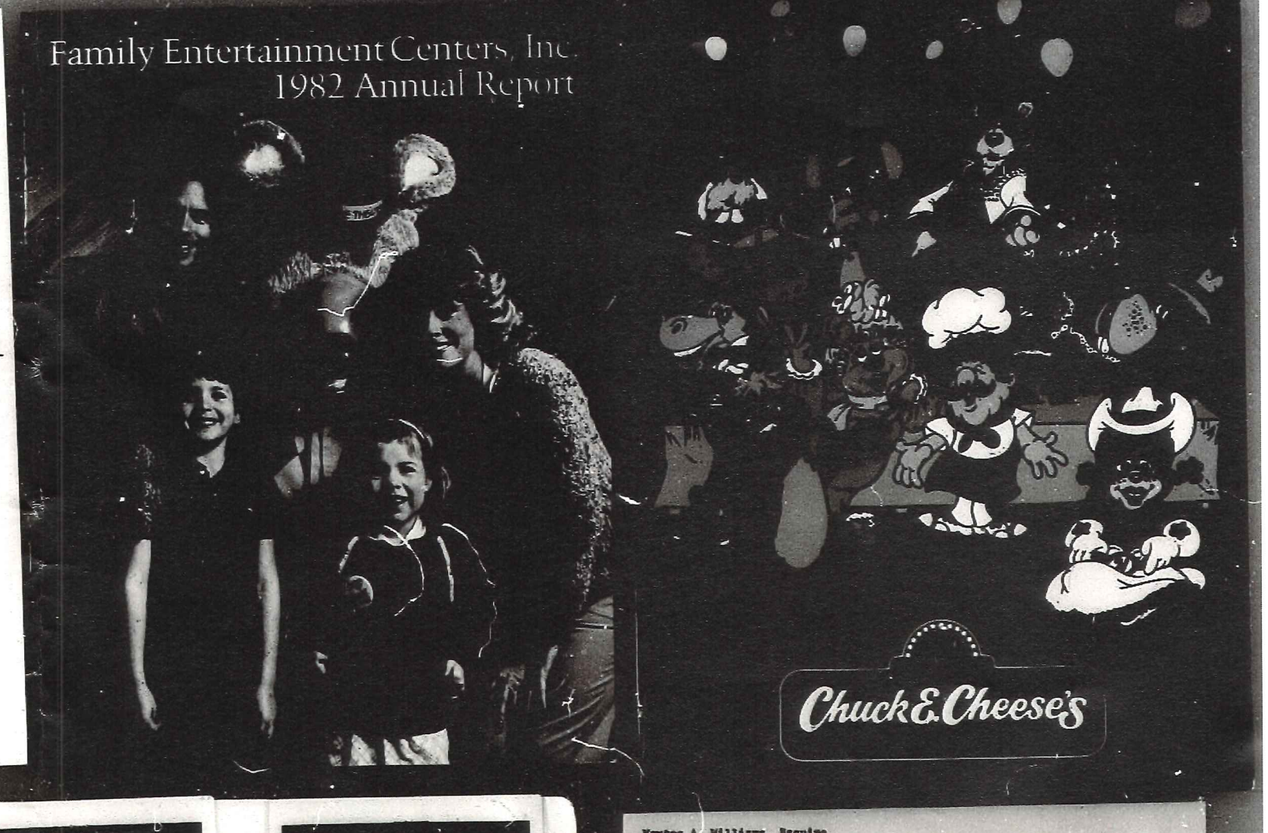
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Ms. Christine J. Arthur
6518 Baltimore National Pike
Baltimore, Maryland 21228

John W. Hessian, III, Esquire
People's Counsel



May 10, 1983

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petitions for Special Exception and Variance
NE/corner Baltimore National Pike & Nuwood Drive
Pike Park Plaza Associates, et al - Petitioners
Case No. 83-272-XA

TIME: 10:15 A.M.

DATE: Tuesday, June 7, 1983

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND

cc: Family Entertainment Centers of Baltimore, Inc.
c/o Patrick Hoge
751 Rockville Pike, Suite 26-B
Rockville, Maryland 20852

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 115095

DATE 5/4/83 ACCOUNT R-01-615-000

AMOUNT $200.00

RECEIVED FROM Nolan Plumhoff & Williams

FOR Filing Fee for Variance & Special Exception

Item #176

VALIDATION OR SIGNATURE OF CASHIER



A. PIKE PARK MALL - ROUTE 40 FRONTAGE LOOKING EAST.

B. GYM & NIGHTCLUB - W END.

C. PROPOSED FAMILY RESTAURANT & DEPT. STORE

D. E. END OF CENTER, DEPT. STORE (JR.) & STORES

E. ROUTE 40 LOOKING NE AT CENTER.

PETITIONER'S EXHIBIT 4

Newton A. Williams, Esquire
204 W. Pennsylvania Ave
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 5th day of May 19 83

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Pike Park Plaza Associates

Petitioner's Attorney: Newton A. Williams, Esq. Reviewed by:

Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

83-272-XA

District 1st Date of Posting May 20, 1983

Posted for: Special Exception and Variance

Petitioner: Pike Park Plaza Associates, Inc.

Location of property: NE/Corner of Baltimore National Pike and Nuwood Drive

Location of Signs: 2 signs in front window of Block 4, 5 Station signs, one each in the Baltimore National Pike approx. 600' east of Nuwood Drive, and one each in the Nuwood Drive approx. 200' North of Baltimore National Pike

Remarks: Posted on Approx 600' east of Nuwood

Posted by: [signature] Date of return: May 27, 1983
Signature

Number of Signs: 6

#1 FRONT

W RE LOOKING NORTH
LOOKING N FROM ROUTE 40 WEST AT PARKING AND ENTRANCE

#1B REAR

W RE LOOKING SOUTH
LOOKING S ALONG BOUNDARY AND W/S PARKING AND INN AT LEFT SIDE PARK FOR OLD RIGHT

#2 FRONT

E RE LOOKING NORTH
LOOKING N ALONG E/S PARKING AND EAST BOUNDARY, PIKE PARK NORTH OF RIGHT

#1A REAR

W RE LOOKING SOUTH
LOOKING SOUTH WEST BOUNDARY LOOKING ALONG PIKE PARK W/S PARKING AREA & BOUNDARY AT END OF RIGHT

#2A

E RE LOOKING SOUTH
LOOKING S FROM PIKE PARK AREA AT NE/NEAR CORNER OF PARKING AND

#3 SIDE

N RE LOOKING EAST
LOOKING EAST ALONG NORTH BOUNDARY OF PARKING AND E/O PARKING ON RIGHT SIDE AND PIKE PARK ON LEFT SIDE

#3A SIDE

N RE LOOKING WEST
LOOKING W ALONG N BOUNDARY OF PARKING AREA ON LEFT AND PIKE PARK ON RIGHT

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
1st Election District

ZONING: Petition for Special Exception and Variance
LOCATION: Northeast corner of Baltimore National Pike and Norwood Drive
DATE & TIME: Tuesday, June 7, 1983 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for an ereda as a use in combination with a family entertainment restaurant and Variance to permit a total of 750 parking spaces in lieu of the required 1,274 parking spaces, by amending previous Variance Case No. 67-142-A, which granted 722 parking spaces instead of the required 996.

The Zoning Regulations to be varied as follows:

Section 409.2b — parking spaces required for uses other than dwellings

All that parcel of land in the First District of Baltimore County

Description to Accompany Petition for Special Exception & for Plans for Parking Variance

Beginning for the same at a point distant 22.50 feet South 69° 00' 00" East from the center of Norwood Drive 30 feet wide and 324 feet more or less North 19° 00' 00" East measured along the center of Norwood Drive from the center line of intersection of Baltimore National Pike and Norwood Drive (1) North 69° 00' 00" West 22.50 feet thence (2) North 19° 00' 00" East 199.0 feet more or less thence (3) South 69° 00' 00" East 22.50 feet more or less thence (4) South 19° 00' 00" West 199.0 feet more or less to the place of beginning

Containing 0.1 acre of land more or less

Description to Accompany Zoning Petition for Variance for Parking

Beginning for the same at the northeast corner of Baltimore National Pike 150 feet wide and Norwood Drive 30 feet wide and running thence & binding on the center line of said Baltimore National Pike Drawing No. 66-191-H thence binding on the northeast right of way line of said Pike (1) North 69° 00' 00" East 459.93 feet (2) North 19° 00' 00" West 200.00 feet (3) North 69° 00' 00" East 199.00 feet and (4) North 19° 00' 00" West 800.84 feet, thence (5) South 69° 00' 00" West 681.93 feet thence (6) North 20° 00' 00" West 150.00 feet thence (7) South 69° 00' 00" West 122.97 feet to the northeast right of way of Baltimore National Pike thence binding on said right of way the two following courses and distances (8) North 71° 42' 47" West 69.02 feet and (9) Northwesterly by a line curving to the north with a radius of 7564.44 feet for an arc distance of 32 feet more or less (10) North 20° 00' 00" West 211 feet and (11) North 70° 00' 00" East 10.0 feet more or less to the place of beginning

Containing 2.4 acres of land more or less

Description to Accompany Zoning Petition for Variance for Parking

Beginning for the same at the northeast corner of Baltimore National Pike 150 feet wide and Norwood Drive 30 feet wide and running thence & binding on the center line of said Norwood Drive Drawing No. 66-191-H thence binding on the northeast right of way line of Norwood Drive the three following courses and distances (1) Northwesterly by a line curving to the north with a radius of 7564.44 feet for an arc distance of 32 feet more or less (2) North 20° 00' 00" West 211 feet and (3) North 70° 00' 00" East 10.0 feet thence leaving said Norwood Drive and binding on the outlines of the property of Pike Park Properties Inc. et al as shown on plat plan filed with the Zoning Department (4) North 20° 00' 00" West 200.84 feet, thence (5) North 69° 00' 00" East 199.00 feet thence (6) North 20° 00' 00" West 150.00 feet thence (7) South 69° 00' 00" West 681.93 feet thence (8) North 20° 00' 00" West 136.00 feet thence (9) North 69° 00' 00" East 136.00 feet thence (10) South 20° 00' 00" East 1,000.00 feet thence (11) South 69° 00' 00" West 136.00 feet thence (12) South 20° 00' 00" East 136.00 feet thence (13) North 69° 00' 00" East 122.97 feet thence (14) South 20° 00' 00" East 150.00 feet thence (15) South 69° 00' 00" West 459.93 feet thence (16) North 20° 00' 00" West 150.00 feet thence (17) South 69° 00' 00" West 136.00 feet thence (18) South 20° 00' 00" East 150.00 feet thence (19) South 69° 00' 00" West 136.00 feet thence (20) South 20° 00' 00" East 1,000.00 feet thence (21) South 69° 00' 00" West 136.00 feet thence (22) South 20° 00' 00" East 150.00 feet thence (23) South 69° 00' 00" West 202.0 feet more or less to the northeast right of way line of Baltimore National Pike thence binding on said northeast right of way line (24) Northwesterly by a line curving to the north with a radius of 7564.44 feet for an arc distance of 1,000 feet more or less thence (25) North 71° 42' 47" West 69.02 feet and (26) Northwesterly by a line curving to the north with a radius of 7564.44 feet for an arc distance of 32 feet more or less to the place of beginning

Containing 11 acres of land more or less

Being the property of Pike Park Properties Associates, et al as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, June 7, 1983 at 10:15 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order of
WILLIAM E. HAMMOND
Zoning Commissioner of
Baltimore County

May 19

53-272-A

CERTIFICATE OF PUBLICATION

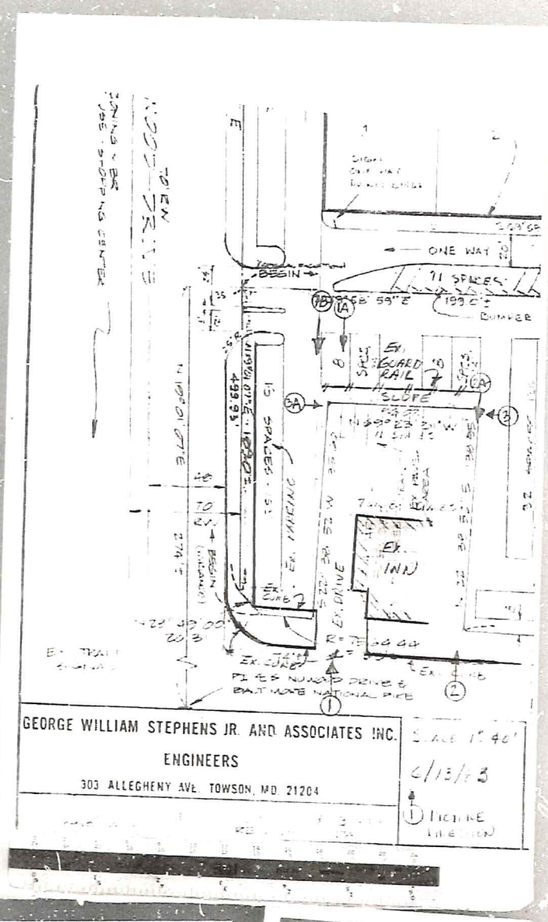
TOWSON, MD., May 19, 1983

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once~~ ~~in each~~ ~~of~~ ~~successive~~ ~~weeks~~ before the 7th day of June, 1983 the ~~first~~ publication appearing on the 19th day of May, 1983.

THE JEFFERSONIAN,

Manager

Cost of Advertisement $



GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES INC.
ENGINEERS
303 ALLEGHENY AVE. TOWSON, MD. 21204

SCALE 1" = 40'
4/13/83
1 PICTURE THE PLAN

















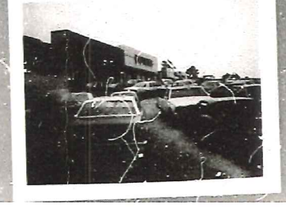








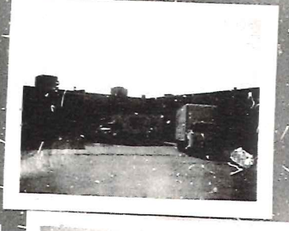














ALTERNATE DRIVEWAY DESIGN

CONSTRUCT NEW CURB LINE

CONSTRUCT NEW ISLANDS PER SKETCH

NEWOOD DRIVE

US 40

793 SPACES SHOWN
TYPICAL SPACE 8.5' X 18'

PETITIONER'S EXHIBIT 10

PIKE PARK PLAZA

SCALE 1" = 40'

DATE 5/31/83

DRAWING NO.

DESIGNED BY
DRAWN BY
CHECKED BY

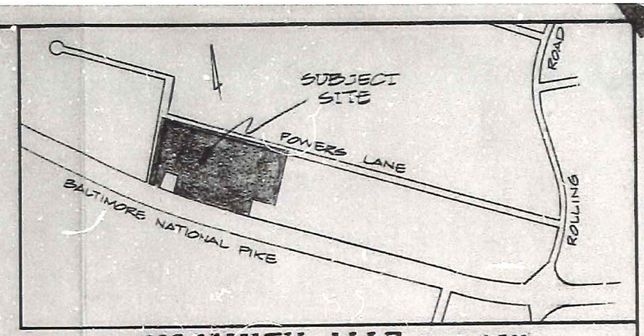
REVISION

DATE

STREET TRAFFIC STUDIES, LTD.
WASHINGTON D.C.
106 R.S. Westland Drive
Gaithersburg Md 20760
(301) 948-1754
BALTIMORE
4 Priority Way Girth
Parkton Md 21120
(301) 343-0950

SITE DATA

1) EXISTING ZONING ~ BR
2) AREA OF ENTIRE SHOPPING CENTER ~ 11 AC'SES±
3) OWNER OF INVOLVED PARCEL ~ ARNOLD SCHAPTEL, ET AL
4) DEED REFERENCE ~ 5502/703
5) LESSEE OF INVOLVED PARCEL ~ FAMILY ENTERTAINMENT CENTER INC.
6) AREA OF LESSEE BLDG ~ 12,610 SF ±
7) AREA OF LESSEE BLDG AND PARKING ~ 2.2 ACS ±
8) PARKING REQUIRED ~ 12,610/50 = 253 SPACES
9) PARKING PROVIDED ~ 253 SPACES
10) WATER AND SANITARY FACILITIES ARE EXISTING AND ADEQUATE
11) LD = LOADING DOCK



VICINITY MAP SCALE: 1"=500

EXISTING ZONING ~ DR 16
PRESENT USE ~ VACANT

POWERS LANE

EXISTING PAVING

N 64° 31' 04" E 21.40'

S 69° 58' 59" E 932.84'

40' R/W

EX. F.H.

EX. WATER

7 SPACES

EXISTING PAVING

5 SPACES

OUTDOOR SWIMMING POOL AREA (HEALTH CLUB)

LOWER LEVEL 3

LOWER LEVEL 2

LOWER LEVEL 1

PROPOSED PIZZA TIME THEATRE

12,610 SF

EXISTING BUILDING

3 SPACES
2 SPACES

L.D.

9 SPACES

16 SPACES

12 SPACES

10 SPACES

40 SPACES

40 SPACES

40 SPACES

40 SPACES

20 SPACES

15 SPACES

S 69° 58' 59" E 122.33'±

S 69° 58' 59" E 110'±

N 21° 01' 01" E 300'±

55 SPACES

BEGIN ↑ S 69° 58' 59" E 107.01'±

EX. WATER

EXISTING PAVING

2.2 ACRES±

11 SPACES

26 SPACES

26 SPACES

26 SPACES

40 SPACES

20 SPACES

40 SPACES

37 SPACES

9 SPACES

9 SPACES

9 SPACES

13 SPACES

17 SPACES

13 SPACES

153.67'

N 69° 58' 59" W 130.50'

SHELL OIL COMPANY
4091/1464
PRESENT USE ~ GAS STATION

N 19° 01' 01" W 272.1'±

N 23° 49' 00" W 20.31'

R = 7564.44'

L = 32.1'±

EX. TRAFFIC SIGNAL

PI @ NUWOOD DRIVE & BALTIMORE NATIONAL PIKE

NUWOOD DRIVE 70' R/W

PRESENT USE ~ SHOPPING CENTER

EX ZONING ~ BR

RONALD ARTHUR 1535/255
EX. USE ~ RESTAURANT

EX. PAVED AREA

N 69° 23' 31" W 138.60'

N 22° 36' 29" E 138.95'

S 22° 36' 29" W 136.60'

EX. 8" SAN.

30 SPACES

10' IVP

EX. WATER

EX. 8" SAN.

EX. F.H.

R = 7564.44'
(CHL N 64° 44' 09" W 521.91')

522.01'

EX. F.H.

EX. 12" WATER (DWG 69-1456)

WESTBOUND LANE

BALTIMORE NATIONAL PIKE US RT 40
150' R/W

EX. TRAFFIC SIGNAL

EX ZONING ~ BR
PRESENT USE ~ COMMERCIAL

N 19° 01' 01" E 191.14'

S 20° 01' 01" E 191.14'

S 20° 01' 01" W 450.01'±

N 20° 01' 01" E 191.10'

S 20° 01' 01" W 191.10'

ANNIE E. SCHNEIDER
EXISTING ZONING ~ BR
PRESENT USE ~ DWELLING

381.52'

S 20° 04' 00" W

PARKING CRITERIA: RETAIL 1SP/200
RESTAURANT 1SP/50
*OFFICE 1SP/300

PARKING TABULATION

ST. NO.	EXISTING TENANT	SQ. FT.	USE	SP. REQ.
1	HEALTH CENTER	14278	1/300*	50
2	LOWER LEVEL **	10620	NIGHT CLUB	212
3	LOWER LEVEL-WAREH.	5598	STORAGE	1
4	UPPER LEVEL-VACANT	10,925	RETAIL	55
5	PIZZA TIME THEATRE	12,610	RESTAUR.	253
6	EPSTEIN DEPT STORE	57,660	RETAIL	287
7	KASH & KARRY FOOD	21,200	RETAIL	106
8	DINETTE SALES	2,395	RETAIL	12
9	LA-Z-BOY SHOP	5323	RETAIL	27
10	BARBER SHOP	600	1/300*	3
11	MURRY STEAK	1905	RETAIL	10
12	BUDGET RENT-A-CAR	376	1/300*	2
13	WAREHOUSE	1,122	STORAGE	0
	TOTAL SPACES REQ'D = 1050			
	TOTAL SPACES PROV'D = 792			
	SPACES NEEDED = 258			

** NIGHT CLUB IS RESTRICTED FROM LIVE MUSIC UNTIL AFTER 9:00 P.M.; SUBSEQUENTLY, THE RETAIL STORES ARE CLOSED AT THIS TIME.

NOTE - SEE ZONING FILE 67-112 - WHEREBY VARIANCE WAS GRANTED TO PERMIT 792 SPACES INSTEAD OF REQUIRED 850 SPACES.

LESSEE/PETITIONER
FAMILY ENTERTAINMENT CENTERS, INC.
751 ROCKVILLE PIKE
SUITE 265
ROCKVILLE, MARYLAND 20852

VARIANCE IS REQUESTED TO PERMIT A TOTAL OF 792 SPACES IN LIEU OF THE REQUIRED 1050 SPACES SECT. 409.2.b.3, 5, 8, 7

Old Plat
Ptn. #126

MAP 28 SW 5E
SECTION 1
PARCEL 3102
TAX 148
LOT
TRACT
FOLIO 22

PLAT TO ACCOMPANY ZONING PETITION

SPECIAL EXCEPTION FOR PIZZA TIME THEATRE AND ARCADE AND A VARIANCE FOR PARKING IN AN EXISTING BR ZONE

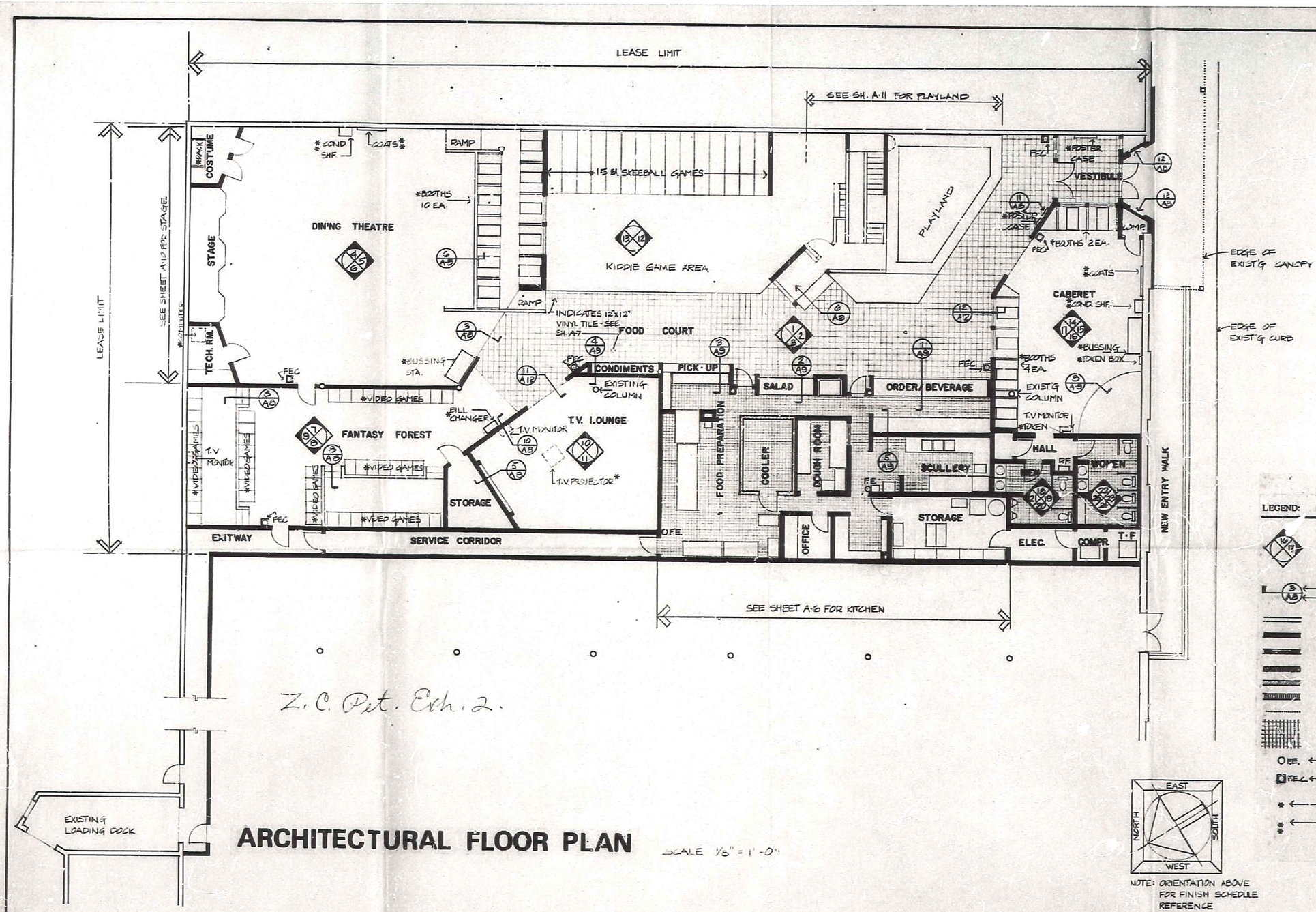
"PIZZA TIME THEATER"
PIKE PARK MALL

BALTO. COUNTY, MD. ELECT. DIST. NO. 1
SCALE: 1"=40' JANUARY 10, 1983

PN 04726

GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES INC.
ENGINEERS
303 ALLEGHENY AVE. TOWSON, MD. 21204

ASSOCIATE	REG. NO.	DATE



KLAUDER & NUNNO ENTERPRISES
CONSTRUCTION MANAGEMENT
JOHN H. KLAUDER ARCHITECTURAL & ENGINEERING SERVICES
409 WEST HALLANDALE BEACH BOULEVARD 305/456-3733
HALLANDALE, FLORIDA 33009

CHUCK E. CHEESE'S
PIZZA TIME THEATRE
PIKE PARK MALL · BALTIMORE, MD

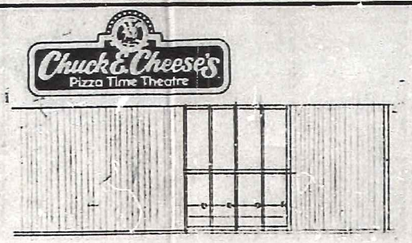
Date	Revision
5/12/83	ISSUE
6/6/83	BID/PERMIT

Sheet: A-1

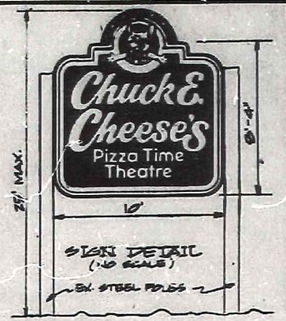
SITE DATA

1) EXISTING ZONING ~ BR
2) AREA OF ENTIRE SHOPPING CENTER ~ 11 ACRES ±
3) OWNER OF INVOLVED PARCEL ~ ARNOLD SCHAFTEL, ET AL
4) DEED REFERENCE ~ 5502/765
5) LESSEE OF INVOLVED PARCEL ~ FAMILY ENTERTAINMENT CENTER INC.
6) AREA OF LESSEE BLDG ~ 12,610 SF ±
7) AREA OF LESSEE BLDG. AND PARKING ~ 2.4 ACS ±
8) PARKING REQUIRED ~ 12,610 / 50 = 253 SPACES
9) PARKING PROVIDED ~ 253 SPACES
10) WATER AND SANITARY FACILITIES ARE EXISTING AND ADEQUATE
11) LD = LOADING DOCK
12) OE EXISTING LIGHTS
13) H HANDICAPPED PARKING
14) EXISTING BUILDINGS ARE SPRINKLERED
15) ENTIRE LOT IS TO BE RETAINED AND RE-MARKED IN CONJUNCTION WITH THE PARKING LAYOUT AS SHOWN. AND ENTRANCE FROM NORWOOD DRIVE REVISED AS SHOWN.

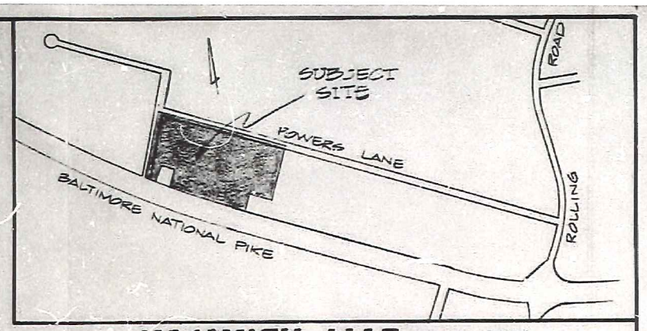
EXISTING ZONING ~ BR 16
PRESENT USE ~ VACANT



SIGN DETAIL (ON BLDG)
(NO SCALE)



SIGN DETAIL
(NO SCALE)
EX. STEEL POLES



VICINITY MAP SCALE: 1"=500'

PARKING CRITERIA: RETAIL 1SP/200
RESTAURANT 1SP/50
*OFFICE 1SP/300

PARKING TABULATION

ST NO.	EXISTING TENANT	SQ. FT.	USE	SP. REQ'D
1	HEALTH CENTER	14,978	1/300*	50
2	LOWER LEVEL **	10,620	NIGHT CLUB	213
3	LOWER LEVEL-WAREH.	5,598	STORAGE	1
4	UPPER LEVEL-VACANT	10,925	RETAIL	55
5	PIZZA TIME THEATRE	12,610	RESTAUR.	253
6	EPSTEIN DEPT STORE	27,446	RETAIL	288
7	KASH & KARRY FOOD	21,263	RETAIL	107
8	DINETTE SALES	2,365	RETAIL	12
9	LA-Z-BOY SHOP	5,323	RETAIL	27
10	BARBEE SHOP	900	1/300*	3
11	MURRY STEAK ***2	1,905	RETAIL	10
12	BUDGET RENT-A-CAR	574	1/300*	2
13	WAREHOUSE	1,122	STORAGE	0
	TOTAL SPACES REQ'D =			1074
	TOTAL SPACES PROV'D =			783
	INCLUDING (12'x18') HANDICAPPED SPACES =			16
	SPACES NEEDED =			291

** NIGHT CLUB IS RESTRICTED FROM LIVE MUSIC UNTIL AFTER 9:00 P.M.; SUBSEQUENTLY, THE RETAIL STORES ARE CLOSED AT THIS TIME.

*** BUDGET RENT A CAR RESTRICTED BY LEASE TO A MINIMUM OF 3 TRUCKS (MAX. 20' LENGTH) AND 10 CARS.

NOTE - SEE ZONING FILE 67-112 - WHEREBY VARIANCE WAS GRANTED TO PERMIT 722 SPACES INSTEAD OF REQUIRED 870 SPACES.

LESSEE / PETITIONER
FAMILY ENTERTAINMENT CENTERS, INC.
751 ROCKVILLE PIKE
SUITE 26B
ROCKVILLE, MARYLAND 20852

VARIANCE IS REQUESTED TO PERMIT A TOTAL OF 783 SPACES IN LIEU OF THE REQUIRED 1074 SPACES SECT. 405.2.b.3,5,6,7

MAY 3 RECD
ITEM #176
REVISED PLANS

PLAT TO ACCOMPANY ZONING PETITION for
SPECIAL EXCEPTION FOR PIZZA TIME THEATRE AND ARCADE AND A VARIANCE FOR PARKING IN AN EXISTING BR ZONE
"PIZZA TIME THEATER"
PIKE PARK PLAZA
BALTO. COUNTY, MD
SCALE 1"=40'
ELECT. DIST. NO. 1
JANUARY 10, 1983
IPN 04736
REV. MARCH 24, 1983 - SPACES REV. ADD. SIGNS, NOTES.
APRIL 15, 1983 - REV. PARKING
APRIL 20, 1983 - REV. BLDG. & PARKING

PETITIONER'S EXHIBIT 1

GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES INC.
ENGINEERS
303 ALLEGHENY AVE. TOWSON, MD. 21204
ASSOCIATE — REG. NO. 3036 — DATE 3-3-83

POWERS LANE

EXISTING PAVING

4' HIGH CONTRAST SCREEN PLANTING

N64° 21' 04"E 21.45'

S69° 58' 59"E 933.84'

40' R/W

8 SPACES 68'

7 SPACES 60'

EXISTING PAVING

BASEMENT STEPS

EX F.H.

EX. WATER

16 SPACES - 136'

13 SPACES - 110.5'

13 SPACES 110.5'

42 SPACES - 178.5'

OUTDOOR SWIMMING POOL AREA (HEALTH CLUB)

LOWER LEVEL 3

LOWER LEVEL 2

EXISTING BUILDING

S69° 58' 59"E 180.11'±

FOREST PIZZA TIME THEATRE 12,610 SQ. FT.

N20° 01' 01"E 180.11'±

S20° 01' 01"W 182.11'±

L.D.

TRANSFORMERS

12 SPACES 51'

13

12

11

10

9

8

7

6

1

SIGN ONE WAY DO NOT ENTER

EX. HANDICAP RAMP

S69° 58' 59"E 300'±

S69° 58' 59"E 140.0'±

42 SPACES - 178.5'

55 SPACES - 234'

RENT-A-CAR SPACES

7 SPACES

42 SPACES - 182'

24'

20' TYP.

42 SPACES - 182'

21 SPACES - 82'

15 SPACES - 131'

NORWOOD DRIVE

70' R/W

N19° 01' 01"E

82 SPACES - 272'

5X ZONING ~ BR
PRESENT USE ~ SHOPPING CENTER

ONE WAY 20'

N20° 01' 01"E 380'±

BEGIN

11 SPACES

45 SPACES

S20° 01' 01"W 455.95'

S69° 58' 59"E 199.0'±

BUMPER GUARDS

24 ACRES±

8 SPCS. 34'

8 SPCS. 34'

N

S20° 38' 52"W 135.00'

N69° 23' 31"W 200.00'

DONALD ARTHUR 1505/255
EX. USE ~ RESTAURANT
EX. PAVED AREA

N22° 38' 52"E 138.35'

40'

70' R/W

274.1'

MASSEY (ABANDONED)

N23° 48' 00"W 20.31'

R=7564.44'
LE 32'±

EX. TRAFFIC SIGNAL

PIKE'S NURWOOD DRIVE & BALTIMORE NATIONAL PIKE

52 SPACES

32 SPACES 136'

32 SPACES 136'

40 SPACES 175.5'

42 SPACES 182'

EXISTING TWIN STANDARDS FOR SIGN

S20° 01' 01"W 455.0'±

40 SPACES 173.5'

8 SPACES 71.5'

8 SPACES 71.5'

16 SPACES - 90'

EX. WATER

18 SPACES - 155'

15 SPACES - 127.5'

13 SPACES 110.5'

S18° 39' 21"W 153.87'

N69° 58' 59"W 130.50'

SHELL OIL COMPANY
4891/464
PRESENT USE - GAS STATION

EX. 8" SAN. 217.5'

35 SPACES

55 SPS. 46.5'

9 SPACES 76.5'

R=7564.44'
(CHD N 20° 44' 09" W, 521.91')

522.01'

N71° 42' 46"W 83.61'

EX. F.H.

EX. F.H.

EX. 12" WATER (DWG 66-1450)

EXISTING IDENTIFICATION SIGN FOR PLAZA 100 SF ±

WESTBOUND LANE

BALTIMORE NATIONAL PIKE U.S. RT. 40
150' R/W

EX. TRAFFIC SIGNAL

EX. 8" SAN. FILE 67-112-A

EX ZONING ~ BR
PRESENT USE ~ COMMERCIAL

ANNUAL E SCHNEIDER EXISTING ZONING ~ BR PRESENT USE ~ DWELLING

S30° 00' 00"W 581.82'

AD SPACES - 340'

LEGEND

RIGHT-OF-WAY LINE
PROPERTY LINE
ZONING LINE — BR / BR-AS
EX. CONCRETE CURB AND GUTTER — EX.C&G
EX. CURB AND GUTTER TO BE REMOVED
EX. EDGE OF PAVING
EX. CONCRETE TO BE REMOVED DESIGNATION — (TBR)
EX. BUILDING — EX.SIGN, EX.ID SIGN
EX. SIGN
EX. FENCE
EX. GUARD RAIL
EX. STORM DRAIN, MANHOLE & INLET — EX.15"D
EX. SANITARY SEWER, MANHOLE & CLEANOUT — EX.8"S
EX. WATER MAIN, VALVE & FIRE HYDRANT — EX.8"W
EX. ELECTRIC LINE
EX. GAS LINE — GM
EX. TELEPHONE LINE, POLE & BOX
EX. POLE WITH LIGHT
EX. UTILITY POLE & GUY WIRE — GW
EX. BOLLARD
EX. OVERHEAD LINE — OH
EX. INDEX CONTOURS — 470
EX. INTERMEDIATE CONTOURS — 472
EX. PARKING COUNT — (2)
"EXISTING" DESIGNATION — EX.
PR. PARKING COUNT — (2)
"PROPOSED" DESIGNATION — PR.

PERMIT HISTORY

1. B930893 - ALTERATION PERMIT
2. B880903 - ALTERATION PERMIT
3. B926065 - DEMOLITION PERMIT
4. B957116 - ALTERATION PERMIT

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TEMPORARY USE PERMIT FOR ADVERTISING STRUCTURE WAS GRANTED DECEMBER 1, 1949.

2. CASE NO. R-1965-0152:
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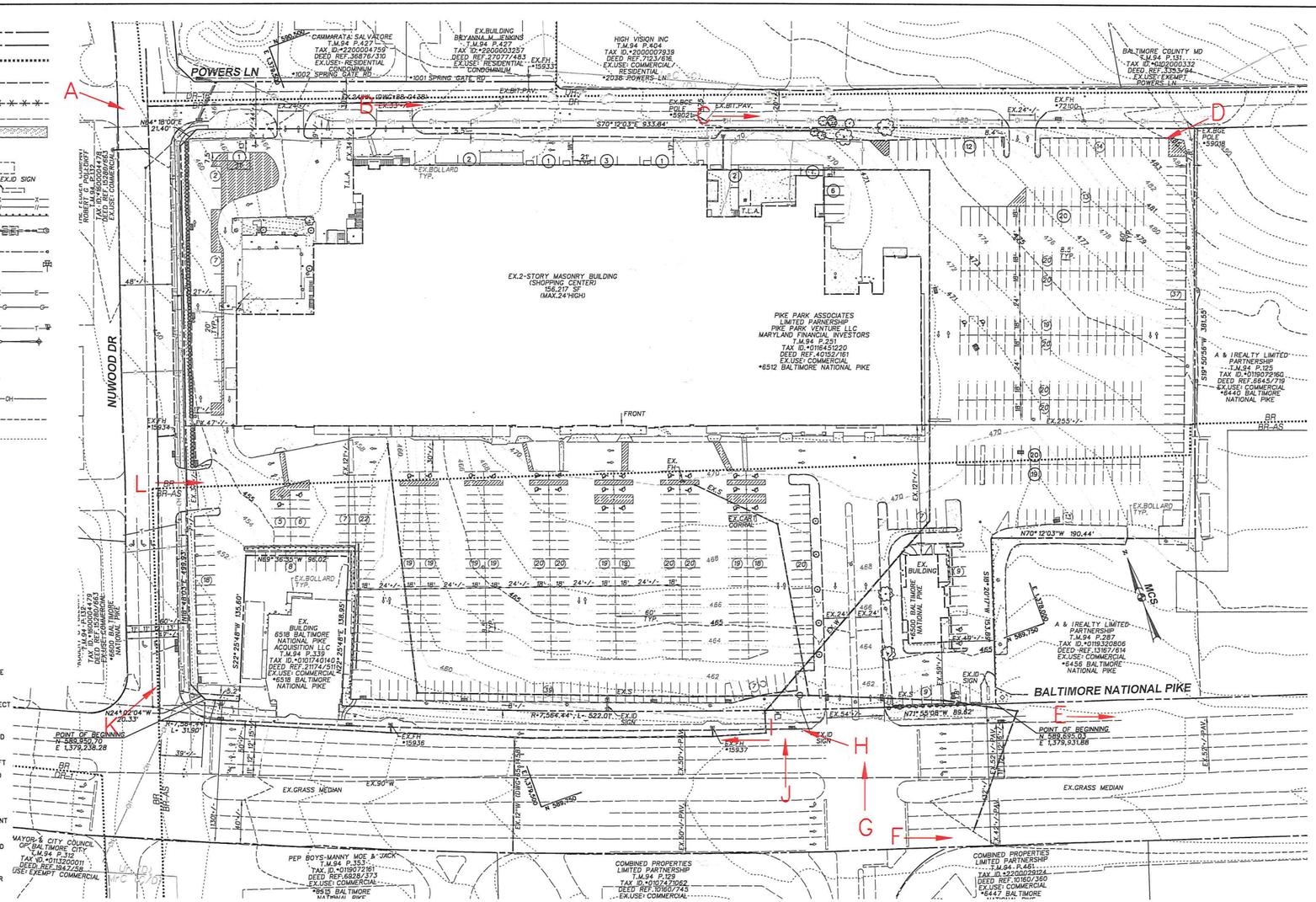
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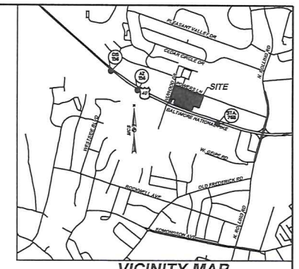
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ZONING VARIANCE TO ALLOW AN ARCADE IN A BR AND BR-CS2 ZONE WAS GRANTED ON DECEMBER 28, 1993.

7. CASE NO. 1994-0375-SPH:
SPECIAL HEARING TO APPROVE AMENDMENT TO THE PREVIOUSLY APPROVED SITE PLAN IN CASES 65-152-R AND 83-272-XA WAS GRANTED ON JUNE 16, 1994.



VICINITY MAP



SCALE: 1" = 1,000'

BENCH MARK

ELEVATIONS ARE BASED ON NAVD 88 DATUM PER BALTIMORE COUNTY CONTROL POINTS:

CONTROL POINT 42-156:
N 590,320.885; E 1,378,206.473; EL.399.80
DESCRIPTION: BRASS CAP ON SOUTH SIDE OF RTE.40, 21.30'+/- NORTHWEST OF SANITARY MANHOLE.

CONTROL POINT GIS-156:
N 590,919.874; E 1,377,366.708; EL.373.89
DESCRIPTION: BRASS DISC ON SOUTH SIDE OF RTE.40, 14.4'+/- NORTHEAST OF UTILITY POLE *157636.

CONTROL POINT STATION 768:
N 589,287.224; E 1,380,736.917; EL.471.19
DESCRIPTION: SPIKE ON SOUTH SIDE OF BALTIMORE NATIONAL PIKE, 26.16' NORTHEAST OF UTILITY POLE *158210.

SITE DATA

1. GROSS SITE AREA = 520,106 SF OR 11.94 AC
NET SITE AREA = 465,251 SF OR 10.6807 AC

2. OWNER:
PIKE PARK ASSOCIATES LIMITED PARTNERSHIP
PIKE PARK VENTURE LLC
C/O MARYLAND FINANCIAL INVESTORS
(MICHAEL STOLTZ)
2800 QUARRY LAKE DRIVE, SUITE 340
BALTIMORE, MARYLAND 21209
PHONE (410-308-6384)

3. TAX MAP REFERENCES:
T.M.94: G.23: P.251: TAX ID.+0116451220

4. DEED REFERENCES: L.40152: F.161
PLAT REFERENCE: N/A

5. ELECTION DISTRICT: 1: COUNCILMANIC DISTRICT: 1

6. EXISTING ZONING:
BR (6.28AC+/-) & BR-AS (4.4 AC+/-), MAP *094C3

7. EXISTING USE: EX. NEIGHBORHOOD SHOPPING CENTER
PROPOSED USE: NEIGHBORHOOD SHOPPING CENTER

8. F.A.R. ALLOWED = 2.0
PROPOSED F.A.R. 156,217 / 520,106 = 0.30

9. THE BOUNDARY SHOWN HEREON WAS TAKEN FROM TOPOGRAPHIC SURVEY PREPARED BY MTPLS LAND SURVEYORS, LLC., DATED FEBRUARY 15, 2019.

10. "BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING" HAS CONFIRMED THAT THE SUBJECT SITE IS WITHIN A TRAFFIC DEFICIENT AREA.

11. FLOOD MAP INFORMATION:
PREMISES IS SHOWN ON MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND, UNINCORPORATED AREAS, PANEL 370 OF 580, COMMUNITY PANEL NUMBER 2400100370F, MAP REVISED SEPTEMBER 26, 2008" AND IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING VARIANCE REQUEST

1. VARIANCE FROM SECTION 409.6.A.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.) TO ALLOW A TOTAL OF 673 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 781 SPACES.

2. VARIANCE FROM B.C.Z.R. SECTION 409.8.A.3. TO ALLOW LIGHT STANDARDS IN THE PARKING FACILITY WITHOUT CURBING OR LANDSCAPING.

3. VARIANCE FROM B.C.Z.R. SECTION 409.8.A.4 TO ALLOW PARKING SPACES IN A SURFACE PARKING FACILITY TO REMAIN AS CLOSE AS 1 FT FROM THE RIGHT-OF-WAY LINE OF A PUBLIC STREET IN LIEU OF THE REQUIRED 10 FT.

4. VARIANCE FROM B.C.Z.R. SECTION 409.4.C TO PERMIT EXISTING ONE-WAY AISLE WIDTH OF 13 FT IN LIEU OF THE REQUIRED 14 FT (FOR 0° PARKING ANGLE) AND TWO-WAY AISLE WIDTH OF 17 FT IN LIEU OF THE REQUIRED 20 FT (FOR 0° PARKING ANGLE).

5. VARIANCE FROM B.C.Z.R. SECTION 409.3 TO PERMIT PARKING SPACE DIMENSIONS OF 7.5 FT x 20 FT IN LIEU OF THE REQUIRED 7.5 FT x 21 FT FOR EXISTING PARALLEL PARKING SPACES.

NOTE:
THIS PLAN IS INTENDED FOR ZONING PURPOSES ONLY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.

PARKING REQUIREMENTS

PARKING SPACES REQUIRED:
5 / 1,000 SF OF GROSS LEASABLE AREA =
5 / 1,000 X 156,217 = 781 PS

PARKING SPACES PROVIDED: 673 PS, INCLUDING 28 HDCP SPACES

(VARIANCE 1983-027-XA GRANTED ON JUNE 20, 1983 ALLOWED FOR A SHORTAGE OF 281 PARKING SPACES)

100 50 0 100

PETITIONER'S EXHIBIT 4 A-L

(E COORDINATE SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN DATUM OF 1983. THE ELEVATION SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. HORZ: NAD 83/91 VERT: NAVD 88

BLDG
Baltimore Land Design Group, Inc.
Consulting Engineers
230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21031
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM

DONNA ROSTEK-ZARSKA — 21245 — REGISTERED PROFESSIONAL ENGINEER — STATE OF MARYLAND

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, IWONA ROSTEK-ZARSKA, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21245, EXPIRATION DATE: JUNE 9, 2020.

OWNER
PIKE PARK ASSOCIATES LIMITED PARTNERSHIP
PIKE PARK VENTURE LLC
C/O MARYLAND FINANCIAL INVESTORS
2800 QUARRY LAKE DR STE 340
BALTIMORE MD 21209-3764

DEVELOPER / APPLICANT
PIKE PARK ASSOCIATES LIMITED PARTNERSHIP
PIKE PARK VENTURE LLC
C/O MARYLAND FINANCIAL INVESTORS
2800 QUARRY LAKE DR STE 340
BALTIMORE MD 21209-3764

REVISIONS

DATE	NO.	DESCRIPTION	BY

PHOTO EXHIBIT

PIKE PARK PLAZA

6500-6516 BALTIMORE NATIONAL PIKE
BALTIMORE, MARYLAND 21228

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50'
ELECTION DISTRICT: 1, C1
DATE: JUNE 24, 2019

DRAWING NO.

PHOTO A


Exit Street View
© 2018 Google
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Google Earth

PHOTO B


2077
Exit Street View
N
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© 2018 Europa Technologies
© 2019 Google
Google Earth
Report a problem

PHOTO C


2048
Exit Street View
N
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© 2018 Europa Technologies
© 2019 Google
Google Earth
Report a problem

PHOTO D


2039
Exit Street View
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© 2018 Google
© 2019 Google
4 ft
Google Earth

PHOTO E

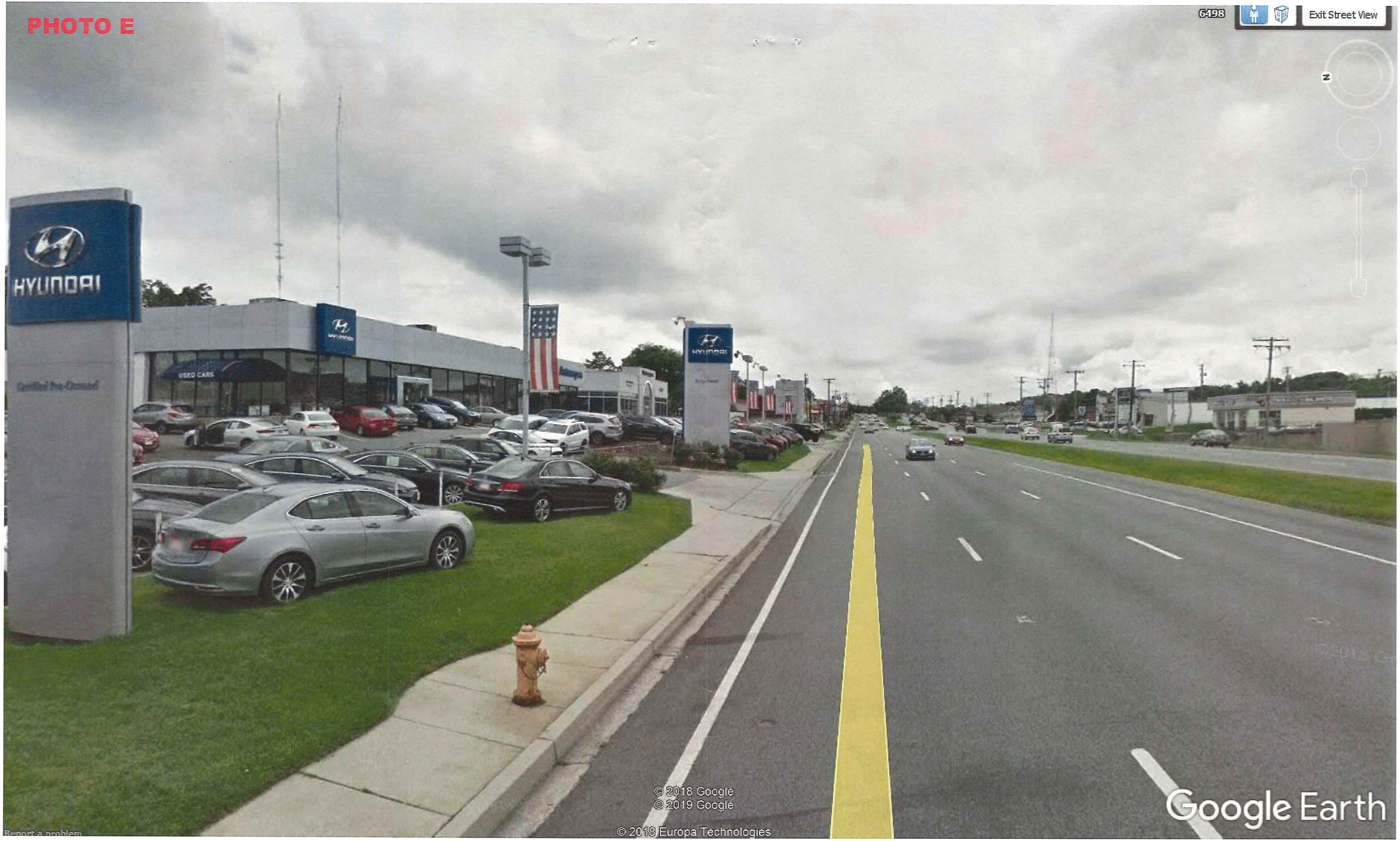

6498
Exit Street View
HYUNDAI
USED CARS
HYUNDAI
© 2018 Google
© 2019 Google
© 2018 Europa Technologies
Google Earth
Report a problem

PHOTO F


Exit Street View
COFFEE
five BELOW
202.293.4500
LEASE
© 2018 Google
© 2018 Europa Technologies
© 2019 Google
Google Earth
Report a problem

PHOTO G

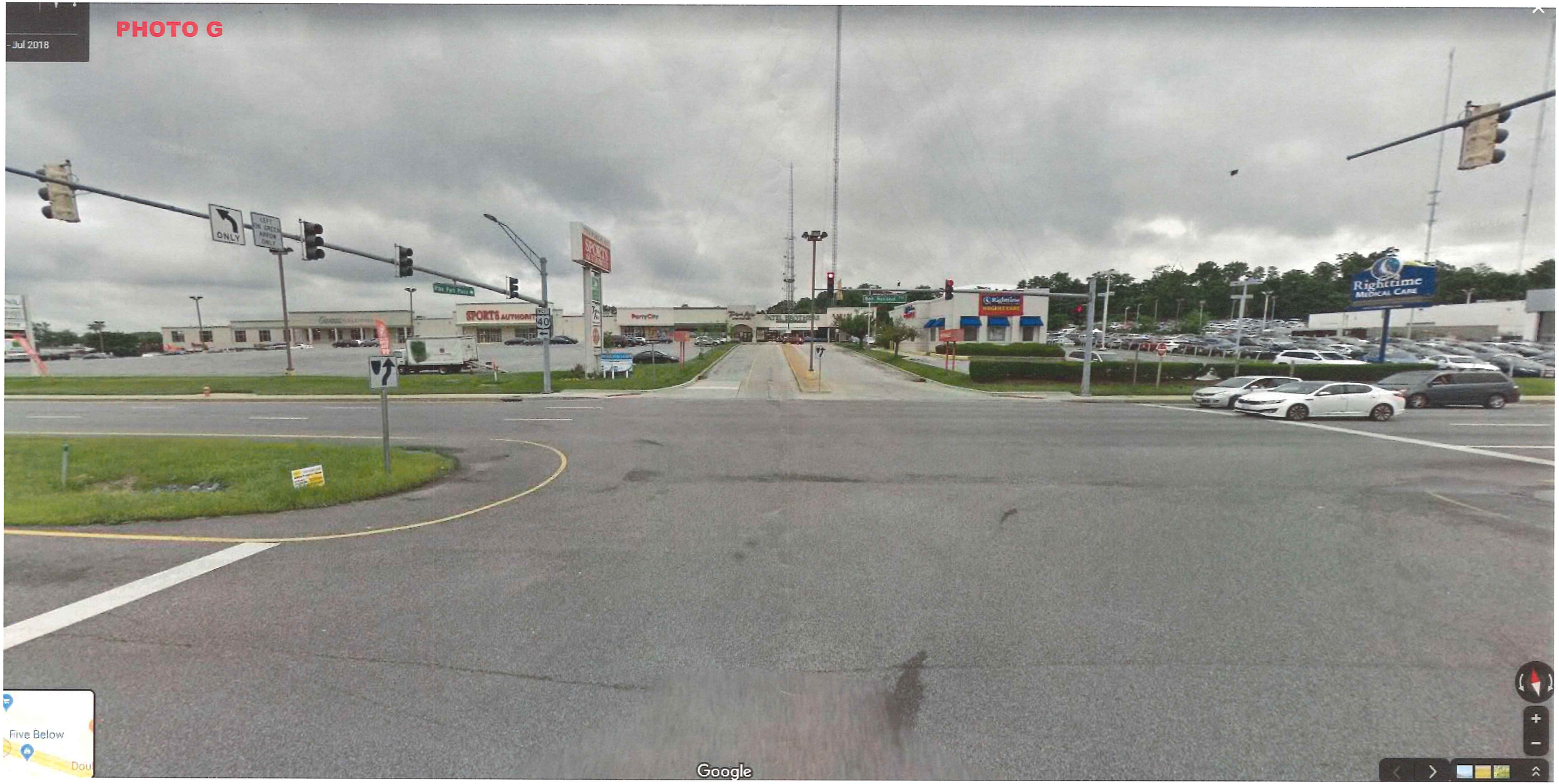

- Jul 2018
ONLY
SPORTS AUTHORITY
PartyCity
Rightcare
MEDICAL CARE
Five Below
Google

PHOTO H


Exit Street View
Park Plaza
40
PIKE PARK PLAZA
SPORTS AUTHORITY
NEXTCAR
All Vehicle Rentals
IRON AGE
KOREAN STEAK HOUSE
Sahab
SPORTS AUTHORITY
Party City
ONE WAY
EXIT
FOR LEASE
410.308.0700
mi realty
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© 2018 Europa Technologies
© 2019 Google
Report a problem
Google Earth

PHOTO I

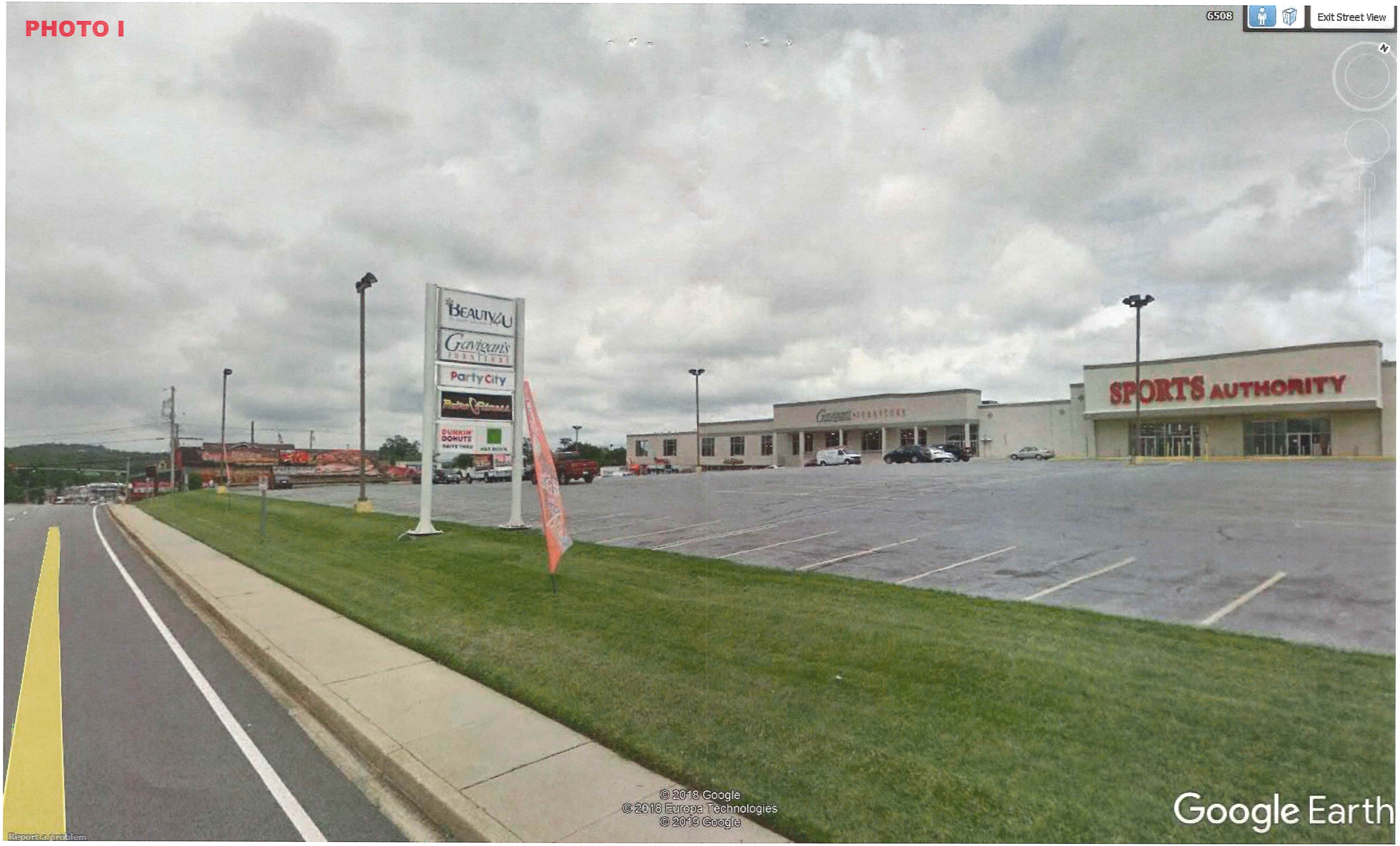

6508
Exit Street View
BEAUTY4U
Party City
DUNKIN' DONUTS
SPORTS AUTHORITY
© 2018 Google
© 2018 Europa Technologies
© 2019 Google
Google Earth
Report a problem

PHOTO J


Exit Street View
N
SPORTS AUTHORITY
PartyCity
PATEL BROTHERS
KABAB HUT
WEST
40
© 2018 Google
© 2019 Google
© 2018 Europa Technologies
6 ft
Google Earth

PHOTO L


1215
Exit Street View
DUNKIN' DONUTS
DUNKIN' DONUTS
© 2019 Google
© 2018 Google
© 2018 Europa Technologies
5 ft
Report a problem
Google Earth

LEGEND

RIGHT-OF-WAY LINE
PROPERTY LINE
ZONING LINE — BR / BR-AS
EX. CONCRETE CURB AND GUTTER — EX.C&G
EX. CURB AND GUTTER TO BE REMOVED
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EX. INDEX CONTOURS — 470
EX. INTERMEDIATE CONTOURS — 472
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"EXISTING" DESIGNATION — EX.
PR. PARKING COUNT — (2)
"PROPOSED" DESIGNATION — PR.

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2. B880903 - ALTERATION PERMIT
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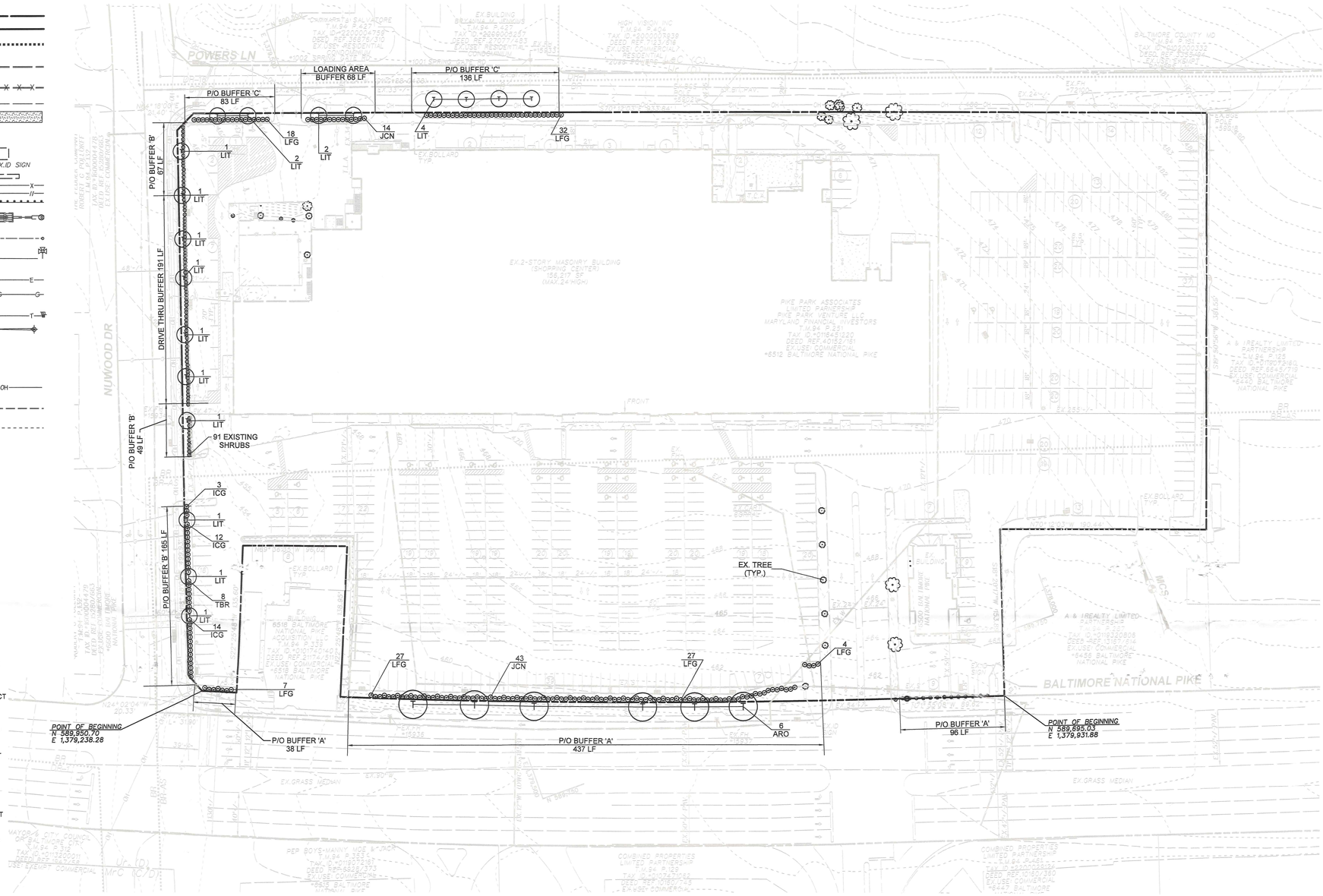
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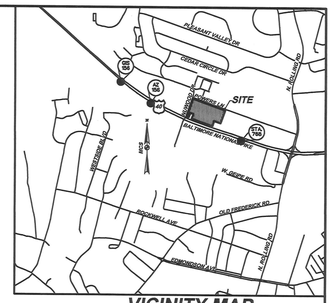
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VICINITY MAP

SCALE: 1" = 1,000'

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SITE DATA

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NET SITE AREA - 465,251 SF OR 10.6807 AC

2. OWNER:
PIKE PARK ASSOCIATES LIMITED PARTNERSHIP
PIKE PARK VENTURE LLC
C/O MARYLAND FINANCIAL INVESTORS
(MICHAEL STOLTZ)
2800 QUARRY LAKE DRIVE, SUITE 340
BALTIMORE, MARYLAND 21209
PHONE (410-308-6384)

3. TAX MAP REFERENCES:
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4. DEED REFERENCES: L.40152: F.161;
PLAT REFERENCE: N/A

5. ELECTION DISTRICT: 1; COUNCILMANIC DISTRICT: 1

6. EXISTING ZONING:
BR (6.28AC+/-) & BR-AS (4.4 AC+/-), MAP #094C3

7. EXISTING USE: EX. NEIGHBORHOOD SHOPPING CENTER
PROPOSED USE: NEIGHBORHOOD SHOPPING CENTER

8. F.A.R. ALLOWED - 2.0
PROPOSED F.A.R. 156,217 / 520,106 = 0.30

9. THE BOUNDARY SHOWN HEREON WAS TAKEN FROM TOPOGRAPHIC SURVEY PREPARED BY MTPLS LAND SURVEYORS, LLC., DATED FEBRUARY 15, 2019.

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NOTE:
THIS PLAN IS INTENDED FOR LANDSCAPE PURPOSES ONLY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.

PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT
MAJOR DECIDUOUS TREES						
ARO	6	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2" -2 1/2" CAL.	AS SHOWN	B&B
MINOR DECIDUOUS TREES						
LIT	18	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	1" - 1 1/2" CAL.	AS SHOWN	B&B
SHRUBS						
ICG	29	ILEX CRENATA 'GREEN LUSTRE'	GREEN LUSTRE HOLLY	18" - 30" HT.	4' O.C.	CONT.
JCN	57	JUNIPERUS CHINENSIS 'NICK'S COMPACT'	NICK'S COMPACT JUNIPER	18" - 30" HT.	4' O.C.	CONT.
LFG	115	LEUCOTHOE FONTANESIANA 'GIRARD'S RAINBOW'	GIRARD'S RAINBOW LEUCOTHOE	18" - 30" HT.	4' O.C.	CONT.
TBR	8	TAXUS BACCATA 'REPANDENS'	SPREADING ENGLISH YEW	18" - 30" HT.	4' O.C.	CONT.

PARKING REQUIREMENTS

PARKING SPACES REQUIRED:
5 / 1,000 SF OF GROSS LEASABLE AREA -
5 / 1,000 X 156,217 = 781 PS

PARKING SPACES PROVIDED: 673 PS, INCLUDING 28 HDCP SPACES

(VARIANCE 1983-027-XA GRANTED ON JUNE 20, 1983 ALLOWED FOR A SHORTAGE OF 281 PARKING SPACES)

100 50 0 100

PETITIONER'S EXHIBIT 5

THE COORDINATE SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN DATUM OF 1983. THE ELEVATION SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. HORZ: NAD 83/91; VERT: NAVD 88

BLDG
Baltimore Land Design Group, Inc.
Consulting Engineers
230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21031
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM

PROFESSIONAL ENGINEER — IWONA ROSTEK-ZARSKA — 21245 — STATE OF MARYLAND

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, IWONA ROSTEK-ZARSKA, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21245, EXPIRATION DATE: JUNE 9, 2020.

OWNER

PIKE PARK ASSOCIATES
LIMITED PARTNERSHIP
PIKE PARK VENTURE LLC
C/O MARYLAND FINANCIAL INVESTORS
2800 QUARRY LAKE DR STE 340
BALTIMORE MD 21209-3764

DEVELOPER / APPLICANT

PIKE PARK ASSOCIATES
LIMITED PARTNERSHIP
PIKE PARK VENTURE LLC
C/O MARYLAND FINANCIAL INVESTORS
2800 QUARRY LAKE DR STE 340
BALTIMORE MD 21209-3764

REVISIONS

DATE	NO.	DESCRIPTION	BY

LANDSCAPE PLAN

PIKE PARK PLAZA

6500-6516 BALTIMORE NATIONAL PIKE
BALTIMORE, MARYLAND 21228

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50'
ELECTION DISTRICT: 1, C1
DATE: JUNE 24, 2019

DRAWING NO.
C-1
SHEET 1 OF 1

LEGEND

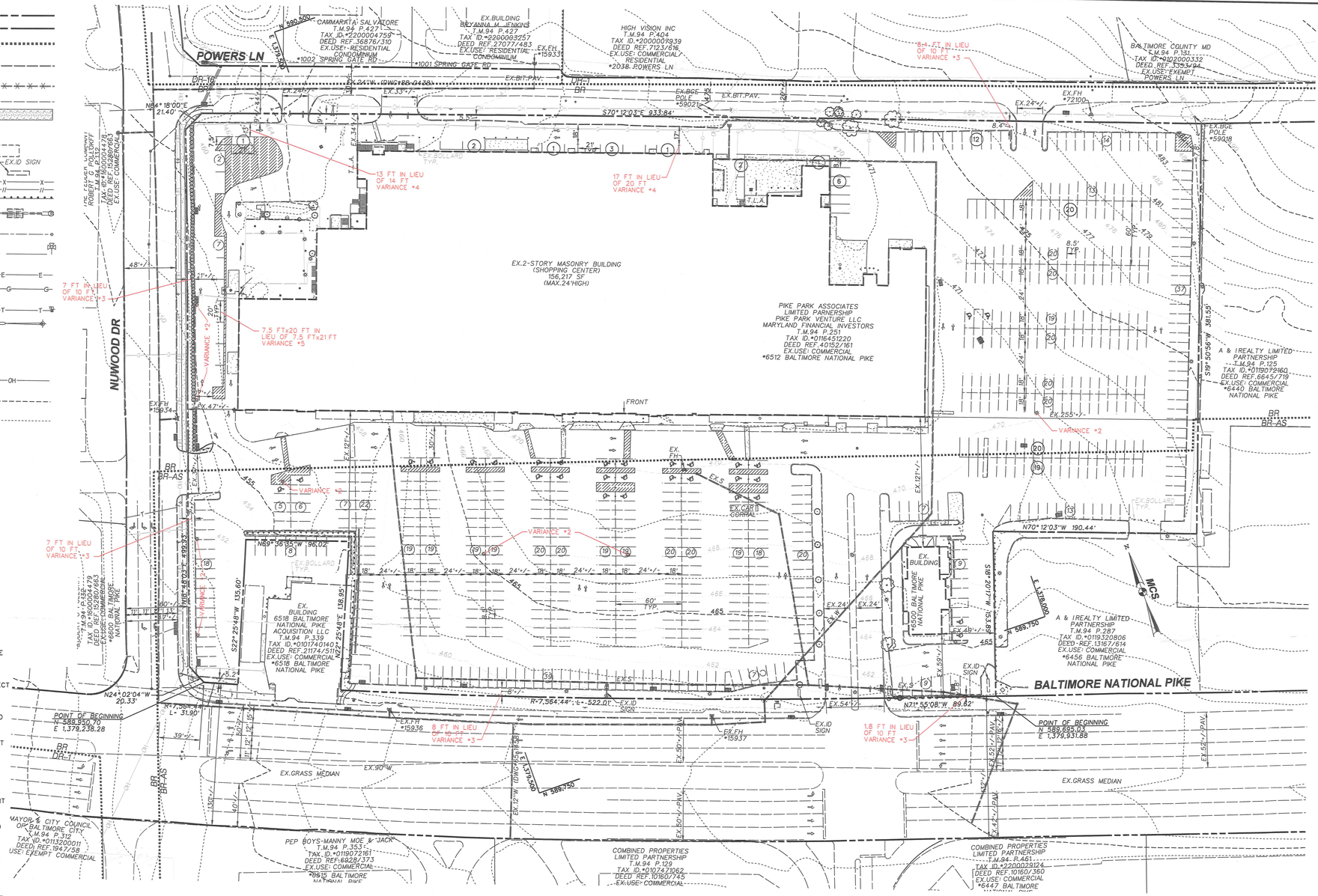
RIGHT-OF-WAY LINE
PROPERTY LINE
ZONING LINE — BR / BR-AS
EX. CONCRETE CURB AND GUTTER — EX.C&G
EX. CURB AND GUTTER TO BE REMOVED
EX. EDGE OF PAVING
EX. CONCRETE
TO BE REMOVED DESIGNATION — (TBR)
EX. BUILDING
EX. SIGN — EX.SIGN / EX.ID SIGN
EX. FENCE
EX. GUARD RAIL
EX. STORM DRAIN, MANHOLE & INLET — EX.15"D
EX. SANITARY SEWER, MANHOLE & CLEANOUT — EX.8"S
EX. WATER MAIN, VALVE & FIRE HYDRANT — EX.8"W
EX. ELECTRIC LINE
EX. GAS LINE — GM
EX. TELEPHONE LINE, POLE & BOX — T
EX. POLE WITH LIGHT
EX. UTILITY POLE & GUY WIRE — G.W.
EX. BOLLARD
EX. OVERHEAD LINE — OH
EX. INDEX CONTOURS — 470
EX. INTERMEDIATE CONTOURS — 472
EX. PARKING COUNT — (2)
"EXISTING" DESIGNATION — EX.
PR. PARKING COUNT — (2)
"PROPOSED" DESIGNATION — PR.

PERMIT HISTORY

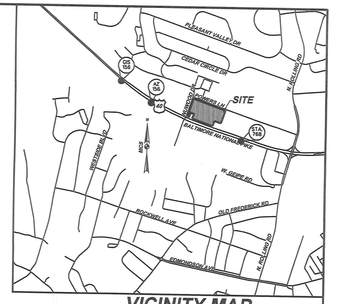
1. B930893 - ALTERATION PERMIT
2. B880903 - ALTERATION PERMIT
3. B926065 - DEMOLITION PERMIT
4. B957116 - ALTERATION PERMIT

ZONING HISTORY

1. CASE NO. 1949-1582-XT:
TEMPORARY USE PERMIT FOR ADVERTISING STRUCTURE WAS GRANTED DECEMBER 1, 1949.
2. CASE NO. R-1965-0152:
RE-CLASSIFICATION REQUEST FROM A R-10 ZONE TO A B-R ZONE WAS GRANTED NOVEMBER 19, 1964 SUBJECT TO STRICT COMPLIANCE WITH SITE PLAN.
3. CASE NO. 1967-0112-A:
ZONING VARIANCE TO PERMIT 722 PARKING SPACES INSTEAD OF THE REQUIRED 876 SPACES WAS GRANTED ON DECEMBER 7, 1966.
4. CASE NO. 1967-0175-A:
ZONING VARIANCE TO PERMIT A SIGN HEIGHT OF 35 FT INSTEAD OF THE PERMITTED 25 FT AND A SIGN OF 328 SF INSTEAD OF THE PERMITTED 150 SF GRANTED ON MARCH 3, 1967.
5. CASE NO. 1983-0272-XA:
ZONING VARIANCE TO PERMIT 793 PARKING SPACES INSTEAD OF THE REQUIRED 1,074 SPACES (281 PS SHORT) AND SPECIAL EXEMPTION FOR AN ARCADE IN COMBINATION WITH A FAMILY ENTERTAINMENT RESTAURANT WAS GRANTED ON JUNE 20, 1983.
6. CASE NO. 1994-0210-X:
ZONING VARIANCE TO ALLOW AN ARCADE IN A BR AND BR-CS2 ZONE WAS GRANTED ON DECEMBER 28, 1993.
7. CASE NO. 1994-0375-SPH:
SPECIAL HEARING TO APPROVE AMENDMENT TO THE PREVIOUSLY APPROVED SITE PLAN IN CASES 65-152-R AND 83-272-XA WAS GRANTED ON JUNE 16, 1994.



VICINITY MAP



BENCH MARK

ELEVATIONS ARE BASED ON NAVD 88 DATUM PER BALTIMORE COUNTY CONTROL POINTS:

CONTROL POINT AZ-156:
N 590,320.885; E 1,378,206.473; EL.399.80
DESCRIPTION: BRASS CAP ON SOUTH SIDE OF RTE.40, 21.30'+/- NORTHWEST OF SANITARY MANHOLE.

CONTROL POINT GIS-156:
N 590,919.874; E 1,377,366.708; EL.373.99
DESCRIPTION: BRASS DISC ON SOUTH SIDE OF RTE.40, 14.4'+/- NORTHEAST OF UTILITY POLE *157636.

CONTROL POINT STATION 768:
N 589,287.224; E 1,380,736.917; EL.471.19
DESCRIPTION: SPIKE ON SOUTH SIDE OF BALTIMORE NATIONAL PIKE, 26.16' NORTHEAST OF UTILITY POLE *156210.

SITE DATA

1. GROSS SITE AREA = 520,106 SF OR 11.94 AC
NET SITE AREA = 465,251 SF OR 10.6807 AC
2. OWNER:
PIKE PARK ASSOCIATES LIMITED PARTNERSHIP
PIKE PARK VENTURE LLC
C/O MARYLAND FINANCIAL INVESTORS
(MICHAEL STOLTZ)
2800 QUARRY LAKE DRIVE, SUITE 340
BALTIMORE, MARYLAND 21209
PHONE (410-308-6384)
3. TAX MAP REFERENCES:
T.M.94: G.23: P.251: TAX ID.*0116451220
4. DEED REFERENCES: L.40152: F.161:
PLAT REFERENCE: N/A
5. ELECTION DISTRICT: 1: COUNCILMANIC DISTRICT: 1
6. EXISTING ZONING:
BR (6.284'+/-) & BR-AS (4.4 AC+/-), MAP *094C3
7. EXISTING USE: EX. NEIGHBORHOOD SHOPPING CENTER
PROPOSED USE: NEIGHBORHOOD SHOPPING CENTER
8. F.A.R. ALLOWED = 2.0
PROPOSED F.A.R. 156,217 / 520,106 = 0.30
9. THE BOUNDARY SHOWN HEREON WAS TAKEN FROM TOPOGRAPHIC SURVEY PREPARED BY MTPLS LAND SURVEYORS, LLC., DATED FEBRUARY 15, 2019.
10. "BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING" HAS CONFIRMED THAT THE SUBJECT SITE IS WITHIN A TRAFFIC DEFICIENT AREA.
11. FLOOD MAP INFORMATION:
PREMISES IS SHOWN ON MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND, UNINCORPORATED AREAS, PANEL 370 OF 580, COMMUNITY PANEL NUMBER 2400100370F, MAP REVISED SEPTEMBER 26, 2008" AND IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING VARIANCE REQUEST

1. VARIANCE FROM SECTION 409.6.A.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.) TO ALLOW A TOTAL OF 673 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 781 SPACES.
2. VARIANCE FROM B.C.Z.R. SECTION 409.8.A.3. TO ALLOW LIGHT STANDARDS IN THE PARKING FACILITY WITHOUT CURBING OR LANDSCAPING.
3. VARIANCE FROM B.C.Z.R. SECTION 409.8.A.4 TO ALLOW PARKING SPACES IN A SURFACE PARKING FACILITY TO REMAIN AS CLOSE AS 1 FT FROM THE RIGHT-OF-WAY LINE OF A PUBLIC STREET IN LIEU OF THE REQUIRED 10 FT.
4. VARIANCE FROM B.C.Z.R. SECTION 409.4.C TO PERMIT EXISTING ONE-WAY AISLE WIDTH OF 13 FT IN LIEU OF THE REQUIRED 14 FT (FOR 0° PARKING ANGLE) AND TWO-WAY AISLE WIDTH OF 17 FT IN LIEU OF THE REQUIRED 20 FT (FOR 0° PARKING ANGLE).
5. VARIANCE FROM B.C.Z.R. SECTION 409.3 TO PERMIT PARKING SPACE DIMENSIONS OF 7.5 FT x 20 FT IN LIEU OF THE REQUIRED 7.5 FT x 21 FT FOR EXISTING PARALLEL PARKING SPACES.

PARKING REQUIREMENTS

PARKING SPACES REQUIRED:
5 / 1,000 SF OF GROSS LEASABLE AREA =
5 / 1,000 X 156,217 = 781 PS

PARKING SPACES PROVIDED: 673 PS, INCLUDING 28 HDCP SPACES

(VARIANCE 1983-027-XA GRANTED ON JUNE 20, 1983 ALLOWED FOR A SHORTAGE OF 281 PARKING SPACES)

100 50 0 100

NOTE:
THIS PLAN IS INTENDED FOR ZONING PURPOSES ONLY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.

CASE NO. 2019-0381-A

THE COORDINATE SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN DATUM OF 1983. THE ELEVATION SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. HORZ: NAD 83/91. VERT: NAVD 88

BLDG
Baltimore Land Design Group, Inc.
Consulting Engineers
230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21031
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM

REGISTERED PROFESSIONAL ENGINEER 21245 IWONA M. ROSTEK STATE OF MARYLAND

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, IWONA ROSTEK-ZARSKA, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21245, EXPIRATION DATE: JUNE 9, 2020.

OWNER
PIKE PARK ASSOCIATES
LIMITED PARTNERSHIP
PIKE PARK VENTURE LLC
C/O MARYLAND FINANCIAL INVESTORS
2800 QUARRY LAKE DR STE 340
BALTIMORE MD 21209-3764

DEVELOPER / APPLICANT
PIKE PARK ASSOCIATES
LIMITED PARTNERSHIP
PIKE PARK VENTURE LLC
C/O MARYLAND FINANCIAL INVESTORS
2800 QUARRY LAKE DR STE 340
BALTIMORE MD 21209-3764

REVISIONS

DATE	NO.	DESCRIPTION	BY

PLAN TO ACCOMPANY
PETITION FOR ZONING VARIANCES

PIKE PARK PLAZA

6500-6516 BALTIMORE NATIONAL PIKE
BALTIMORE, MARYLAND 21228

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50'
ELECTION DISTRICT: 1, C1
DATE: JUNE 24, 2019

DRAWING NO.
C-1
SHEET 1 OF 1

6500-6516 Baltimore National Pike



PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Pike Park Mall, Inc. legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 409.2b (3) & (6) Parking - Request 722 parking spaces instead of the required 876

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

This is all the land that can be acquired by the shopping center which necessitates a variance for parking.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

[illegible]
Contract purchaser

[illegible]
Legal Owner

Address [illegible]

Address [illegible]

Masonic Building, Towson, Md. 21204
Fred E. Waldrop, Esq. Petitioner's Attorney

Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of October, 196 6, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of November, 196 6, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts hardship shown

the above Variance should be had; and it further appearing that by reason of

a Variance to permit 722 parking spaces instead of the required 876 spaces should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 1 day of December, 196 6, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit 722 parking spaces instead of the required 876 spaces, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

DEPUTY Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 196 that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

PETITION FOR A VARIANCE

1st DISTRICT

ZONING: Petition for Variance for Parking.

LOCATION: North side of The Baltimore National Pike 2350 feet West of Rolling Road.

DATE & TIME: MONDAY, NOVEMBER 28, 1966 at 11:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from the Zoning Regulations of Baltimore County to permit 722 parking spaces instead of the required 876 spaces.

The Zoning Regulation to be accepted as follows:

Section 409.2 (b) 3 - Dance hall, night club or restaurant - 1 for each 50 square feet of total floor area.

Section 409.2 (b) 6 - Buildings devoted to retail trade - 1 for each 200 square feet of total floor area.

All that parcel of land in the First District of Baltimore County

Being the property of Pike Park Mall, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, November 28, 1966 at 11:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF
BALTIMORE COUNTY

Registration No. 1577

Phones: Valley 3-3000, Valley 3-2382, Northfield 3-6177

William M. Magnadier
County Surveyor
Professional Engineer and Land Surveyor
Court House Towson, Md. 21204

For Purpose of Zoning Only RE: Petition for Parking Variance

All that piece or parcel of land situate, lying and being in the First Election District of Baltimore County, State of Maryland, and described as follows:

Beginning for the same on the northerly side of The Baltimore National Pike and at the end of the tenth or south 64 degrees east 89.63 feet line of the land conveyed by Concetta Farone, widow to Pike Park Mall Inc. by a deed dated April 15th 1965 and recorded among the land records of Baltimore County in Liber R.R.G. No. 4446 folio 246 etc. said beginning point also being distant 2350 feet more or less northwesterly along the northerly side of the Baltimore National Pike from the center of Rolling Road running thence and binding on the northerly side of said pike north 64 degrees zero minutes west 89.63 feet and by a line curving northwesterly toward the right having a radius of 7564.44 feet a distance of 522.01 feet to the end of the eighth line in said deed thence leaving the pike and binding reversely on the eighth, seventh and sixth lines therein the following three courses and distances viz: north 30 degrees 21 minutes 38 seconds east 138.95 feet and north 61 degrees 40 minutes 45 seconds west 96.02 feet and south 30 degrees 21 minutes 38 seconds west 135.60 feet to the northerly side of said pike, thence binding thereon by a line curving northwesterly toward the right having a radius of 7564.44 feet a distance of 80.75 feet thence leaving the pike and binding reversely on the outline s in the aforesaid deed the five following courses and distances viz: north 26 degrees 43 minutes 53 seconds east 556.95 feet to a point in or near the center of Powers Lane and binding in or near the center of said Lane south 62 degrees 16 minutes 13 seconds east 584.63 feet and leaving the Lane and running south 27 degrees 46 minutes 46 seconds west 411.52 feet and north 62 degrees 16 minutes 13 seconds west 190.50 feet and south 26 degrees 16 minutes 07 seconds west 153.87 feet to the place of beginning.

Containing 11.788 acres of land more or less.

William M. Magnadier

November 3, 1966

Fred E. Waldrop, Esq.
Masonic Building
Towson, Md. 21204

NOTICE OF HEARING
Re: Petition for Variance for Pike Park Mall, Inc.
#67-112-A

TIME: 11:00 A.M.

DATE: Monday, November 28, 1966

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND.

ZONING COMMISSIONER OF
BALTIMORE COUNTY

Fred E. Waldrop, Esquire
Masonic Building
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
25 day of Oct, 1965.

JOHN G. ROSE
Zoning Commissioner

Petitioner Pike Park Mall, Inc.

Petitioner's Attorney Fred E. Waldrop Reviewed by

Chairman of
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

George E. Gavrelis
Director

John G. Rose
Zoning Commissioner

October 27, 1966

Fred E. Waldrop, Esquire
Masonic Building
Towson, Maryland 21204

RE: Variance to Section 409.2b to permit 722 parking spaces instead of the required 876, for Pike Park Mall, Inc. Located on the N/S of Baltimore National Pike 2350' West of Rolling Rd. 1st District.
(Item 4 - October 25, 1966)

Dear Sir:

The above referenced petition is accepted for filing as of the date on the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 days nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

If you have any questions concerning this matter, please do not hesitate to contact me at VA 3-3000, Extension 353.

Very truly yours,

JAMES E. DYER, Principal
Zoning Technician

JEDtyln

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

George E. Gavrelis
Director

John G. Rose
Zoning Commissioner

November 18, 1966

Fred E. Waldrop, Esq.
Masonic Building
Towson, Md. 21204

Dear Sir:

The enclosed memorandum is sent to you in compliance with Section 23-22 of the 1961 Supplement of the Baltimore County Code.

Any questions of correspondence in regard to the enclosed subject matter must be directed to the Director of Planning and Zoning (or his Deputy) and NOT to the Zoning Commissioner.

If you desire to have a member of the Planning Staff testify, it will be necessary for you to summons him through the Sheriff's Office.

Yours very truly,

JOHN G. ROSE
ZONING COMMISSIONER

JGR/ba
encl:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date November 18, 1966

FROM George E. Gavrelis, Director of Planning

SUBJECT Petition #67-112-A. North side of the Baltimore National Pike 2350 feet West of Rolling Road. Petition for Variance to permit 722 parking spaces instead of the required 876 spaces.
Pike Park Mall, Inc. - Petitioners.

1st District

HEARING: Monday, November 28, 1966. (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a variance to the off-street parking requirements. If the variance is granted, can the petitioner conclusively show that he can effectively accommodate the parking demand of people doing business in the proposed center?

GEG:bms

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date November 18, 1966

FROM George E. Gavrelis, Director of Planning

SUBJECT Petition #67-112-A. North side of the Baltimore National Pike 2350 feet West of Rolling Road. Petition for Variance to permit 722 parking spaces instead of the required 876 spaces.
Pike Park Mall, Inc. - Petitioners.

1st District

HEARING: Monday, November 28, 1966. (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a variance to the off-street parking requirements. If the variance is granted, can the petitioner conclusively show that he can effectively accommodate the parking demand of people doing business in the proposed center?

GEG:bms

November 9, 1966

Fred E. Waldrop, Esq.
Masonic Building
Towson, Md. 21204

NOTICE OF HEARING
Re: Petition for Variance for Pike Park Mall, Inc.
#67-112-A

TIME: 11:00 A.M.

DATE: Wednesday, December 7, 1966

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND.

ZONING COMMISSIONER OF
BALTIMORE COUNTY

December 7, 1966

Fred E. Waldrop, Esq.
Masonic Building
Towson, Maryland 21204

Re: Petition for Variance for Pike Park Mall, Inc.
#67-112-A

Dear Sirs

This is to advise you that $75.25 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Md. and remit to Mrs. Anderson, Room 119, County Office Building.

Yours very truly,

JOHN G. ROSE
ZONING COMMISSIONER

JGR/ba

TELEPHONE 823-3000 EXT. 387

INVOICE

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 44393

DATE April 15, 1967

BILLED BY: Zoning Dept. of Balto. Co.

TO: Pike Park Mall, Inc.
30 East 42nd Street
New York N.Y. 10017

DEPOSIT TO ACCOUNT NO. 01-632

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY		COST
		TOTAL AMOUNT $75.25
	Advertising and posting of property #67-112-A	75.25

4

ATTENTION: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

67-112-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1ST Date of Posting Nov 14, 1966

Posted for: Variance (Parking Spaces)

Petitioner: Pike Park Mall Inc.

Location of property: N/S of the Balto. Nat'l. Pike (RT 40) 2350' W of Rolling Rd

Location of Signs: N/S of the Balto. Nat'l Pike 2355' W of Rolling Rd
E " " " " 2625' " " " "

Remarks:

Posted by J. Rogers Signature Date of return Nov 23, 1966

2 signs

4/3/66

John Mull.

Parking not as shown on plan
by squaring the Rds.
Co East side Cul knuckle pavg -
Also a Lib's planning all the Lot.

October 27, 1966

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Fred E. Waldrop, Esquire
Masonic Building
Towson, Maryland 21204

SUBJECT: Variance to Section 409.2b to permit 722 parking spaces instead of the required 876. For Pike Park Mall, Inc. Located on the N/S of Baltimore National Pike 2350' west of Rolling Road. 1st District (Item 4 - October 25, 1966)

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and have the following comments to offer:

BOARD OF TRAFFIC ENGINEERS:
Review of the subject plat dated October 4, 1966 results in the following comments: Any variance to Section 409.2b is unusual - because it has been the experience of this office that the parking required in the Zoning Regulations are a minimum.

Other shopping facilities in Baltimore County have realized this is a minimum and have provided more.

Location	Floor Space	Req. Park.	Exist. Park.
Eastpoint	535,000	2000	1987
Towson Plaza	211,680	1210	1720
Hutzler's (Towson)	265,000	1375	1961
Lorraine's Joppa Rd.	360,000	1933	2256
Lorraine's Rt. 40	241,705	1206	1201
Shopping Mall, Smith Ave.	121,583	579	705
Quick Food - Joppa Rd.	38,040	194	312

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the County Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Fire Department
Bureau of Engineering
Health Department
State Roads Commission
Board of Education
Buildings Department

Very truly yours,

James E. Dyer
JAMES E. DYER, Principal
Zoning Technician

JED/ha

cc: Mr. C. Richard Moore

PETITION FOR A VARIANCE
1st DISTRICT

Zoning: Petition for Variance for Parking.

LOCATION: North side of The Baltimore National Pike 2350 feet West of Rolling Road.

DATE & TIME: Wednesday, December 7, 1966 at 11:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from the Zoning Regulations of Baltimore County to permit 722 parking spaces instead of the required 876 spaces.

All that parcel of land in the First District of Baltimore County.

Beginning for the same on the northerly side of The Baltimore National Pike and at the end of the north or south 64 degrees east 59.63 foot line of the land conveyed by Concetta Farese, widow to Pike Park Mall Inc. by a deed dated April 15th, 1965 recorded among the land records of Baltimore County in Liber R.R.G. No. 4446 folio 566 etc. said beginning point also being distant 2550 feet more or less northwesterly along the northerly side of the Baltimore National Pike from the center of Rolling Road running thence and binding on the northerly side of said pike north 64 degrees forty minutes west 59.63 feet and north 64 degrees 30 minutes west 1900 feet to the right having a radius of 7544.44 feet a distance of 822.81 feet to the end of the eighth line in said deed thence leaving the pike and binding reversely on the eighth, seventh and sixth lines thereof the following three courses and distances viz: north 30 degrees 21 minutes 26 seconds east 138.35 feet and north 81 degrees 49 minutes 49 seconds west 98.82 feet and south 30 degrees 21 minutes 26 seconds west 138.49 feet to the northerly side of said pike, thence binding thereon by a line curving northerly toward the right having a radius of 7544.44 feet a distance of 822.81 feet to the end of the eighth line in said deed thence leaving the pike and binding reversely on the eighth, seventh and sixth lines thereof the following three courses and distances viz: north 30 degrees 21 minutes 26 seconds east 138.35 feet and north 81 degrees 49 minutes 49 seconds west 98.82 feet and south 30 degrees 21 minutes 26 seconds west 138.49 feet to the northerly side of said pike, thence binding thereon by a line curving northerly toward the right having a radius of 7544.44 feet a distance of 822.81 feet thence leaving the pike and binding reversely on the outlines in the aforesaid deed the five following courses and distances viz: north 26 degrees 43 minutes 53 seconds east 338.55 feet to a point in or near the center of Powers Lane and binding in or near the center of said Lane south 62 degrees 16 minutes 13 seconds east 981.63 feet and leaving the Lane and running south 27 degrees 46 minutes 46 seconds west 611.52 feet and north 62 degrees 16 minutes 13 seconds west 176.50 feet and south 26 degrees 15 minutes 07 seconds west 103.87 feet to the place of beginning.

Containing 11.788 acres of land more or less.

Being the property of Pike Park Mall, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, December 7, 1966 at 11:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE
Zoning Commissioner of Baltimore County.

Nov. 17.

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 17, 19 66

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1 time successive weeks before the 7th day of December, 19 66, the first publication appearing on the 17th day of November 19 66.

THE JEFFERSONIAN,
Edward S. Remsberg
Manager.

Cost of Advertisement, $

PETITION FOR A VARIANCE
1st DISTRICT

ZONING: Petition for Variance for Parking.

LOCATION: North side of The Baltimore National Pike 2350 feet West of Rolling Road.

DATE & TIME: Wednesday, Dec. 7, 1966 at 11:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from the Zoning Regulations of Baltimore County to permit 722 parking spaces instead of the required 876 spaces.

The Zoning Regulation to be excepted as follows:

Section 409.2 (b) 3- Dance Hall, night club or restaurant - 1 for each 50 square feet of total floor area.

Section 409.2 (b) - 6 - Buildings devoted to retail trade - for each 200 square feet of total floor area.

All that parcel of land in the First District of Baltimore County.

Beginning for the same on the northerly side of The Baltimore National Pike and at the end of the north or south 64 degrees east 59.63 foot line of the land conveyed by Concetta Farese, widow of Pike Park Mall Inc. by a deed dated April 15th, 1965 recorded among the land records of Baltimore County in Liber R.R.G. No. 4446 folio 566 etc. said beginning point also being distant 2550 feet more or less northwesterly along the northerly side of the Baltimore National Pike from the center of Rolling Road running thence, and binding on the northerly side of said pike north 64 degrees, zero minutes west 59.63 feet and by a line curving northwesterly toward the right having a radius of 7544.44 feet a distance of 822.81 feet to the end of the eighth line in said deed thence leaving the pike and binding reversely on the eighth, seventh and sixth lines thereof the following three courses and distances viz: north 30 degrees 21 minutes 26 seconds east 138.35 feet and north 81 degrees 49 minutes 49 seconds west 98.82 feet and south 30 degrees 21 minutes 26 seconds west 138.49 feet to the northerly side of said pike, thence binding thereon by a line curving northwesterly toward the right having a radius of 7544.44 feet a distance of 822.81 feet thence leaving the pike and binding reversely on the outlines in the aforesaid deed the five following courses and distances viz: north 26 degrees 43 minutes 53 seconds east 338.55 feet to a point in or near the center of Powers Lane and binding in or near the center of said Lane south 62 degrees 16 minutes 13 seconds east 981.63 feet and leaving the Lane and running south 27 degrees 46 minutes 46 seconds west 611.52 feet and north 62 degrees 16 minutes 13 seconds west 176.50 feet and south 26 degrees 15 minutes 07 seconds west 103.87 feet to the place of beginning.

Containing 11.788 acres of land more or less.

Being the property of Pike Park Mall, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, December 7, 1966 at 11:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY.

ORIGINAL

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Reisterstown, Md

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

November 23, 19 66

THIS IS TO CERTIFY, that the annexed advertisement of

John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of ~~three~~ weekly newspapers published in Baltimore County, Maryland, once a week for One ~~successive~~ weeks before the 28th day of November, 19 66, that is to say the same was inserted in the issues of

November 17, 1966.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

INVOICE

THE JEFFERSON
TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 42230

DATE 11/28/66

Fred E. Waldrop, Esq.
Towson, Md. 21204

Baltimore County, Md.

ACCOUNT	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	AMOUNT
—	Petition for Variance for Pike Park Mall, Inc.	25.00
01-662		
	PAID	
	12-366 1966 • 42230 MP-	25.00
4		

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

December 7, 1966

Fred E. Waldrop, Esquire
Masonic Building
Towson, Maryland 21204

RE: Petition for Variance
N/S of Baltimore National
Pike 2350' W of Rolling Road
1st District
Pike Park Mall, Inc., Petitioner
NC. 67-112-A

Dear Mr. Waldrop:

I have this date passed my Order granting the above Variance to permit 722 parking spaces instead of the required 876 spaces, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Very truly yours,

EDWARD D. HARDESTY
Deputy Zoning Commissioner

EDH/jdr

POWERS LANE N 62° 16' 15" W 984.03

FOOD STORE
16660 SQ FT

FOOD STORE
16660 SQ FT

TOTAL 20010 SQ FT.

EXIT

GROUND

Meadow Parking

S 61° 40' 45" E 76.02

S 62° 16' 15" E 179.50

N 32° 16' 07" E

Chord S 61° 42' 24" E 469.73

Chord S 63° 32' 44" E 52.20

INVIN 460.56
M.H. INV OUT 458.86
TOP 467.7 MIN

M.H. INV IN 448.38
INV OUT 448.28
TOP 451.47 MIN.

PROP 12" WATER

BALTIMORE NATIONAL PIKE - ROUTE No. 40

PROP PURPOSE DRAWING ONLY

REQUESTED: Variance to Section 409.6.b
For a lot of 20010 S.F. 75 parking spaces
instead of the 192 the 874 S.F. requires.

PROP. SANITARY SEWER ADDED OCT. 4TH 1966

NOTE: EXIST. CONTOURS THUS ~~
FINISHED GRADE THUS ---

WILLIAM M MAYNADIER
COURT HOUSE TOWSON 4, MD.
REVISED FEB. 25TH 1966

SITE PLAN
2350 TO ROLLING ROAD
TOPOGRAPHICAL SURVEY
FOR
TOPPS DISCOUNT CENTER
PIKE PARK MALL
CATONSVILLE
1ST ELECTION DIST.
SCALE 1" = 20'

DWG. NO A-2

POWERS LANE

N 62° 16' 15" W 984.03

FOOD STORE
16620 SQ FT

STOCK ROOM
5280 SQ FT

EXIT

BEAUTY SHOP
1410 SQ FT

1862 SQ FT

TOTAL 20900 SQ FT

S 62° 16' 15" E 1010

S 61° 40' 49" E 76.02

Macadam Parking

Parking Lines

PROP 8" SAN.

PROP 12" WATER

M.H. INV IN 458.56 INV OUT 458.46 TOP 467.72 MIN.

M.H. BENCH ING FOR RIGHT ANGLE BEND INV IN 451.56 INV OUT 451.16

M.H. INV IN 448.10 INV OUT 448.00 TOP 457.47 MIN.

Chord S 61° 44' 24" E 469.73

Chord S 63° 12' 41" E 33.20

BALTIMORE NATIONAL PIKE - ROUTE No. 40

Concrete

Macadam

To Baltimore

FOR PURPOSE OF ZONING ONLY

REQUESTED: Variance to Sect. 413.2.b (Petition to permit less parking spaces instead of the required 876 parking spaces.

ZONING PLAT OCT. 6TH 1966

PROP. SAN SEWER ADDED OCT. 4TH 1966

NOTE: EXIST. CONTOURS THUS ~~~
FINISHED GRADE THUS ---

WILLIAM M. MAYNADIER
COURT HOUSE TOWSON 4, MD.
REVISED FEB. 25TH 1966

SITE PLAN
TO ACCOMPANY
TOPOGRAPHICAL SURVEY
FOR
TOPPS DISCOUNT
PIKE PARK, MARYLAND
CATONSVILLE
1ST ELECTION DIST.
SCALE 1" = 30'

DWG. No A-2

POWERS LANE

N 62° 10' 15" W 984.65

FOOD STORE
16220 SQ FT

STOCK ROOM
5280 SQ FT

FOOD STORE
16220 SQ FT
PLUS
STOCK ROOM 5280 SQ FT
TOTAL 20930 SQ FT

EXIT

Macadam Parking

Concrete

Chord S 61° 44' 20" E 487.73

M.H. INV IN 454.50
INV OUT 454.26
TOP 467.93 MIN

M.H. INV OUT 453.14

M.H. INV IN 446.33
INV OUT 446.20
TOP 457.47 MIN.

PROP 8" SAN.

PROP 12" WATER

BALTIMORE NATIONAL PIKE — ROUTE NO. 40

Median Strip

OFFICE OF THE DIRECTOR

WILLIAM M. MAYNADIER
COURTHOUSE TOWSON 4, MD.
REVISED FEB. 25th 1966

NOTE: EXIST CONTOURS THUS
FINISHED GRADE THUS

FOR PURPOSE OF ZONING ONLY

REQUESTED: Variance to Section 403.2.c
Part B, To permit 122 parking Spaces
instead of the required 174 parking spaces.

ZONING PLAT OCT. 6th 1966

PROP. SAN SEWER ADDED OCT. 4th 1966

OFFICE OF THE DIRECTOR

SITE PLAN

DWG. No. 2