



JOHN A. OLSZEWSKI, JR.  
*County Executive*

MAUREEN E. MURPHY  
Chief Administrative Law Judge  
ANDREW M. BELT  
Administrative Law Judge  
DEREK J. BAUMGARDNER  
Administrative Law Judge

January 11, 2024

David H. Karceski, Esquire – [dhkarceski@venable.com](mailto:dhkarceski@venable.com)  
Venable, LLP  
210 W. Pennsylvania Avenue, Suite 500  
Towson, MD 21204

RE: Petitions for Special Hearing & Variance  
Case No. 2023-0241-SPHA  
Property: 5860 Baltimore National Pike

Dear Mr. Karceski:

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

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew M. Belt", is written over a horizontal line.

ANDREW M. BELT  
Administrative Law Judge  
for Baltimore County

AMB:dlm  
Enclosure

c: Michael Gesell Bohler – [mgesell@bohlereng.com](mailto:mgesell@bohlereng.com)  
Siana Rodriguez – [siana.rodriguez@pandarg.com](mailto:siana.rodriguez@pandarg.com)

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
(5860 Baltimore National Pike)	*	OFFICE OF
1st Election District		
1st Council District	*	ADMINISTRATIVE HEARINGS
Westview Center Associates, LLC		
<i>Legal Owner</i>	*	FOR BALTIMORE COUNTY
Panda Restaurant Group, Inc.		
Lessee	*	<b>Case No. 2023-0241-SPHA</b>
 <b>Petitioners</b>	 *	
* * * * *	* * * * *	

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Variance filed by Westview Center Associates, LLC, legal owner and Panda Restaurant Group, Inc., lessee (“Petitioners”) for the property located at 5860 Baltimore National Pike (the “Property”). The Special Hearing was filed pursuant to the Baltimore County Zoning Regulations (“BCZR”), §500.7 to allow an enterprise sign to be attached to and under/below the face of a canopy structure in lieu of the requirement that the enterprise sign be located on the vertical face of the canopy (Sign C). Variance relief From the BCZR § 450.0, Table of Sign Regulations 5.d, to allow a total of three enterprise signs for a tenant in a multi-tenant building in lieu of the one wall-mounted enterprise sign and one canopy enterprise sign permitted, and to allow one of the enterprise signs on a building wall without a separate exterior customer entrance in lieu of the requirement for a customer entrance on the same facade of the multi-tenant building (Signs A, B, C).

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Siana Rodriguez of Panda Express, Jennifer C. Bass and Michael J. Gesell of Bohler Engineering appeared at the hearing along with David Karceski,

Esquire and Adam Rosenblatt, Esquire of Venable who represented the Petitioners. There were no interest parties or interested citizens that attended the hearing.

A Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”) they did not oppose the relief requested.

The Property is surrounded by business and retail uses with residential properties to the north. The property is an existing Panda Express located within the larger Westview Mall shopping area. Mr. Karceski, with the assistance of Ms. Bass proffered that the Petitioner is proposing three enterprise signs. Three enterprise signs already exist on the subject property, two will be revised in design only, while the enterprise sign above the front entrance will remain unchanged. The illuminated enterprise sign on the rear of the property of the property (Sign B), will replace the current illuminated wall sign and will consist of a circular design depicting the Panda Express logo. (Pet. Ex. 1) The subject property is located in a small multi-unit retail strip. This retail strip has three retail tenants, all of which have illuminated signs on the rear of the building. Petitioner is requesting Special Hearing relief for the modification of an existing circular blade sign (Sign C) that hangs beneath the front canopy and is only visible to foot traffic from the business complex itself. (Pet. Ex. 1). This sign is of the same shape and design of the existing sign but will be a modified copy.

Petitioner explained that the fact that the subject property sits within a larger retail park and is visible by both front and back to Route 40, requires that signage be present on both sides of the building even though there is no rear entrance. The proposed signage and their locations will help to achieve branding visibility and clear building indication for users accessing the site.

### SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, §500.7 as follows:

The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). And, "the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing would be compatible with the community and generally consistent with the spirit and intent of the regulations." *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016). In the instant case I find that the modest relief requested comprising of approval for the already-existing circular blade sign beneath the Petitioner's front canopy is within the spirit and intent of the BCZR.

### VARIANCE

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).

There are two prior sign variance cases involving the subject property (2016-0273 & 2016-0274) in which the property was deemed to be unique. Additionally, as explained by the Petitioner, the property is unique in that it is located in a retail strip located within in a larger retail shopping park and both the front and back of the subject building can be viewed by traffic traveling both east and west on Route 40. Not having sufficient signage to achieve branding visibility and clear building indication for users accessing the site would cause the Petitioner to experience practical difficulty. Finally, I find that the requested Variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare, particularly in light of the lack of opposition at the hearing.


THEREFORE, IT IS ORDERED this 11th day of **January 2024** by this Administrative Law Judge that the Petition for Special Hearing from BCZR, §500.7 to allow an enterprise sign to be attached to and under/below the face of a canopy structure in lieu of the requirement that the enterprise sign be located on the vertical face of the canopy (Sign C) is hereby **GRANTED**.

FURTHER ORDERED that the Petition for Variance relief from BCZR, § 450.0, Table of Sign Regulations 5.d, to allow a total of three enterprise signs for a tenant in a multi-tenant building in lieu of the one wall-mounted enterprise sign and one canopy enterprise sign permitted, and to allow one of the enterprise signs on a building wall without a separate exterior customer entrance in lieu of the requirement for a customer entrance on the same facade of the multi-tenant building (Signs A, B, C) and it is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. 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.



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ANDREW M. BELT  
Administrative Law Judge  
for Baltimore County

AMB:dlm



# 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 5860 Baltimore National Pike which is presently zoned BM-CT  
Deed References: 18312/ 00286 10 Digit Tax Account # 0 1 2 3 1 5 5 3 5 0  
Property Owner(s) Printed Name(s) Westview Center Associates LC

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

SEE ATTACHED SHEET

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).

### Contract Purchaser/Lessee:

SEE ATTACHED SHEET

Name- Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

### Attorney for Petitioner (Lessee)

David H. Karceski, Esquire

Name- Type or Print \_\_\_\_\_

Signature Venable LLP \_\_\_\_\_

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

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

21204 / 410-494-6285 / dhkarceski@venable.com

Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

### Legal Owners (Petitioners):

SEE ATTACHED SHEET

Name #1 - Type or Print \_\_\_\_\_ Name #2 - Type or Print \_\_\_\_\_

Signature #1 \_\_\_\_\_ Signature #2 \_\_\_\_\_

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

### Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print \_\_\_\_\_

Signature Venable LLP \_\_\_\_\_

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

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

21204 / 410-494-6285 / dhkarceski@venable.com

Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

CASE NUMBER 2023-0241-SPMA Filing Date 11, 15, 23 Do Not Schedule Dates: \_\_\_\_\_ Reviewer JS

**5860 BALTIMORE NATIONAL PIKE**

**ATTACHMENT TO PETITION FOR VARIANCE**

1. Petition for Variance from B.C.Z.R. Section 450. Table of Sign Regulations 5.d to allow a total of three enterprise signs for a tenant in a multi-tenant building in lieu of the one wall-mounted enterprise sign and one canopy enterprise sign permitted and to allow one of the enterprise signs on a building wall without a separate exterior customer entrance in lieu of the requirement for a customer entrance on the same façade of the multi-tenant building (Signs A, B, C).



**5860 BALTIMORE NATIONAL PIKE**

**ATTACHMENT TO PETITION FOR SPECIAL HEARING**


1. Petition for Special Hearing to allow an enterprise sign to be attached to and under/below the face of a canopy structure in lieu of the requirement that the enterprise sign be located on the vertical face of the canopy (Sign C).

**5860 BALTIMORE NATIONAL PIKE**

**ATTACHMENT TO PETITION FOR VARIANCE & SPECIAL HEARING**

**Legal Owner:**

Westview Center Associates LC  
c/o Wharton Realty Group Inc.  
8 Industrial Way East, 2<sup>nd</sup> Floor  
Eatontown, New Jersey 07724-3317

By:  **MARK MASSRY**  
Title: UP  
Phone: 732-935-0111  
Email Address: mark@wrgusa.com

10246 REISTERSTOWN ROAD

ATTACHMENT TO PETITION FOR VARIANCE

**Petitioner / Lessee:**

**Panda Restaurant Group, Inc.**  
1683 Walnut Grove Avenue  
Rosemead, CA 91770-3711

By:  PEGGY TISANG CHERNG

Title: CO-CEO / CO- chair

Phone: (626) 799-9898

Email Address: \_\_\_\_\_


Approved as to form \_\_\_\_\_.

ZONING DESCRIPTION – SPECIAL EXCEPTION AREA  
**TAX MAP 95, PARCEL 45**  
THE LAND OF  
WESTVIEW CENTER ASSOCIATES LC  
LIBER 18312 FOLIO 286  
1<sup>ST</sup> ELECTION DISTRICT  
BALTIMORE COUNTY, MD

BEGINNING AT A POINT ON THE NORTHERN RIGHT-OF-WAY LIMITS OF BALTIMORE NATIONAL PIKE (MD ROUTE 40) (150-FOOT WIDTH RIGHT-OF-WAY), WHICH IS 110.00 FEET WEST OF THE INTERSECTION OF SAID BALTIMORE NATIONAL PIKE (MD ROUTE 40) AND INGLESIDE AVENUE (103-FOOT RIGHT-OF-WAY), THENCE DEPARTING SAID NORTERN RIGHT-OF-WAY LIMITS AND WITH THE DIVISION LINE BETWEEN BALTIMORE NATIONAL PIKE (MD ROUTE 40) ON THE SOUTH AND THE LAND OF WESTVIEW CENTER ASSOCIATES LC (LIBER 18312 FOLIO 286) ON THE NORTH; THENCE FOLLOWING ALONG A LINE SOUTH 72 DEGREES – 19 MINUTES – 34 SECONDS WEST, 1209.66 FEET TO A POINT, THENCE FOLLOWING ALONG A LINE SOUTH 73 DEGREES – 36 MINUTES – 11 SECONDS WEST, 96.17 FEET TO A POINT, THENCE FOLLOWING ALONG A LINE NORTH 27 DEGREES – 41 MINUTES – 09 SECONDS WEST, 47.36' TO THE POINT OF BEGINNING FOR THE VARIANCE AREA.

1. NORTH 16 DEGREES – 47 MINUTES – 25 SECONDS WEST, 41.00 FEET TO A POINT, THENCE;
2. CONTINUING NORTH 73 DEGREES – 12 MINUTES – 00 SECONDS EAST, 20.00 FEET TO A POINT, THENCE;
3. CONTINUING SOUTH 16 DEGREES – 47 MINUTES – 25 SECONDS EAST, 10.00 FEET TO A POINT, THENCE;
4. CONTINUING NORTH 73 DEGREES – 12 MINUTES – 52 SECONDS EAST, 41.00 FEET TO A POINT, THENCE;
5. CONTINUING SOUTH 16 DEGREES – 47 MINUTES – 25 SECONDS EAST, 31.00 FEET TO A POINT, THENCE;
6. CONTINUING SOUTH 73 DEGREES – 12 MINUTES – 35 SECONDS WEST; 61.00 FEET TO THE POINT OF BEGINNING FOR THE VARIANCE AREA.

CONTAINING 2,091 SQUARE FEET OR 0.048 ACRES.



I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/25

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

No. 228946

Date: 11/15/23

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		650					\$ 1000.00

Total: \$ 1000.00

Rec From: VENABLE

For: 2023-0241 - SPHA

5860 BALTIMORE NATIONAL PIKG

**CASHIER'S  
 VALIDATION**

DISTRIBUTION

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

**PNC BANK**  
 PNC, N.A. Bank 040  
 Maryland

**VENABLE**<sub>LLP</sub>  
 750 E. Pratt Street Suite 900  
 Baltimore, Maryland 21202  
 Operating Account

**F 542489**

15-3  
 540

DATE

November 01, 2023

AMOUNT

\$1,000.00

\*\*\*\*\*ONE THOUSAND AND 00/100\*\*\*\*\*

PAY  
 TO THE  
 ORDER  
 OF

**Baltimore County, Maryland**  
**Office of Budget and Finance**  
**400 Washington Avenue, Room 152**  
**Towson, MD 21204-4665**

  
 AUTHORIZED SIGNATURE

VOID AFTER 180 DAYS

AUTHORIZED SIGNATURE  
 (TWO SIGNATURES REQUIRED OVER \$25,000)

⑈000542489⑈ ⑆054000030⑆ 5501006999⑈

**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: 2023-0241-SPHA  
Property Address: 5860 BALTIMORE NATIONAL PIKE  
Legal Owners (Petitioners): WESTVIEW CENTER ASSOCIATES, LLC  
Contract Purchaser/Lessee: PANDA RESTAURANT GROUP, INC.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): DAVID KARCESKI  
Address: C/O VENABLE  
210 W. PENNSYLVANIA AVE, SUITE 500  
TOWSON, MD 21204  
Telephone Number: 443-956-7425

\*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

# CERTIFICATE OF POSTING

2023-0241-SPHA

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Westview Center Associates, LLC

January 10, 2024

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: Jeff Perlow:

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: \_\_\_\_\_

**5860 Baltimore National Pike**     ***SIGN 1***

December 20, 2023

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

Sincerely,

 December 20, 2023

\_\_\_\_\_  
(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)



**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

**TO:** Peter Gutwald, Director  
Department of Permits, Approvals

**DATE:** November 27, 2023

**FROM:** Vishnu Desai, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For November 27, 2023  
Item No. 2023-0241-SPHA

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPW-T: N/C

DPR: N/C

Landscape: N/C

Rec & Parks: N/C & No Greenways affected

VKD: JK  
cc: file



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

**TO:** C. Pete Gutwald  
Director, Department of Permits, Approvals and Inspections

**DATE:** 11/29/2023

**FROM:** Steve Lafferty  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 2023-0241-SPHA

**INFORMATION:**

**Property Address:** 5860 Baltimore National Pike  
**Petitioner:** Peggy Tisang Cherng; Westview Center Associates LLC  
**Zoning:** BM-CT  
**Requested Action:** Variance/Special Hearing

The Department of Planning has reviewed the petition for the following:

*Variance -*

1. From Baltimore County Zoning Regulation (BCZR) Section 450. Table of Sign Regulations 5.d to allow a total of three enterprise signs for a tenant in a multi-tenant building in lieu of the one wall-mounted enterprise sign and one canopy enterprise sign permitted and to allow one of the enterprise signs on a building wall without a separate exterior customer entrance in lieu of the requirement for a customer entrance on the same façade of the multi-tenant building (Signs A, B, C).

*Special Hearing -*

1. To allow an enterprise sign to be attached to and under/below the face of a canopy structure in lieu of the requirement that the enterprise sign be located on the vertical face of the canopy (Sign C).

The proposed site is a 41.983 acre property that is surrounded by business and retail uses with residential properties to the north. The property is an existing Panda Express, located at Westview Mall. The applicant proposes a total of 3 enterprise signs. (1 proposed illuminated wall sign, 1 proposed blade sign, and 1 existing sign at the front entrance)

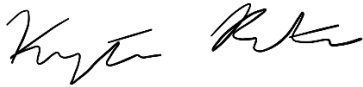
The proposed signage and their locations help achieve branding visibility and clear building indication for users accessing the site. It is understood that currently, the Panda express has three existing enterprise signs and the proposed signage will replace them. The applicant proposes an upgraded blade sign, a reduced illuminated wall sign on the rear elevation, and an existing enterprise sign on the front of the store, which will remain. The above variance relief request does not negatively impact the health, safety and well-being of vehicular and pedestrian traffic or create signage clutter and visual nuisance.

The Department has no objections in granting the relief conditioned upon the following:

- 1) Comply with all other signage regulations outlined in Section 450 of the Baltimore County Zoning Regulations.
- 2) The plan meets all additional conditions as required by the Administrative Law Judge.

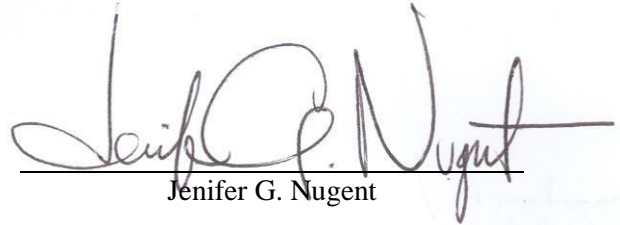
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

**Prepared by:**



Krystle Patchak

**Division Chief:**



Jenifer G. Nugent

SL/JGN/KP

c: David H. Karceski  
Daphne Daly, Community Planner  
Jeff Perlow, Zoning Review  
Kristen Lewis, Zoning Review  
Office of Administrative Hearings  
People's Counsel for Baltimore County

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge  
Office of Administrative Hearings

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

DATE: November 22, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0241-SPHA  
Address: 5860 BALTIMORE NATIONAL PIKE  
Legal Owner: Westview Center Associates, LLC

Zoning Advisory Committee Meeting of November 27, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

Real Property Data Search ( )  
 Search Result for BALTIMORE COUNTY

<a href="#">View Map</a>	<a href="#">View GroundRent Redemption</a>	<a href="#">View GroundRent Registration</a>
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**Special Tax Recapture:** None

**Account Identifier:** District - 01 **Account Number -** 0123155350

**Owner Information**

**Owner Name:** WESTVIEW CENTER ASSOCIATES LC **Use:** COMMERCIAL  
**Principal Residence:** NO

**Mailing Address:** C/O WHARTON REALTY GROUP INC **Deed Reference:** /18312/ 00286  
 8 INDUSTRIAL WAY EAST 2ND FLR  
 EATONTOWN NJ 07724-3317

**Location & Structure Information**

**Premises Address:** 5840 BALTO NATL PIKE **Legal Description:** 33.977 AC  
 BALTIMORE 21228-1335 NS BALTO NATL PIKE  
 NW COR INGLESIDE AV

<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>
0095	0020	0045	30000.04	0000				2024	
									<b>Plat Ref:</b>
Town: None									

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<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>	<b>County Use</b>
2001	129,576 SF		33.9700 AC	14

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<b>Stories</b>	<b>Basement Type</b>	<b>Exterior Quality</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Notice of Major Improvements</b>
	DISCOUNT WAREHOUSE/	C3			2011

**Value Information**

	Base Value	Value		
		As of	Phase-in Assessments	
		As of	As of	As of
<b>Land:</b>	16,246,500	01/01/2021	07/01/2023	07/01/2024
<b>Improvements</b>	18,753,500			
<b>Total:</b>	35,000,000	35,000,000	35,000,000	
<b>Preferential Land:</b>	0			

**Transfer Information**

<b>Seller:</b> OCEAN LAKES LC & BW ASSOC &	<b>Date:</b> 06/30/2003	<b>Price:</b> \$0
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /18312/ 00286	<b>Deed2:</b>

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<b>Seller:</b> WESTVIEW MALL ASSOCIATES	<b>Date:</b> 11/12/1997	<b>Price:</b> \$24,678,187
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /12495/ 00449	<b>Deed2:</b>

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<b>Seller:</b> EQUITABLE LIFE A SSURANCE	<b>Date:</b> 09/01/1989	<b>Price:</b> \$0
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /08264/ 00437	<b>Deed2:</b>

**Exemption Information**

<b>Partial Exempt Assessments: Class</b>		07/01/2023	07/01/2024
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00	0.00

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**Special Tax Recapture:** None

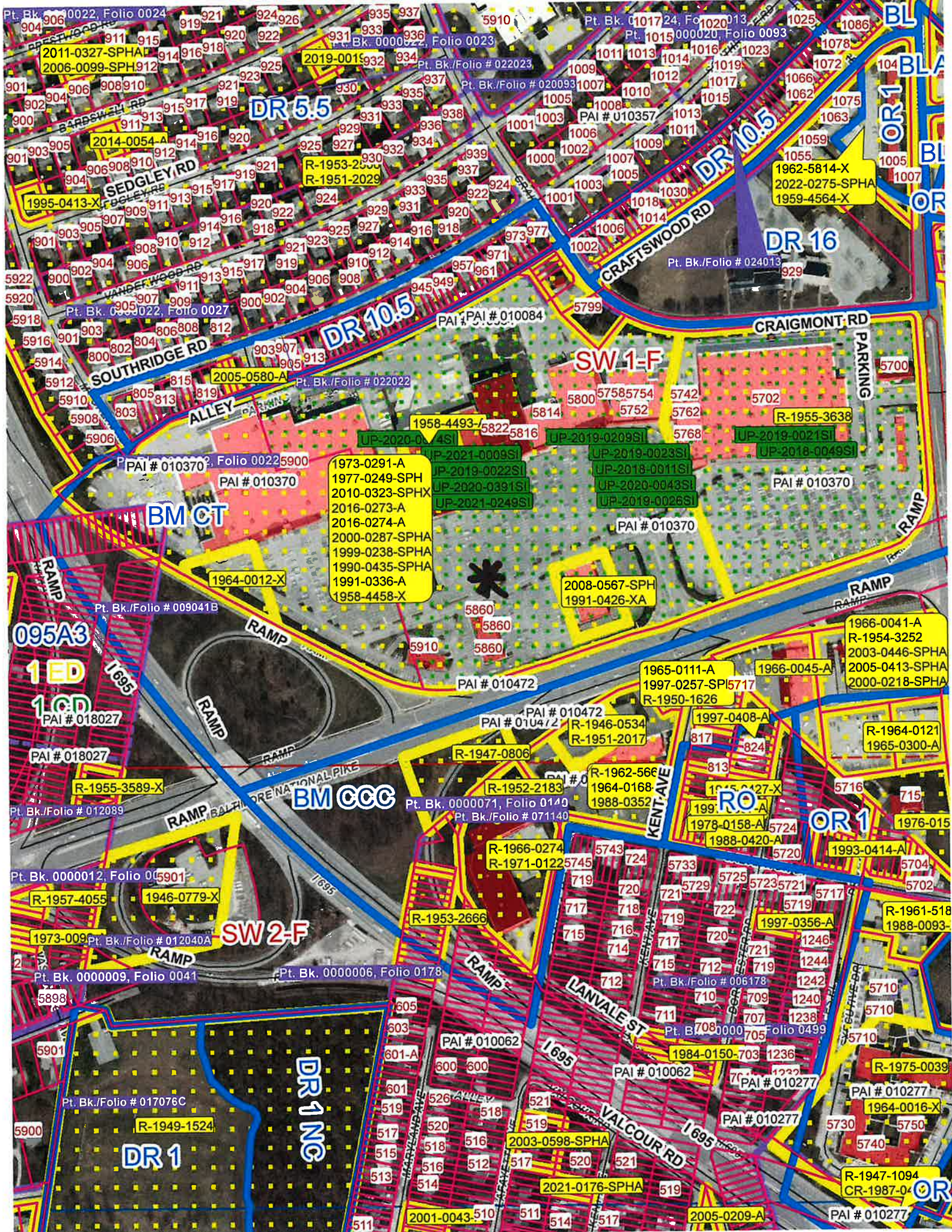
**Homestead Application Information**

**Homestead Application Status:** No Application

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**Homeowners' Tax Credit Application Information**

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



DR 5.5

DR 10.5

DR 16

DR 10.5

SW 1-F

BM CT

095A3

1 ED

1 CD

PAI # 018027

PAI # 018027

R-1955-3589-X

Pt. Bk./Folio # 012089

Pt. Bk. 0000012, Folio 045901

R-1957-4055

1946-0779-X

1973-009

Pt. Bk./Folio # 012040A

Pt. Bk. 0000009, Folio 0041

5898

Pt. Bk./Folio # 017076C

R-1949-1524

DR 1

BM CCC

SW 2-F

DR 1 NC

RO

OR 1

OR

1973-0291-A  
1977-0249-SPH  
2010-0323-SPHX  
2016-0273-A  
2016-0274-A  
2000-0287-SPHA  
1999-0238-SPHA  
1990-0435-SPHA  
1991-0336-A  
1958-4458-X

2008-0567-SPH  
1991-0426-XA

1965-0111-A  
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1966-0041-A  
R-1954-3252  
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2000-0218-SPHA

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1965-0300-A

1976-015

1993-0414-A

R-1961-518  
1988-0093

5710

R-1975-0039

1964-0016-X

R-1947-1094  
CR-1987-04

UP-2020-0044S  
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UP-2019-0022S  
UP-2020-0391S  
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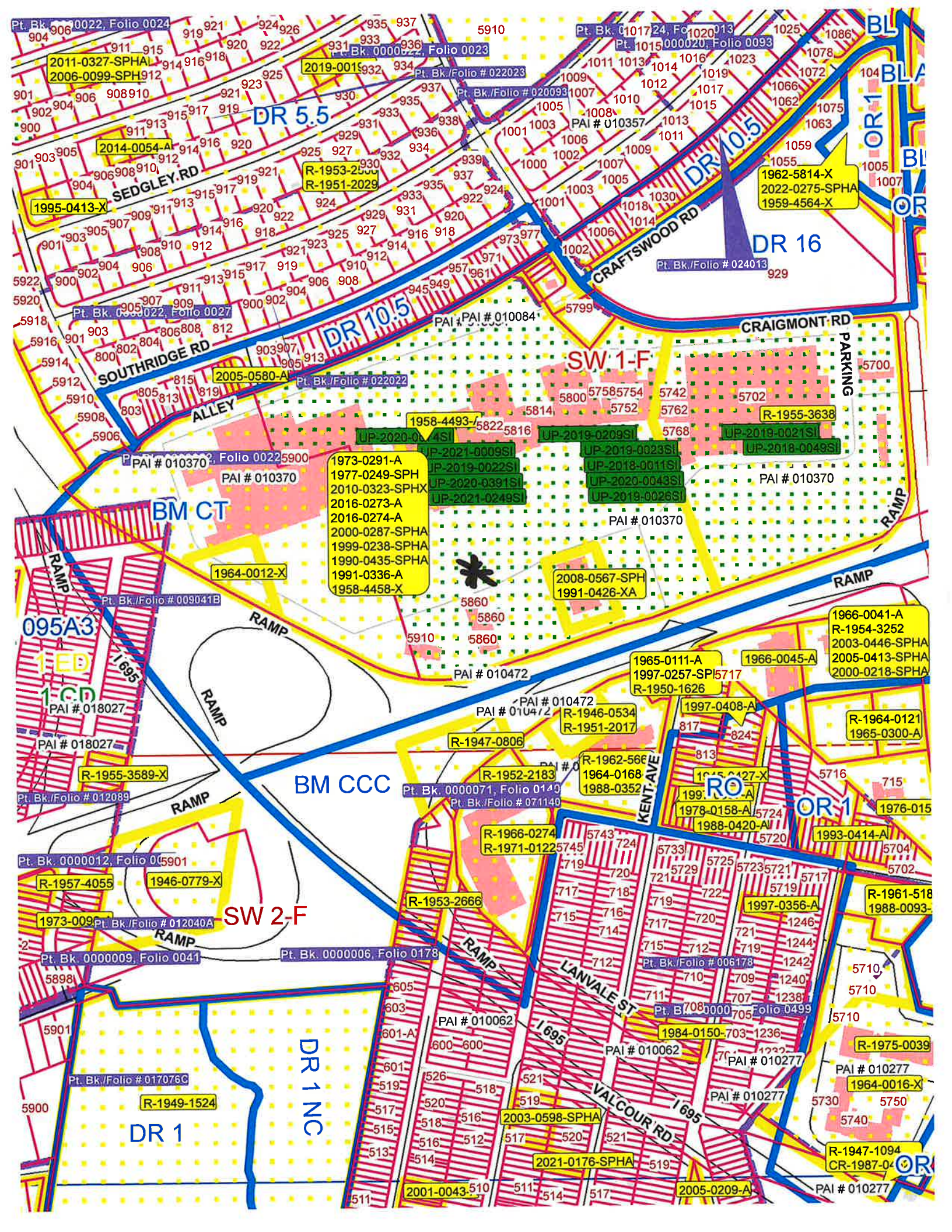
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1973-0291-A  
 1977-0249-SPH  
 2010-0323-SPHX  
 2016-0273-A  
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 2000-0287-SPHA  
 1999-0238-SPHA  
 1990-0435-SPHA  
 1991-0336-A  
 1958-4458-X

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1995-0413-X

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1966-0041-A  
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 2000-0218-SPHA

1965-0111-A  
 1997-0257-SPH  
 R-1950-1626

1966-0045-A

R-1964-0121  
 1965-0300-A

R-1947-0806

R-1952-2183

R-1962-566  
 1964-0168  
 1988-0352

1978-0158-A  
 1988-0420-A

1993-0414-A

R-1953-2666

1997-0356-A

R-1961-518  
 1988-0093

R-1957-4055

1946-0779-X

1973-009

SW 2-F

R-1975-0039

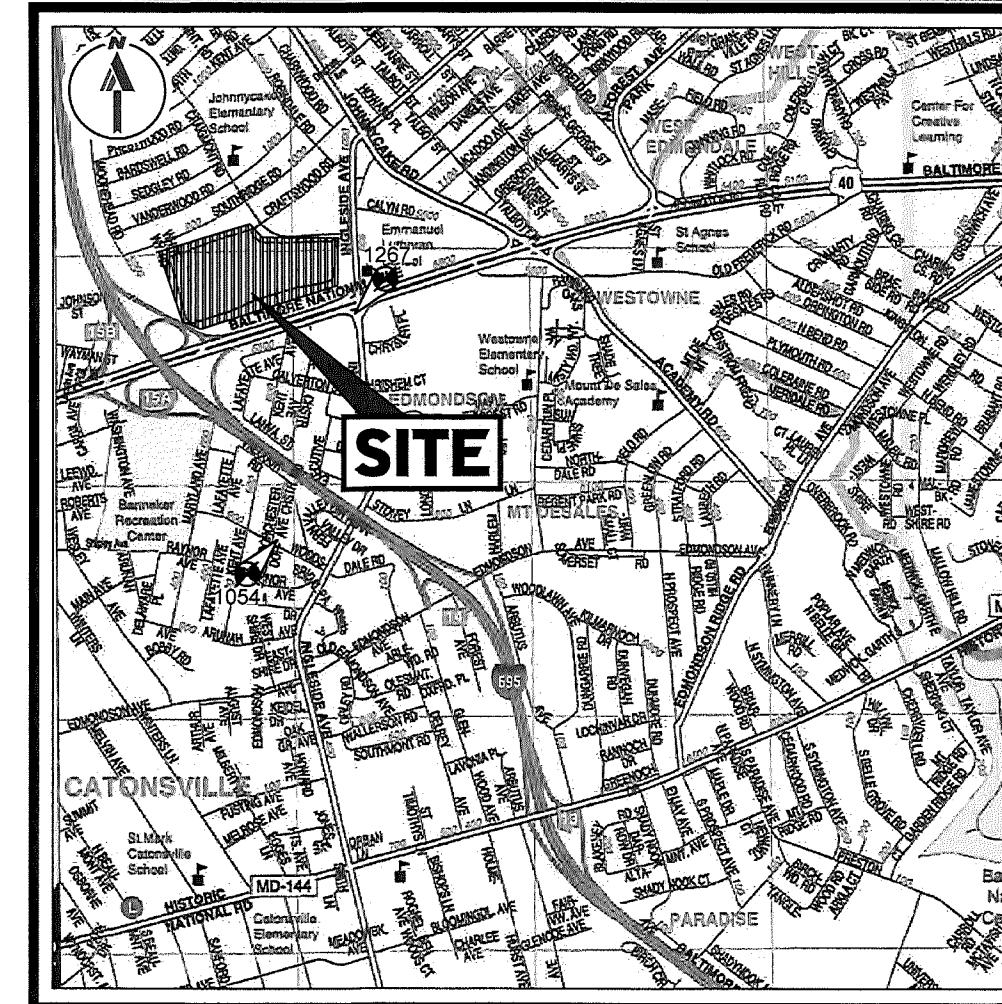
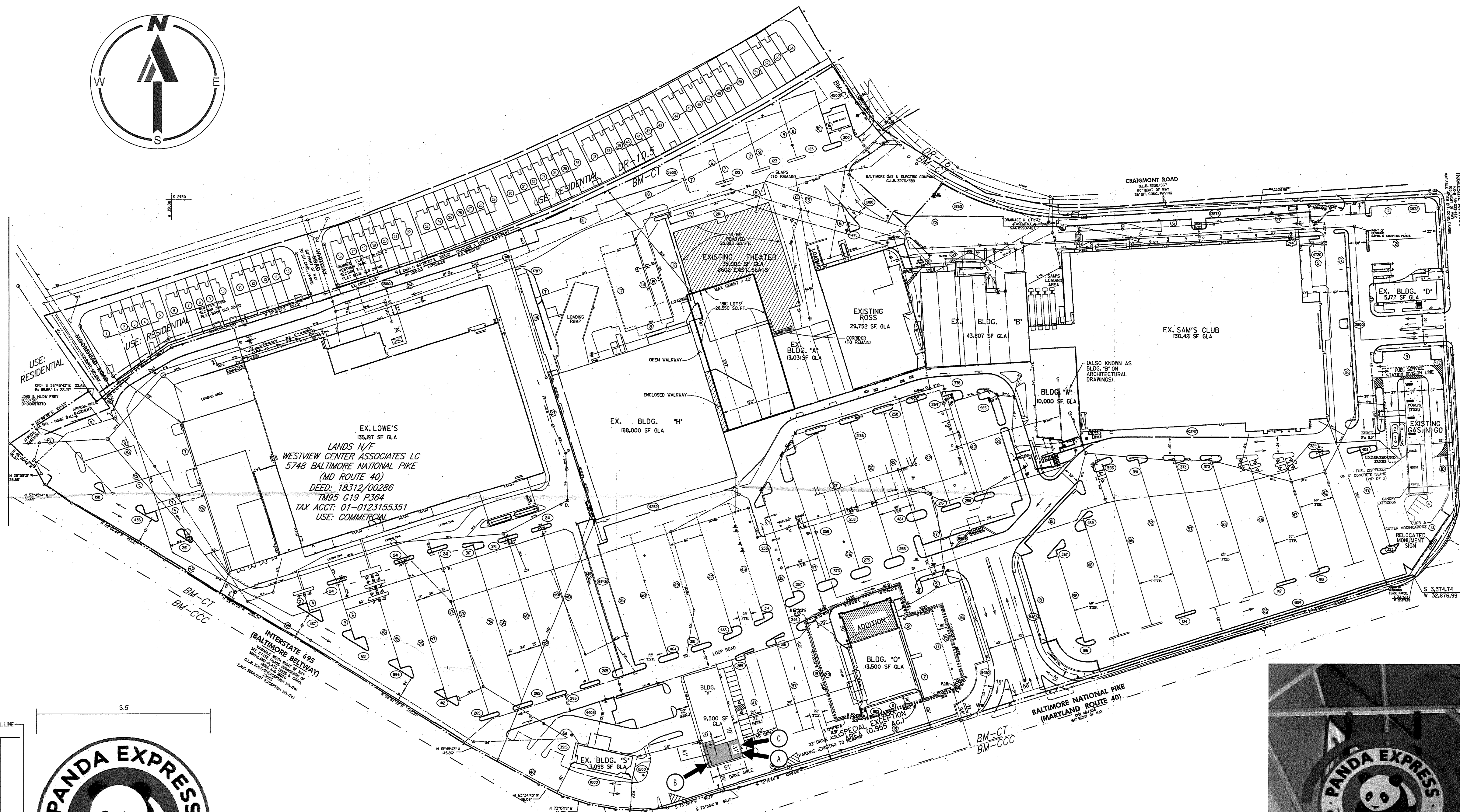
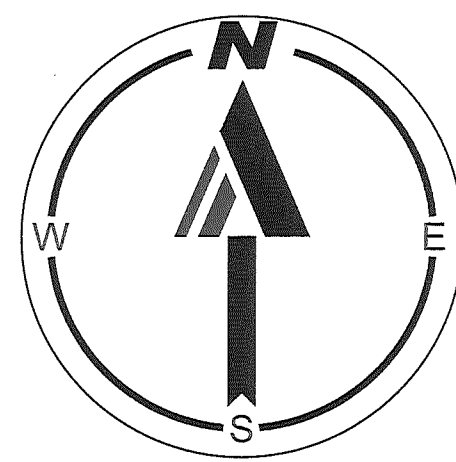
R-1949-1524

2003-0598-SPHA

2021-0176-SPHA

2005-0209-A

2001-0043



**LOCATION MAP**

COPYRIGHT ADC MAP PEOPLE  
SCALE: 1"=1000'  
BENCHMARKS:  
1267  
NORTHING: 690,522.54  
EASTING: 1,388,336.79  
ELEV: 489.62  
DESCRIPTION: RR SPIKE  
1054  
NORTHING: 588,206.04  
EASTING: 1,387,524.36  
ELEV: 493.90  
DESCRIPTION: SPIKE

**GENERAL NOTES:**

- CURRENT OWNER AND STREET ADDRESS: WESTVIEW CENTER ASSOCIATES LC C/O WHARTON REALTY GROUP INC 8 INDUSTRIAL WAY EAST 2ND FLOOR EATONTOWN, NJ 07724
- APPLICANT: PANDA RESTAURANT GROUP, INC. 1638 WALNUT GROVE AVENUE ROSEMead, CA 91770 CONTACT: MARK RUSSELL PHONE: 626-799-9898
- SITE AREA: 41,983 AC / 1,828,779.48 S.F.
- EXISTING AND PROPOSED USE: COMMERCIAL SHOPPING CENTER
- STREET ADDRESS: 5860A BALTIMORE NATIONAL PIKE (MD RTE 40) CATONSVILLE, MD 21228
- SITE DATA: TAX MAP 95, BLOCK 19 & 20, PARCEL 45 & 364 DEED REFERENCE: 1831200286 TAX ACCOUNT NO.: 01 - 012315530/ 0123155351 ZONING: BM-CT ELECTION DISTRICT: 1 COUNCILMANIC DISTRICT: 1 CENSUS TRACT: 4011.01 ADC MAP: 4234026 ZONING MAP: 095A3 WATERSHED: GWYNN'S FALLS SUBWATERSHED: DEAD RUN, MAIDEN CHOICE RUN EXISTING SEWER SERVICE: PUBLIC EXISTING WATER SERVICE: PUBLIC
- THE INFORMATION AND BOUNDARY LOCATION SHOWN HEREON HAVE BEEN TAKEN FROM CRG 8TH REFINEMENT TITLED: "PDM FILE# I-370; CRG 8TH REFINEMENT; WESTVIEW MALL, BALTIMORE COUNTY, MD" DATED: 03/08/2014
- PARKING REQUIRED PROVIDED 615,033 S.F. GLA 3,078 (PER CRG 8TH REFINEMENT) 2,375 6 PER 1,000 S.F. NOTE: PREVIOUS PARKING VARIANCE APPROVED FOR CENTER (1999-238-SPHA)
- AMENITY OPEN SPACE RATIO: MINIMUM PERMITTED = 0.1 PROPOSED = 0.27 TOTAL A.O.S. PROVIDED = 166,699 S.F. TOTAL GLA OF BUILDINGS = 615,033 S.F.
- FLOOR AREA RATIO: MAXIMUM PERMITTED = 5.5 PROPOSED = 0.3
- PRIOR PERMIT HISTORY: B731598, B767592, B930153, B518482, B108860, B783161, B772683, B750335, B213853, B047381, B098183, B070559, B751931, B883188, B738372, B946375, B844951, B747730, B732952, B731892, B746052, B987031, B912932, B831010, B213853, B047381, B098183, B070559, B535934, B407526, B415924, B742984, B949859, B803363, B762974, B742599, B825928, B837539, B804307, B420571, B989886, B888805, B733833, B989074, B761838, B967414, B852210A
- PRIOR DRC APPROVALS: #0228018, #041502A, #080310A, #020210A
- PRIOR CRG HISTORY: 03-21-90 ORIGINAL, 09-25-91 2ND REFINEMENT, 06-07-99 3RD REFINEMENT, 01-12-10 6TH REFINEMENT, 12-12-10 7TH REFINEMENT, 03-06-14 8TH REFINEMENT
- ALL SIGNS WILL COMPLY WITH SECTION 450 OF THE BALTIMORE COUNTY ZONING REGULATIONS OR A VARIANCE WILL BE REQUESTED.
- MAXIMUM BUILDING HEIGHT NOT TO EXCEED 40 FEET.
- NO PART OF THIS PROPERTY IS WITHIN A 100 YEAR FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL 240010-0386-F, EFFECTIVE DATE SEPTEMBER 26, 2008.
- NO PORTION OF THE SITE IS LOCATED WITHIN A DESIGNATED AREA OF CRITICAL STATE CONCERN, AND NO PORTION OF THE SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO WETLANDS, STREAMS, SEEPS, PONDS, OR OTHER WATER BODIES ON OR WITHIN 200 FEET OF THE DEVELOPMENT SITE AND AS SUCH, COMPLIANCE WITH BALTIMORE COUNTY FOREST BUFFER REGULATIONS IS NOT REQUIRED. THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION ACT.
- THERE ARE NO SIGNIFICANT REGULATED PLANT OR WILDLIFE COMMUNITIES ON-SITE.
- THERE ARE NO KNOWN HISTORIC STRUCTURES OR SITES AS PER LANDMARKS PRESERVATION COMMISSION AND THE MARYLAND HISTORICAL TRUST INVENTORY.
- ANY ILLUMINATION OF OFF-STREET PARKING WILL NOT REFLECT INTO RESIDENTIAL LOTS.

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

**811**  
Know what's below.  
Call before you dig.  
ALWAYS CALL 811  
It's fast. It's free. It's the law.

**FOR CONCEPT PURPOSES ONLY**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

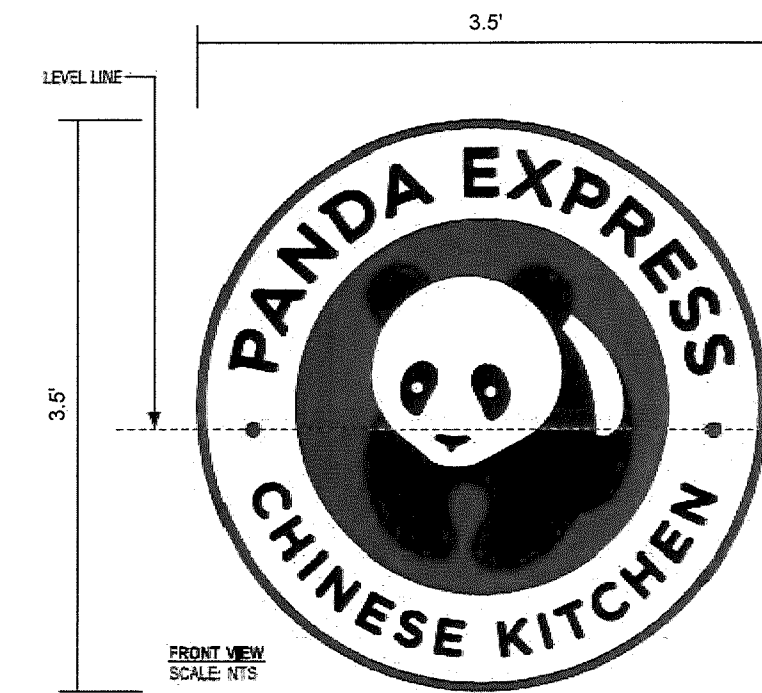
PROJECT No.: MDA230178.00  
DRAWN BY: PAK  
CHECKED BY: JCB  
DATE: 09/22/2023  
CAD I.D.: EXHA-0

**SIGN VARIANCE PLAN**  
FOR  
**PANDA EXPRESS CHINESE KITCHEN**  
LOCATION OF SITE  
5860A BALTIMORE NATIONAL PIKE (MD ROUTE 40)  
CATONSVILLE, MD 21228  
BALTIMORE COUNTY  
TM95 G20 P45

**BOHLER**  
901 DULANEY VALLEY ROAD, SUITE 801  
TOWSON, MARYLAND 21204  
Phone: (410) 821-7900  
Fax: (410) 821-7987  
MD@BohlerEng.com

**MICHAEL G. GIBSON**  
REGISTERED PROFESSIONAL ENGINEER  
I, MICHAEL G. GIBSON, CERTIFY THAT THESE DOCUMENTS WERE PREPARED AND REVIEWED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 09/25

SHEET TITLE:  
**PLAN TO ACCOMPANY SIGN VARIANCE PETITION**  
SHEET NUMBER:  
**1 OF 2**  
ORG. DATE - 09/22/2023

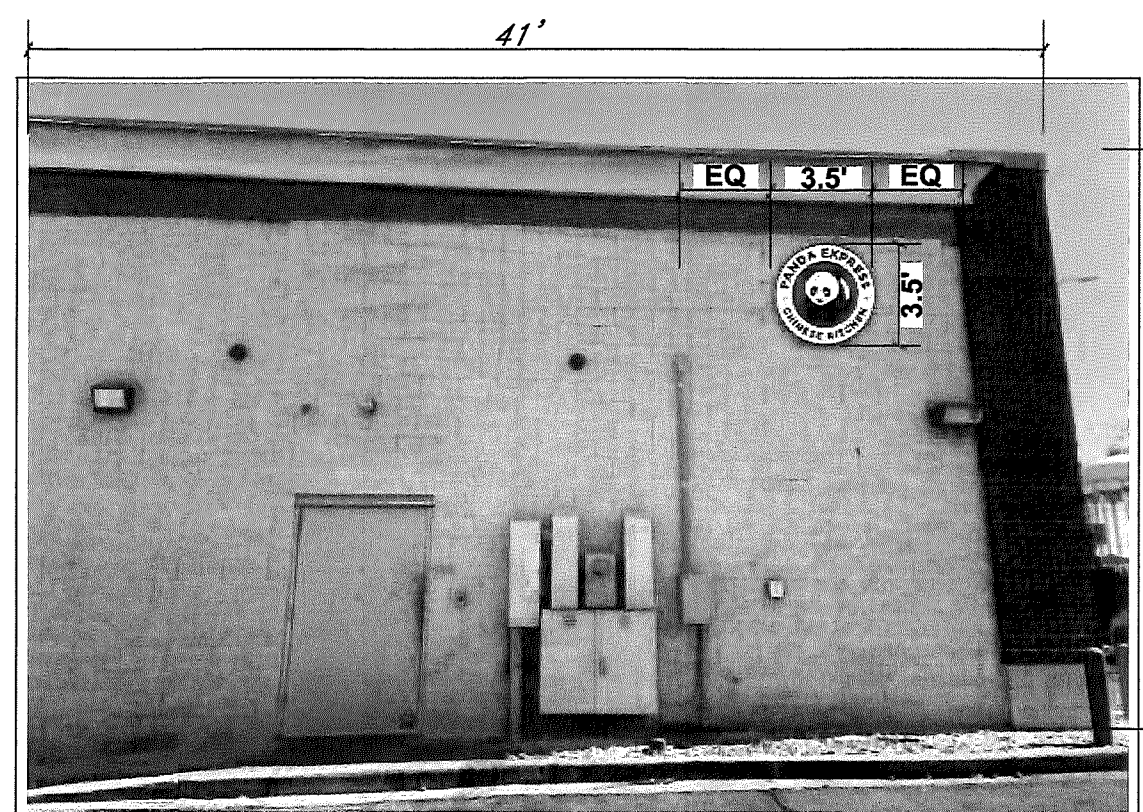


**PROPOSED ILLUMINATED WALL SIGN**

NOT TO SCALE  
B 12.25 SF



**EXISTING REAR ELEVATION (TO BE REMOVED)**  
NOT TO SCALE  
B 41.22 SF



**PROPOSED REAR ELEVATION**  
NOT TO SCALE  
B 12.25 SF

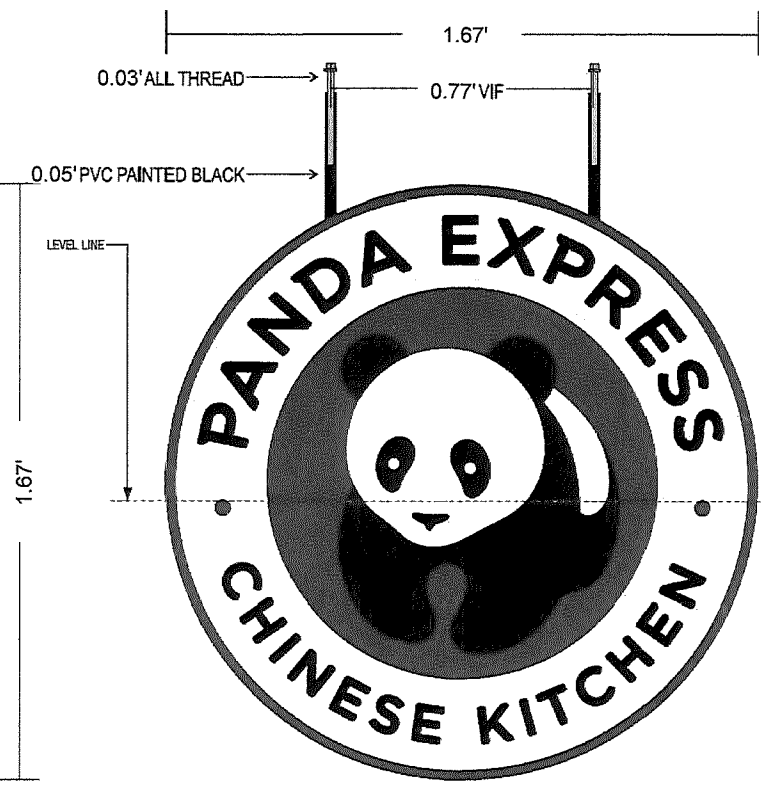


**EXISTING FRONT ELEVATION**  
NOT TO SCALE  
A 41.22 SF PERMITTED SQUARE FOOTAGE: 62 SF NO PROPOSED CHANGES



**EXISTING BLADE SIGN (TO BE REMOVED)**

NOT TO SCALE  
C 2.25 SF



**PROPOSED BLADE SIGN**  
NOT TO SCALE  
C 2.79 SF

2023-0241-SPHA

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY

**FOR CONCEPT PURPOSES ONLY**

PROJECT No.: MDA230178.00  
DRAWN BY: PAK  
CHECKED BY: JCB  
DATE: 09/22/2023  
CAD I.D.: EXHA-0

**SIGN VARIANCE PLAN**

FOR

LOCATION OF SITE

5860A BALTIMORE NATIONAL PIKE  
(MD ROUTE 40)  
CATONSVILLE, MD 21228  
BALTIMORE COUNTY  
TM95 G20 P45

**BOHLER //**

901 DULANEY VALLEY ROAD, SUITE 801  
TOWSON, MARYLAND 21284  
Phone: (410) 821-7900  
Fax: (410) 321-7987  
[MD@BohlerEng.com](mailto:MD@BohlerEng.com)



SHEET TITLE:  
**PLAN TO ACCOMPANY SIGN VARIANCE PETITION**

SHEET NUMBER:  
**2 OF 2**

ORG. DATE - 09/22/2023

ADJACENT PROPERTY INFORMATION			
USE RESIDENTIAL			
REFERENCE NUMBER	TAX ACCOUNT ID	OWNER	ADDRESS
1	0104501590	BESSICK SHERNAE BESSICK DONTAY	801 SOUTH RIDGE RD
2	0107001320	VOGLEZON ROYSTON NOEL TRUSTEE VOGLEZON KAREN ANN TRUSTEE	803 SOUTH RIDGE RD
3	0119718440	SMITH SUSAN CLAIRE	805 SOUTH RIDGE RD
4	0107150810	GREENE CONSTANCE S	807 SOUTH RIDGE RD
5	0105290030	JOHNSON MICHAEL L	809 SOUTH RIDGE RD
6	0103473920	ATKINSON ERROLL L ATKINSON LAVERN	811 SOUTH RIDGE RD
7	0110452520	NOVOLIGHTS MANAGEMENT LLC	813 SOUTH RIDGE RD
8	0112202360	NGUYEN QUOC ANH	815 SOUTH RIDGE RD
9	0119715270	SPENCER MARCIA JOYNER SPENCER JONATHAN	817 SOUTH RIDGE RD
10	0118470060	STEWART BRIAN J SR STEWART JANICE M	819 SOUTH RIDGE RD
11	0105190380	WOODARD ROBIN	821 SOUTH RIDGE RD
12	0106201550	FINK MICHAEL EDWARD FINK DONNA L	823 SOUTH RIDGE RD
13	0113551500	MORRIS CAROLYN DENISE	825 SOUTH RIDGE RD
14	0113065840	WILLIAMS WANDA BURCH JUSTIN	827 SOUTH RIDGE RD
15	0111153050	BURCH JUSTIN	829 SOUTH RIDGE RD
16	0103200260	MCCOY DWAYNE JR	901 SOUTH RIDGE RD
17	0120550280	CHARLES CANDIS L	903 SOUTH RIDGE RD
18	0102652100	SMITH COLIN MATTHEW SMITH AMANDA MICHELE	905 SOUTH RIDGE RD
19	0107410340	SMITH VICTORIA LINDA MCULLOUGH WAYNE	907 SOUTH RIDGE RD
20	0111890330	ANDREWS SHARRON M	909 SOUTH RIDGE RD
21	0102572870	WELLS WENDY ELIZABETH	911 SOUTH RIDGE RD
22	0113206650	PRESTON RONALD W	913 SOUTH RIDGE RD
23	0103670810	ARTHUR JOSE MARE	915 SOUTH RIDGE RD
24	0113207340	FLESSAS CATHERINE L	917 SOUTH RIDGE RD
25	0103231070	ASSEFA ELIAS B	919 SOUTH RIDGE RD
26	0113065990	ASSEFA ASNAKECH ASSEFA KALEGETA BEKELE	921 SOUTH RIDGE RD
27	0113920140	BLAIR JOHN P 3RD	923 SOUTH RIDGE RD
28	0119070040	BAUMGARTNER HENRY ANDREW BAUMGARTNER JULIE A	925 SOUTH RIDGE RD
29	0112001670	ASSEFA ASNAKECH T	927 SOUTH RIDGE RD
30	0105000360	RITTER SUSAN C	929 SOUTH RIDGE RD
31	0119000750	RUCKER ANGELA D RUCKER ANDRE D	931 SOUTH RIDGE RD
32	0119071680	DOUD AMIR S	933 SOUTH RIDGE RD
33	0112003370	HADDISH TETEMEKE	935 SOUTH RIDGE RD
34	0106000550	VALDEZ FREDDIE JOSUE OVALLE OVALLE VETITE C	937 SOUTH RIDGE RD
35	0118470850	JUSTSEN DANICA JANA E	939 SOUTH RIDGE RD
36	0103472170	HOLLAND ALONA DENAY	941 SOUTH RIDGE RD
37	0112570000	GREENE HELEN D	943 SOUTH RIDGE RD
38	0122450630	ASSEFA ASNAKECH T TAMRAT GENET	945 SOUTH RIDGE RD
39	0103472110	ATLANTIC PACIFIC RENTALS LLC	947 SOUTH RIDGE RD
40	0116001020	WRIGHT PAULA A	949 SOUTH RIDGE RD
41	0102002290	SELBY SUSAN MARE	951 SOUTH RIDGE RD
42	0106452260	KHAMARI AHMED KHAMARI ERICA L	953 SOUTH RIDGE RD
43	0102851290	WILLIAMS CALVIN A WILLIAMS SANDRA L	955 SOUTH RIDGE RD
44	0105100090	CHANG ELSA CHANG ANDREW	957 SOUTH RIDGE RD
45	0105190750	LUO LI	959 SOUTH RIDGE RD
46	0107830820	STEVENSON SHARON A	961 SOUTH RIDGE RD
47	0106450940	OKWESE EVELYN	963 SOUTH RIDGE RD
48	0102002110	BURCH JUSTIN	965 SOUTH RIDGE RD
49	0104201180	CHAMBERS WILLIAM M	967 SOUTH RIDGE RD
50	0122000010	MURRAY SHAMKA D	969 SOUTH RIDGE RD
51	0112202300	HANCE ALEXIS E	971 SOUTH RIDGE RD
52	0105000270	HICKS JONATHAN	973 SOUTH RIDGE RD
53	0117100020	CAMPBELL JAMES A	975 SOUTH RIDGE RD
54	0123003440	AHMAD SALEEM	977 SOUTH RIDGE RD

ZONING HISTORY	
CASE NUMBER	REQUEST
1955-3638	PETITION FOR RECLASSIFICATION FROM AN "RA" ZONE TO A "BM" ZONE, DENIED OCTOBER 25, 1955 BUT RECLASSIFIED TO A "BL" ZONE.
1958-4458-X	PETITION FOR SPECIAL EXCEPTION FOR DRY-CLEANING PLANT, GRANTED JULY 29, 1958
1958-4493-V	PETITION TO PERMIT A SIGN TO EXTEND ABOVE THE ROAD OF BUILDING 22 FEET IN LIEU OF THE REQUIRED 15 FEET, WITHDRAWN DECEMBER 12, 1958.
1973-291-A	PETITION FOR VARIANCE TO PERMIT 3,376 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 3,676, GRANTED JUNE 28, 1973, SUBJECT TO APPROVAL OF SITE PLAN BY MD SHA, BCDPW AND BCDPZ.
1977-0249-SPH	PETITION FOR SPECIAL HEARING TO ALLOW A GAME CENTER IN THE "BM" ZONE AS A COMMERCIAL RECREATION ENTERPRISE, ZONING COMMISSIONER DENIED AND BOARD OF APPEALS APPROVED APRIL 18, 1978.
1990-435-SPHA	PETITION FOR A VARIANCE FROM § 409.8.A.4 TO PERMIT A MINIMUM OF 2 FEET DISTANCE TO THE RIGHT-OF-WAY LINE OF A PUBLIC STREET IN LIEU OF THE REQUIRED 10 FEET AND FROM § 409.4 TO ALLOW DIRECT ACCESS TO PARKING SPACES FROM AN EXISTING DRIVEWAY AND FROM § 409.6 TO ALLOW A 3,3163 PARKING SPACES IN LIEU OF THE 4,039 REQUIRED AND FROM § 409.8.A.5 TO ALLOW A DEAD END AISLE WITHOUT TURN AROUND ALONG THE WESTERN PROPERTY LINES AND ADJACENT TO BUILDING L AND FROM § 409.10.13 TO ALLOW THE DRIVE THROUGH AISLE TO CROSS A PRINCIPAL PEDESTRIAN ACCESS FROM BANK BUILDING D, GRANTED JUNE 8, 1990, WITH RESTRICTIONS.
1991-336-A	PETITION FOR SIGN VARIANCE TO PERMIT AN ID SIGN TO HAVE FACES OF 470 SQ FT AND TWO FACES OF 255 SQ FT IN LIEU OF PERMITTED 150 SQ FT AND FOR AN ID SIGN WITH A HEIGHT OF 32 FT IN LIEU OF THE 25 FT, GRANTED MAY 24, 1991.
1991-426-XA	PETITION FOR ARCADE AND VARIANCE, APPROVED.
1999-238-SPHA	PETITION FOR SPECIAL HEARING TO AMEND THE PREVIOUSLY APPROVED SITE PLAN IN CASE NO. 91-426-XA AND A VARIANCE FOR PARKING TO ALLOW 2,365 SPACES IN LIEU OF 3,483, GRANTED FEB 12, 1999.
2000-0267-SPHA	PETITION FOR SPECIAL HEARING TO AMEND THE SITE PLAN APPROVED IN CASE NO. 99-238 AND TO ALLOW A VARIANCE AND SPECIAL EXCEPTION TO ALLOW SAM'S CLUB AND A FUEL SERVICE STATION, GRANTED MARCH 14, 2000.
2008-567	PETITION TO AMEND ORDER DATED OCTOBER 17, 1991 TO PROVIDE FOR THE NUMBER OF AMUSEMENT DEVICES PERMITTED AT THE RESTAURANT WHICH SHALL NOT BE LESS THAN 65 WAS GRANTED OCTOBER 22, 2008 FOR AN UNLIMITED NUMBER OF AMUSEMENT GAMES.
2010-0323-SPHX	PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING TO ALLOW AN EXPANSION OF THE CHUCK E CHEESE RESTAURANT AND TO AMEND PREVIOUSLY APPROVED PLAN IN CASE NO. 91-426-XA, GRANTED AUGUST 19, 2010.
2016-0273	PETITION TO ALLOW AN ILLUMINATED WALL MOUNTED ENTERPRISE SIGN OF 168 SQUARE FEET WITHOUT A SEPARATE CUSTOMER ENTRANCE; ALLOW TWO (2) DIRECTIONAL WALL MOUNTED SIGNS (CUSTOMER PICK-UP) OF 42 SQUARE FEET IN LIEU OF THE 8 SQUARE FEET PERMITTED WAS GRANTED JUNE 24, 2016.
2016-0274	PETITION TO ALLOW AN ILLUMINATED FREESTANDING JOINT ID SIGN FOR A SHOPPING CENTER SIGN OF 481.25 SQUARE FEET AND 9 LINES IN LIEU OF THE 150 SQUARE FEET AND 5 LINES PERMITTED WAS GRANTED JUNE 28, 2016.