IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
W/S York Rd. 280 ft. N of c/l
Cross Campus Drive * ZONING COMMISSIONER
7800 York Road
9th Election District * OF BALTIMORE COUNTY
4th Councilmanic District
Legal Owner: David H. Hillman * Case No. 93-362-A
Contract Purchaser/Lessee:
Jonathan Soudry *
Petitioner

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for that property located at 7800 York Road in the Towson community of Baltimore County. The Petition is filed by David H. Hillman, on behalf of Southern Management Corporation, the owner of the subject property. Also participating as co-Petitioner is Jonathan Soudry, on behalf of the proposed Poulet Chicken Restaurant, which has leased space on the subject site.

As originally filed, the Petition sought relief from strict adherence to five specific sections of the Baltimore County Zoning Regulations (B.C.Z.R.). Specifically, the requested relief included:

1. A variance from Section 204.3.A.3 to permit part of an accessory use (proposed patio/deck) to be located outside of the office building in lieu of the requirement that same be located inside of the building;

2. A variance from Section 204.3.C.2 to permit exterior entrances to an accessory commercial use (i.e. approved restaurant) with proposed patio/deck;

3. A variance from Sections 204.4.C.2 and 301.1 to permit setbacks as close as 3 ft. and 6 ft., in lieu of the required 26.25 ft., for a proposed deck;

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4. A variance from Section 409.6.A.2 to permit 330 parking spaces in lieu of the required 360 parking spaces for a patio/deck addition to an approved restaurant;

5. A variance from Section 204.3.A.3.C to permit live entertainment with an approved eating establishment.

The case was scheduled for the requisite public hearing which was conducted over the course of 3 hearing days. Appearing at the hearing on behalf of the Petition was Jonathan Soudry, Lessee, the proprietor of the Poulet Chicken Restaurant. Also appearing was Susan Scott on behalf of the property owner. Numerous other individuals appeared in support of the Petition. The Petitioner was represented by Julius W. Lichter, Esquire and Kathryn May, Esquire. Numerous Protestants also participated in the hearing. These included Craig W. Parker, who appeared both individually and on behalf of the Wiltondale Improvement Association. Other residents of the communities which are located near the site also appeared. The Protestants were represented by Michael P. Tanczyn, Esquire.

Although the Petition originally filed sought relief from five different sections of the B.C.Z.R., significant and substantial amendments to the Petition were offered over the course of the hearing. By the conclusion of the hearing, requests for three of the subject variances had been withdrawn. Specifically, the Petitioner eliminated from the proposed site plan, all proposed outdoor seating. This included both a deck which was to be located outside of the building envelope and a terrace which is immediately adjacent to the east side of the building. By eliminating the proposed outdoor seating, the variance from Section 204.3.A.3 was moot and was, therefore, withdrawn. Further, the requested variance from Sections 204.4.C.2 and 301.1 as it related to necessary setback adjustments was

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rendered unnecessary and withdrawn. Further, the Petitioner withdrew its request for relief from Section 204.3.A.3.c and amended its site plan to eliminate the request for live entertainment at the site.

The two other variances remained and are under consideration. Specifically, relief is still sought from Section 204.3.C.2 to permit an exterior entrance to an accessory commercial use. Further, a parking variance is requested; that is, relief is sought from Section 409.6.A.2 of the B.C.Z.R. However, with the deletion of the proposed outdoor seating, the extent of the relief sought has been reduced to request a variance of 318 spaces in lieu of the required 319.

Numerous witnesses appeared at the public hearing and testified. Their testimony is no doubt preserved in the tape recording of the proceedings. Additionally, substantial correspondence, both in support of and in opposition to the request, was received. Rather than recount this specific testimony, a mere summary of what was presented is all that is necessary. It should be noted that a substantial amount of opposition to the project was generated due to the proposed outdoor seating. Although the Protestants continued their opposition to the project when the proposal for outdoor seating was withdrawn, it is to be noted that the proposed outdoor seating was the main source of contention. Further, it should be clear that my Findings of Fact and Order and the resultant Order will address only the variances which remain under consideration. In the event the Petitioner wishes to amend its site plan in the future to provide for outdoor seating, another public hearing will be required.

As noted above, the subject site is known as 7800 York Road and is located in Towson. The property is on the west side of York Road, just north of Cross Campus Drive and south of the Towson State University Cam-

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pus. The site is improved by a four story masonry building which has been in existence for many years. Testimony presented was that the building has been at this location since approximately 1960. In terms of size, the property is 7.94 total net acres and 9.02 total gross acres. It is predominantly zoned 0.1 (7.34 acres). However, a small sliver of the property is zoned D.R.2 and D.R.16. In addition to the office building, four distinct parking lots surround the structure. These include a rather small lot on the east side of the building between the structure and York Road, and another lot of limited size to the front (north) side of the building. To the rear of the structure, away from York Road, are two substantially sized lots. One is best described as a lower lot and is at the bottom of a driveway which is at a lower grade than the first floor of the office building. Immediately behind the office building is another parking lot which apparently gets substantial use.

Particularly on the upper floors of the building, the office space is rented by a variety of tenants. These include doctors, accountants and similar uses. On the first floor (ground floor), there exists a number of accessory retail uses. These include the proposed restaurant, a pharmacy and a hair care salon. As to the history of the use of the building, an eating establishment has existed at this site for some time. Originally, the Oriole Cafeteria was located within the building. Most recently, the property was the site of F. Scott Black Dinner Theatre. Presently, the old dinner theatre space is vacant and undergoing renovation for the proposed Poulet Chicken Restaurant.

As to the proposed use, Mr. Soudry testified that he has been in the restaurant business for many years. Indeed, his credentials in this respect are impressive. He has owned or operated a number of restaurants in

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the Baltimore metropolitan area. Currently, a Poulet Chicken establishment is located in the Pikesville Shopping Center in downtown Pikesville. Mr. Soudry also is involved in several establishments near the Morris Mechanic Theatre in Baltimore City.

As to the proposed operation, significant testimony was offered as to the anticipated clientele. The Petitioner emphasized that the restaurant would be geared towards a family clientele. The menu and layout of the facility supports this contention. Many of the items on the menu are for more than one person and the floor plan shows a number of large tables capable of accommodating families and groups. This testimony was offered in support of the parking variance to establish that many patrons would be arriving together in one automobile.

As noted above, the character of the hearing changed dramatically from its beginning to its conclusion. Many of the surrounding neighbors were particularly concerned about the outdoor seating and live entertainment originally proposed by Mr. Soudry. They felt that these amenities would attract a younger and noisier crowd which might impact the residential communities located near the proposed restaurant. The withdrawal of this request obviously eliminated these fears.

However, a noted above, two variances remain. Further, the Protestants presented a third issue; the placement of an outdoor advertising sign. Thus, the findings and opinions expressed herein should deal only with the issues presently before me.

Regarding the sign, it is to be noted that no sign variances are requested. Thus, any signage must be in compliance with the applicable provisions of the B.C.Z.R. These provisions require that signs cannot exceed certain dimensions, cannot be a danger to the motoring public,

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cannot adversely affect surrounding properties,etc. In the instant case, I have reviewed the site plan which shows the proposed signage and the anticipated location of the signs. Further, I have visited the site and paid particular attention to the location of the sign as it relates to the property and surrounding roadway network. The Protestants are particularly concerned about the proposed sign "B" which is to be illuminated and located on the southeastern side of the property adjacent to York Road. Based on my inspection of the property, as well as the information provided on the site plan, I am persuaded that the proposed sign at the location shown, is appropriate. It is to be particularly noted that York Road, in a southerly direction, in front of the site, widens to provide a right hand turn lane into Cross Campus Drive. The sign is shown to be set back a sufficient distance from the property line. Clearly, the existing sidewalk will separate the curb adjacent to this turn lane and the sign. Based upon my inspection of the site, the proposed dimensions of the sign and its location, I am satisfied that the sign will not be detrimental to the surrounding locale, including either the residential neighborhoods nearby or the traffic proceeding on York Road or Cross Campus Drive. Thus, I will not require modification of the site plan or relocation of the proposed sign. However, it, again, is to be noted that the Petitioner has not requested any sign variances. Thus, the actual installation and location of the sign must be in accordance with the applicable provisions of the B.C.Z.R.

Having resolved this issue, attention is then turned to the variances which are requested. In this respect, the Zoning Commissioner is empowered to grant variances pursuant to Section 26-127 of the Baltimore County Code. The standards to be applied in considering any variance are found

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in Section 307, et seq. of the B.C.Z.R. In essence, variances to parking and area requirements may be granted where strict compliance with the zoning regulations of Baltimore County would result in practical difficulty or unreasonable hardship. Furthermore, a variance can be granted only if in strict harmony with the spirit and intent of the regulations and only in such a manner to grant relief without injury to the public health, safety and general welfare. Further, the appellate courts of this State have often defined the meaning of the practical difficulty standard which the Petitioner must satisfy in order for a variance to be granted. That standard was comprehensively discussed in McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

> 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
>
> 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
>
> 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. (1974).

The first variance for consideration is that for a variance of one space to the numerical requirements for parking for this office building. As noted above, that the Petitioner proposes providing 318 parking spaces, in lieu of the required 319. It should be noted at the onset of the discussion of this variance, that the extent of the variance sought is minor. That is, it is less than 1/3 of 1% of the total required. Further, a

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review of the testimony was clear that the parties were largely in agreement. That the 318 spaces provided are sufficient to accommodate the parking needs for this site. I am satisfied that the Poulet restaurant will operate without causing undue parking and traffic congestion in this area. Mr. Soudry's testimony in this respect was particularly persuasive. That is, he anticipates Poulet's busiest hours to be in the early evening dinnertime hours. This will be after most of the offices in the building are closed. Thus, there will be a mutually beneficial sharing of the parking spaces by all of the tenants in the building. At the peak times when the offices may be expected to generate most traffic, Poulet will have few customers. When Poulet expects its largest volume of business, the offices will be closed. Mr. Soudry's comments, in this respect, are entirely logical. Further, the prior use of this site has not caused parking congestion or overflow in the past. Even the Protestants who testified noted that they perceive little parking overflow from the businesses on the site. For these reasons, I am persuaded that the variance should be granted. Moreover, clearly the site is limited as to the number of spaces which can be provided. Also, there are a significant amount of spaces available which are not presently utilized. For all of these reasons, I shall grant the parking variance requested.

Further, it is clear that the main source of parking problems, not only for this site but for the surrounding neighborhood, is due to the existence of the Towson State University. It is agreed by all parties that traffic and parking congestion in the area is not due to the tenants of the subject building, but rather due to Towson State students who park off campus. In this respect, the neighborhoods have petitioned for and obtained restrictive parking prohibiting students from parking within their

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residential communities. Further, Ms. Scott testified as to the efforts both presently employed and anticipated, when the restaurant opens, to deal with student parking overflow. These include the use of restricted parking areas on site and supervision by a building employee. I am persuaded that if these practices are maintained and adopted, that the Poulet Chicken will not adversely affect the parking both on the site and in the subject area.

The remaining variance relates to requested relief from Section 204.3.C.2 of the B.C.Z.R.; to permit an exterior entrance to an accessory commercial use. In adjudging this request, a discussion of the building, its footprint and orientation, is appropriate. As noted above, this building has been at this location for approximately 33 years. Interestingly, despite being located immediately adjacent to a major thoroughfare (York Road) the building is oriented northerly, towards the Towson State University Campus. The Protestants, no doubt, fear that an exterior entrance of the east side of the building will reorient the building so as to make same appear to front York Road. In that the affected communities are on the west side of York Road, the Petitioners fear that the impact of the building will, therefore, be heightened on their communities.

Although Mr. Soudry does not wish to impact the residential communities, it is clear that the addition of an entrance on the east side fits in nicely with his marketing plans. Both in correspondence to my office and during testimony, he advised that the viability of the proposed restaurant depends on a strong visual presence from York Road. That is, the restaurant cannot be oriented away from the major roadway on which, no doubt, all of its customers will arrive, but must be presented so as to encourage traffic onto the site. In response to this argument, the Protes-

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tants correctly note that financial considerations should not serve as the basis for variance relief and that, therefore, strict adherence to Section 104.3.C.2 should be required.

Irrespective of the merits of these opposing arguments, I am nonetheless persuaded to grant the variance requested for other reasons. Moreover, my decision is based upon a legally mandated requirement for handicapped access to the site and to promote a smoother, orderly and efficient pedestrian utilization of the property. Testimony and evidence offered was that, at present, the only pedestrian access to the building from the east side facing York Road was through a stairwell. This stairwell provides access to the upper floors of the building as well as into a hall on the first floor. However, the testimony of Ms. Smith, the Building Manager, was that this access is insufficient under the requirements of the Americans with Disabilities Act. Specifically, Ms. Smith maintained that the access on the east side of the building was unsuitable for handicapped and did not meet minimum federal regulations as to size. Further, at the time of my site visit, I had an opportunity to observe use through this access. Specifically, I observed a mother with her young child in a stroller attempt access into the building by use of this eastern stairwell. Although not disabled, the struggle of this unfortunate woman entering the building were convincing that same would not be acceptable for wheelchair bound handicapped individuals.

It is also to be noted that direct access into the restaurant is entirely logical from a pedestrian traffic flow standpoint. There is no doubt that the patrons who visit the Poulet Restaurant will park at the first available parking space. If any of the limited number of spaces on the east side of the property are open, patrons will park there and enter

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directly into the restaurant from the east side. This is entirely logical and consistent so as to prevent disruption to other tenants and to promote convenience to the visitors of the site. Patrons who are unable to park on the east side will then either park on the north (front) side or on one of the larger rear lots. In that event, those patrons who park to the rear will no doubt enter the building through the west side and enter the restaurant through the hall entrance in the interior of the building. Patrons who park in the front will either walk around to the east side of the building or walk through the entrance in the building on the north side, next to the pharmacy.

I do not share the Protestants viewpoint that opening the east entrance to Poulet directly will reorient this building so as to cause detriment to the surrounding communities. Particularly with the absence of any outdoor dining facilities, it is difficult to envision a loitering problem or other outdoor activity which could disrupt the tranquility of the neighborhood residences to the east. Therefore, irrespective of the financial viability of the venture, I am persuaded that the Petition for Variance, for these reasons, should be granted. In my view, considerations related to handicapped access, as well as those to promote appropriate pedestrian flow, justify the granting of the variance. Thus, the Petition for Variance, in this respect, will be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of July, 1993 that a variance from Section 204.3.A.3 to permit part of an accessory use (proposed patio/deck) to be

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By [signature]

located outside of the office building in lieu of the requirement that same be located inside of the building, be and is hereby withdrawn and dismissed without prejudice; and,

IT IS FURTHER ORDERED that a variance from Sections 204.4.C.2 and 301.1 to permit setbacks as close as 3 ft. and 6 ft., in lieu of the required 26.25 ft., for a proposed deck, be and is hereby withdrawn and dismissed without prejudice; and,

IT IS FURTHER ORDERED that a variance from Section 204.3.A.3.c to permit live entertainment with an approved eating establishment, be and is hereby withdrawn and dismissed without prejudice; and

IT IS FURTHER ORDERED that a variance from Section 409.6.A.2 to permit 318 parking spaces in lieu of the required 319 parking spaces, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 204.3.C.2 to permit exterior entrance to an accessory commercial use (i.e. approved restaurant), in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[signature]
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

ORDER RECEIVED FOR FILING
Date 7/9/93
By [signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 9, 1993

Julius W. Lichter, Esquire
Levin and Gann
305 West Chesapeake Avenue
Towson, Maryland 21204

Michael P. Tanczyn, Esquire
Suite 106, 606 Baltimore Avenue
Towson, Maryland 21204

RE: Case No. 93-362-A
Petition for Zoning Variance
Legal Owner: David H. Hillman
Contract Purchase/Lessee: Jonathan Soudry, t/a Poulet Chicken Restaurant, Petitioner

Gentlemen:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

[signature]
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.
cc: Mr. Jonathan Soudry, 10 E. Lee Street, #1908, Balto. Md. 21202
cc: Ms. Susan M. Scott, Southern Management Corp. 1110 Fidler La. Su. 300 Silver Spring, Maryland 20910
cc: Mr. Craig W. Parker, 515 Yarmouth Road, Baltimore, Md. 21286

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Petition for Variance

93-362-A

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 SEE ATTACHED

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

TO BE DETERMINED AT THE HEARING (SEE BRIEF)

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.

Contract Purchaser/Lessee:
JONATHAN SOUDRY (Type or Print Name)
[signature] (Signature)
10 E. LEE ST (Address)
BALTIMORE MD 21202 (City and State)

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:

Legal Owner(s):
DAVID H. HILLMAN (Type or Print Name)
[signature] (Signature)
C/O SOUTHERN MANAGEMENT CORP. (Type or Print Name)
Signature
110 FIDLER LANE SUITE 300 (Address) Phone No.
SILVER SPRING MD. 20910 (City and State)

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
SUSAN M. SCOTT, Southern Management Corp. (Name)
1110 Fidler Lane, Suite 300, Silver Spring, MD 20910 (Address) (301)608-0330 (Phone No.)

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING 1/2HR. +1HR. 2HRS
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL ✓ OTHER
REVIEWED BY: [initials] DATE 4/16/93

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93-362-A

SECTION 204.3.A.3 : TO PERMIT PART OF AN ACCESSORY USE (PROPOSED) PATIO/DECK) TO BE LOCATED OUTSIDE OF THE OFFICE BUILDING IN LIEU OF INSIDE OF THE BUILDING.

SECTION 204.3.C.2 : TO PERMIT EXTERIOR ENTRANCES TO AN ACCESSORY COMMERCIAL USE. (APPROVED RESTAURANT WITH PROPOSED PATIO/DECK.)

SECTION 204.4.C.2 AND 301.1 : TO PERMIT SETBACKS AS CLOSE AS 3 FT. AND 6 FT. IN LIEU OF THE REQUIRED 26.25 FT. FOR A PROPOSED DECK.

SECTION 409.6.A.2 TO PERMIT 330 PARKING SPACES IN LIEU OF THE REQUIRED 360 PARKING SPACES FOR A PATIO/DECK ADDITION TO AN APPROVED RESTAURANT

SECTION 204.3.A.3.C TO PERMIT LIVE ENTERTAINMENT WITH AN APPROVED EATING ESTABLISHMENT.

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93-362-A

Zoning Description

Beginning at a point on the west side of York Road, 280± feet from the intersection of centerlines of Cross Campus Drive and York Road and running along the west side of York Road, North 12 degrees 15 minutes 41 seconds East 50 feet, North 77 degrees 44 minutes 19 seconds West 225.23 feet, North 65 degrees 13 minutes 20 seconds West 529.53 feet, North 62 degrees 18 minutes West 456.00 feet, North 62 degrees 47 minutes 40 seconds West 57.10 feet, South 27 degrees 42 minutes West 235.77 feet, South 59 degrees 21 minutes 42 seconds East 188.67 feet, North 30 degrees 38 minutes 18 seconds East 1.00 feet, South 59 degrees 21 minutes 42 seconds East 567.98 feet, Easterly radius of 1062.12 feet, for a distance of 88.83 feet, Easterly radius of 1627.93 feet, for a distance of 386.00 feet, Northeasterly radius of 88 feet, for a distance of 124.09 feet, North 21 degrees 28 minutes 11 seconds East 162.31 feet, South 65 degrees 13 minutes 20 seconds East 0.67 feet to the place of beginning; containing 7.937 acres of land, more or less.

The improvements thereon being now or formerly known as No. 7800 York Road.

NOTE:
THIS DESCRIPTION IS PROVIDED FOR ZONING PURPOSES ONLY AND IS NOT TO ESTABLISH PROPERTY LINES.

[Seal: STATE OF MARYLAND, MARK ALLEN, REGISTERED LANDSCAPE ARCHITECT] [signature]

CERTIFICATE OF POSTING 93-362-A
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 4/16/93
Posted for: Variance
Petitioner: David H. Hillman & Jonathan Soudry
Location of property: (7800) W/S York Rd, 280' N/Cross Campus Dr.
Location of Signs: Facing road way on property to be posted.
Remarks:
Posted by: [signature] Signature Date of return: 4/16/93
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/29, 1993

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/29, 1993

THE JEFFERSONIAN,

S. Zeke Orlov
Publisher

Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
Account: R-001-6150
93-362-A
Number: 373

Date 4/16/93

COMMERCIAL VARIANCE CODE: 020 - $250.00
FILING FEE
(1) SIGN POSTING CODE 080 $35.00
TOTAL $285.00

OWNERS NAME: HILLMAN
PROP ADDRESS 7800 YORK RD

02A02#0015MICHRC $285.00
BA C003:12PM04-16-93
Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

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111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations 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 and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be accessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 373
Petitioner: DAVID H. HILLMAN
Location: 7800 YORK ROAD
PLEASE FORWARD ADVERTISING BILL TO:
NAME: JONATHAN SOUDRY
ADDRESS: 10 E. LEE ST. # 1908
BALTIMORE MD. 21202
PHONE NUMBER: 837 6600

AJ:ggs

(Revised 04/09/93)

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Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

APRIL 23, 1993

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-362-A (Item 373)
7800 York Road
W/S York Road, 280' N of c/l Cross Campus Drive
9th Election District - 4th Councilmanic
Legal Owner(s): David H. Hillman
Contract Purchaser(s): Jonathan Soudry
HEARING: THURSDAY, MAY 27, 1993 at 2:30 p.m. in Room 106, Office Building.

Variance to permit part of an accessory use (proposed patio/deck) to be located outside of the office building in lieu of inside of the building; to permit exterior entrances to an accessory commercial use (approved restaurant with proposed patio/deck); to permit setbacks as close as 3 feet and 6 feet in lieu of the required 26.25 feet for a proposed deck; to permit 330 parking spaces in lieu of the required 360 parking spaces for a patio/deck addition to an approved restaurant; and to permit live entertainment with an approved eating establishment.

Arnold Jablon
Director

cc: David H. Hillman
Susan M. Scott
Jonathan Soudry

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

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Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 20, 1993

Mr. David H. Hillman
c/o Southern Management Corporation
1110 Fidler Lane STE 3000
Silver Spring, MD 20910

RE: Case No. 93-362-A, Item No. 373
Petitioner: David H. Hillman
Petition for Variance

Dear Mr. Hillman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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 April 16, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

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SHA
Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

4-23-93

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: #373 (JLL)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

B A L T I M O R E C O U N T Y, M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: May 10, 1993

SUBJECT: 7800 York Road

INFORMATION:

Item Number: 373
Petitioner: Poulet USA
Property Size:
Zoning: O-1, D.R. 2, and D.R. 16
Requested Action:
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The petitioner is requesting several Variances to allow the reuse of the F. Scott Black's dinner theater at 7800 York Road for a family oriented restaurant, Poulet, with an outdoor seating area.

The site is located within the Towson Community Plan, in an area designated as Urban Center/Employment area. Towson State University is located to the north, Choice/Citicorp to the south and west, residential communities and a MacKenzie office building, York and Terracedale to the east, in a Community Conservation Area.

The office supports the granting of the Variances with the following comments:

1. The proposed outdoor seating area and accompanying landscaping will greatly enhance the site. The proposal is in keeping with the objectives of the Towson Community Plan.

2. The parking Variance is necessitated by the addition of the outdoor seating area; it should be noted that the office and retail uses in the building will have different business hours from the restaurant, so parking should not be a problem. Also, amendments to parking standards are pending that would reduce the required restaurant parking from 20 parking spacer per 1000 sq. ft. to 16 parking spaces per 1000 sq. ft. reducing the parking required from 166 to 133, in which case the parking Variance would not be required.

Pg. 1

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3. Proposed outdoor lighting, its height and location should be shown for the outdoor seating area.

4. A landscape plan should be submitted for review and approval by Avery Harden, Department of Public Works.

5. It may be desirable to place restrictions on hours of operation and live entertainment if it occurs in the outdoor seating area. Limitations upon the hours of operation, the type of music, i.e., amplified or acoustic would alleviate community concerns about noise.

6. It may be desirable to restrict the Variances for the use of the Poulet restaurant.

Prepared by: Jeffrey W. Long
Division Chief: Carl L. Kerns

PK/JL:lw

Pg. 2

7/30/93
4172-93

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee Date: April 29, 1993

FROM: Captain Jerry Pfeifer
Fire Department

SUBJECT: Comments for 05/03/93 Meeting

Item 361	No Comments
Item 362	No Comments
Item 363	No Comments
Item 364	No Comments
Item 365	No Comments
Item 366	No Comments
Item 367	No Comments
Item 368	No Comments
Item 369	No Comments
Item 370	Fire Hydrants are required on site. State law requires townhouses, where permit is issued after 07/01/92, to be sprinklered.
Item 371	No Comments
Item 372	No Comments
Item 373	Existing exits shall be maintained to a public way.

RECEIVED
APR 30 1993
ZADM

CPS-008

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

June 2, 1993

(410) 887-4386

Julius W. Lichter, Esquire
Levin and Gann
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Variance
Case No. 93-362-A
Legal Owner: David H. Hillman
Contract Purchaser/Lessee: Jonathan Soudry
Property: 7800 York Road

Dear Mr. Lichter:

This is to confirm the status of the above captioned case and to follow up on the zoning hearing held for this matter on May 27, 1993.

At that time, you appeared on behalf of David H. Hillman, Legal Owner, and Jonathan Soudry, Contract Purchaser/Lessee regarding the above captioned property. The matter scheduled before me at that time was a Petition for Variance for that property located at 7800 York Road in Towson. In addition to your appearance, Michael Tanczyn, Esquire appeared on behalf of Craig Parker and the Wiltondale Improvement Association, as Protestants.

As you no doubt recalled, during opening statement, Mr. Tanczyn expressed his client's position that the Petition for Variance, which had been filed, was deficient. Specifically, he alleged that the Petition was incomplete and that relief from Section 204.3.C.1(a) of the Baltimore County Zoning Regulations was not requested. Thus he argued that, even if the Petition, as filed, was granted, utilization of the property in the manner proposed could not be permitted. Based, in part, on this argument, you requested a continuation of the hearing so that you could evaluate the case and confer with your client. This continuance was granted.

Under the circumstances, I shall hold this file open for a reasonable time to allow you to investigate and conference this case. Obviously, no evidence, nor decision has been made on the relief requested. The continuance is without prejudice to either party.

Kindly contact me after you have had the opportunity to review this matter so that it can be reset for hearing, if appropriate.

Very truly yours,
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
cc: Michael Tanczyn, Esquire
cc: File

Printed on Recycled Paper

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

July 26, 1993

(410) 887-4386

Michael P. Tanczyn, P.A.
Suite 106, 606 Baltimore Avenue
Towson, Maryland 21204

RE: Poulet USA
7800 York Road
Case No. 93-362-A

Dear Mr. Tanczyn:

This is in response to your letter dated July 20, 1993 regarding the above matter. Further, I am in receipt of correspondence from Julius W. Lichter, Esquire dated July 21, 1993, which responds to your letter.

As to your request for a copy of the audio tapes made at the hearing, I have forwarded same to Jun Fernando at the Office of Zoning Administration and Development Management. Mr. Fernando has custody of all tapes and I am certain he will cooperate with you in obtaining the necessary copies.

As to the balance of your letter, I have not gone to the site since my inspection prior to the issuance of my Order and, therefore, cannot comment on the veracity of your allegations. However, in any event, I am not the County official responsible to take any action about your complaints. Obviously, if there is an inconsistency with the permit, any complaints should be voiced to Mr. Zaleski in the Department of Permits and License. He is charged with the responsibility for ensuring that any work is done pursuant to a lawfully issued permit.

As to any possible zoning violations, I direct your attention to Arnold Jablon, the Director of Zoning Administration and Development Management. At one time, the Zoning Commissioner of Baltimore County was empowered with a wide range of responsibilities, including supervision of the Zoning Inspectors and prosecution of any zoning violations. However, by enactment of Bills 1-92 through 4-92, the responsibilities of this office were radically changed. I am now akin to an Administrative Law Judge, solely, charged with the responsibility of independently hearing zoning and development cases. All administrative functions formerly performed by my office, including zoning violations, have been transferred to the Director of Zoning Administration and Development Management. Specifically, I refer you to Section 26-3(b) of the Baltimore County Code for the language enacted within these Bills. Therefore, I have forwarded a copy of your letter and Mr. Lichter's response to Mr. Jablon for any appropriate followup.

Printed on Recycled Paper

JUL-20-1993 16:03 FROM TOWSON PHARM 301 825 7626 TO 14102962801 P.02

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND LICENSES
TOWSON, MARYLAND 21204

John R. Reisinger
BUILDINGS ENGINEER

BUILDING PERMIT

PERMIT #: B165977 CONTROL #: C-893-93 DIST: 09 PREC: 12
DATE ISSUED: 06/09/93 TAX ACCOUNT #: 1900007917 CLASS: 15

PLANS: CONST 0 PLOT 1 R PLAT 0 DATA 0 ELEC NO PLUM NO
LOCATION: 7800 YORK RD
SUBDIVISION: NW COR YORK RD

OWNERS INFORMATION
NAME: YORK AT CROSS CAMPUS LTD.PTSHP.
ADDR: 1110 FIDLER LANE,STE.300,SILVER SPRING,MD.20910

TENANT: POULET CHICKEN
CONTR: CARROLL AWNING CO.
ENGNR:
SELLR:
WORK: ERECT FABRIC AWNINGS+CANAPY ON FRONT OF EX. BLDG. 109'6'X23'3'X13'=897SF. (REPLACING AWNING/NO CHANGE IN SETBACKS) PLANS+DATA WAIVED-J.B.

THIS PERMIT EXPIRES ONE YEAR FROM DATE OF ISSUE

BLDG. CODE: BOCA CODE
RESIDENTIAL CATEGORY: OWNERSHIP: PRIVATELY OWNED

ESTIMATED $ 6,000.00 PROPOSED USE: RESTAURANT + AWNING/CANAPY
EXISTING USE: RESTAURANT

TYPE OF IMPRV: ADDITION
USE: STORE, MERCANTILE, RESTAURANT
FOUNDATION: BASEMENT:
SEWAGE: PUBLIC EXIST WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 7.937ACRES
FRONT STREET:
SIDE STREET:
FRONT SETB: 85
SIDE SETB: NC
SIDE STR SETB:
REAR SETB: NC

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.

JUL-20-1993 16:03 FROM TOWSON PHARM 301 825 7626 TO 14102962801 P.03

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND LICENSES
TOWSON, MARYLAND 21204

John R. Reisinger
BUILDINGS ENGINEER

BUILDING PERMIT

PERMIT #: B169705 CONTROL #: C-1061-93 DIST: 09 PREC: 12
DATE ISSUED: 07/12/93 TAX ACCOUNT #: 1900007917 CLASS: 15

PLANS: CONST 0 PLOT 0 R PLAT 0 DATA 0 ELEC YES PLUM NO
LOCATION: 7800 YORK
SUBDIVISION: NW COR CROSS CAMPUS DR

OWNERS INFORMATION
NAME: YORK @ CAMPUS CROSS LTD PART
ADDR: 1110 FIDLER STE 300 SPARKS MD 20910

THIS PERMIT EXPIRES ONE YEAR FROM DATE OF ISSUE

TENANT:
CONTR: TO BE DETERMINED
ENGNR:
SELLR:
WORK: CONST. VESTIBULE ADDIT. 7'6"X11'=82SF. 3' DOORS HAS TO HAVE PANIC HARDWARE IF LATCHING. ANY ADDIT WORK REQ. SEPARATE PERMIT

BLDG. CODE: BOCA CODE
RESIDENTIAL CATEGORY: OWNERSHIP: PRIVATELY OWNED

ESTIMATED $ 4,000.00 PROPOSED USE: RESTAURANT + ALT.
EXISTING USE: ~~RESTAURANT~~

TYPE OF IMPRV: ALTERATION
USE: STORE, MERCANTILE, RESTAURANT
FOUNDATION: BASEMENT:
SEWAGE: WATER:

LOT SIZE AND SETBACKS

SIZE: 7.937AC
FRONT STREET:
SIDE STREET:
FRONT SETB: NC
SIDE SETB: NC/NC
SIDE STR SETB:
REAR SETB: NC

INSPECTOR COPY

RE: Petition for Variance * BEFORE THE
7800 York Road * BALTIMORE COUNTY
Jonathan Soudry, Petitioner * Zoning Commissioner
* Case No.: 93-362-A

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

REQUEST FOR SUBPOENA DUCES TECUM

Please issue a subpoena duces tecum for the following named witness and command him to appear at the hearing on the above-referenced matter scheduled before the Baltimore County Zoning Commissioner on **Thursday, June 24, 1993 at 11:00 a.m.** in Hearing Room 118, the Old Courthouse, Towson, Maryland, 21204:

Captain Jerry Pfeifer
Baltimore County Fire Department
700 East Joppa Road
Suite 901
Towson, Maryland 21286-5500

The witness should also be directed to bring with him to the Hearing any and all documents, plans, files and records in his custody, possession or control concerning the Fire Department's review of the above referenced matter.

Mr. Sheriff/Private Process Server:
Please process this Subpoena Duces Tecum in accordance with Rule IV(C) of the Rules of Practice and Procedure of the Zoning Commissioner of Baltimore County.

S//
~~Lawrence Schmidt~~, Zoning Commissioner

This subpoena request is made on behalf of the undersigned attorneys for Jonathan Soudry, Petitioner.

Julius W. Lichter
LEVIN & GANN, P.A.
Suite 113
305 West Chesapeake Avenue
Towson, Maryland 21204
(410) 321-0600
Attorneys for Petitioner

Dated: June 22, 1993

RE: Petition for Variance * BEFORE THE
7800 York Road * BALTIMORE COUNTY
Jonathan Soudry, Petitioner * Zoning Commissioner
* Case No.: 93-362-A

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

REQUEST FOR SUBPOENA DUCES TECUM

Please issue a subpoena duces tecum for the following named witness and command him to appear at the hearing on the above-referenced matter scheduled before the Baltimore County Zoning Commissioner on **Thursday, June 24, 1993 at 11:00 a.m.** in Hearing Room 118, the Old Courthouse, Towson, Maryland, 21204:

Gary Milano
Baltimore County Office of Plans Review
111 W. Chesapeake Ave.
Towson, Maryland 21204

The witness should also be directed to bring with him to the Hearing any and all documents, plans, files and records in his custody, possession or control concerning his review of the above referenced matter.

Mr. Sheriff/Private Process Server:
Please process this Subpoena Duces Tecum in accordance with Rule IV(C) of the Rules of Practice and Procedure of the Zoning Commissioner of Baltimore County.

S//
~~Lawrence Schmidt~~, Zoning Commissioner

This subpoena request is made on behalf of the undersigned attorneys for Jonathan Soudry, Petitioner.

Julius W. Lichter
LEVIN & GANN, P.A.
Suite 113
305 West Chesapeake Avenue
Towson, Maryland 21204
(410) 321-0600
Attorneys for Petitioner

Dated: June 22, 1993

IN RE: PETITION FOR VARIANCE * BEFORE THE
DAVID H. HILLMAN, Legal Owner JONATHAN SOUDRY, Contract Purchaser/Lessee * ZONING COMMISSIONER
* OF BALTIMORE COUNTY
7800 York Road *
* Case No. 93-362-A

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

AFFIDAVIT OF SERVICE

The undersigned hereby certifies that he executed service of process pursuant to the authority granted by the Zoning Commissioner by delivering a copy of a Subpoena in this matter to HELEN KEHRING with permission for JOHN LEWIS, ZONING TECHNICIAN, at Room 109, 111 West Chesapeake Avenue, Towson, Maryland, 21204, on Wednesday, June 23, 1993 at 11:11 a.m.

The undersigned further certifies that he is over eighteen years of age and is not a party to this action.

MICHAEL P. TANCZYN

STATE OF MARYLAND, COUNTY OF BALTIMORE; to wit:

I HEREBY CERTIFY that on this 23rd day of June, 1993, before me, the subscriber, a Notary Public in and for the County and State aforesaid, personally appeared MICHAEL P. TANCZYN, who made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his knowledge, information and belief.

AS WITNESS my hand and Notarial Seal.

NOTARY PUBLIC
Commission Expires: 7-1-96

IN RE: PETITION FOR VARIANCE * BEFORE THE

DAVID H. HILLMAN, Legal Owner * ZONING COMMISSIONER
JONATHAN SOUDRY, Contract Purchaser/Lessee * OF BALTIMORE COUNTY

7800 York Road *

* Case No. 93-362-A

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

AFFIDAVIT OF SERVICE

The undersigned hereby certifies that he executed service of process pursuant to the authority granted by the Zoning Commissioner by delivering a copy of a Subpoena in this matter to JULIUS W. LICHTER for JONATHAN SOUDRY at 305 West Chesapeake Avenue, Towson, Maryland, 21204, on Monday, June 21, 1993 at 1:45 p.m.

The undersigned further certifies that he is over eighteen years of age and is not a party to this action.

MICHAEL P. TANCZYN

STATE OF MARYLAND, COUNTY OF BALTIMORE; to wit:

I HEREBY CERTIFY that on this 23rd day of June, 1993, before me, the subscriber, a Notary Public in and for the County and State aforesaid, personally appeared MICHAEL P. TANCZYN, who made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his knowledge, information and belief.

AS WITNESS my hand and Notarial Seal.

NOTARY PUBLIC
Commission Expires: 7-1-96

IN RE: PETITION FOR VARIANCE * BEFORE THE

DAVID H. HILLMAN, Legal Owner * ZONING COMMISSIONER
JONATHAN SOUDRY, Contract Purchaser/Lessee * OF BALTIMORE COUNTY

7800 York Road *

* Case No. 93-362-A

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

AFFIDAVIT OF SERVICE

The undersigned hereby certifies that he executed service of process pursuant to the authority granted by the Zoning Commissioner by delivering a copy of a Subpoena in this matter to JULIUS W. LICHTER for DAVID H. HILLMAN at 305 West Chesapeake Avenue, Towson, Maryland, 21204, on Monday, June 21, 1993 at 1:45 p.m.

The undersigned further certifies that he is over eighteen years of age and is not a party to this action.

MICHAEL P. TANCZYN

STATE OF MARYLAND, COUNTY OF BALTIMORE; to wit:

I HEREBY CERTIFY that on this 23rd day of June, 1993, before me, the subscriber, a Notary Public in and for the County and State aforesaid, personally appeared MICHAEL P. TANCZYN, who made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his knowledge, information and belief.

AS WITNESS my hand and Notarial Seal.

NOTARY PUBLIC
Commission Expires: 7-1-96

IN RE: PETITION FOR VARIANCE * BEFORE THE

DAVID H. HILLMAN, Legal Owner * ZONING COMMISSIONER
JONATHAN SOUDRY, Contract Purchaser/Lessee * OF BALTIMORE COUNTY

7800 York Road * Case No. 93-362-A

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

SUBPOENA

TO: JOHN LEWIS, Zoning Technician
111 West Chesapeake Avenue
Towson, MD 21204

You are hereby summoned and commanded to be and appear personally before the Zoning Commissioner/Deputy Zoning Commissioner of Baltimore County in Room Courthouse, 400 Washington Avenue, Towson, Maryland, 21204,

and to bring N/A

on the 24th day of June 1993, regarding the above captioned case, for the purpose of testifying at the request of the Protestants.

MICHAEL P. TANCZYN, ESQ.
606 Baltimore Avenue, Suite 106
Towson, Maryland 21204
Telephone: (410) 296-8823
Attorney for the Protestants

Mr. Sheriff/Private Process Server:

Please process in accordance with Zoning Commissioner's Rule IV(c).

Zoning Commissioner/Deputy
Zoning Commissioner
for Baltimore County

Issued: 6/22/93

IN RE: PETITION FOR VARIANCE * BEFORE THE

DAVID H. HILLMAN, Legal Owner * ZONING COMMISSIONER
JONATHAN SOUDRY, Contract Purchaser/Lessee * OF BALTIMORE COUNTY

7800 York Road * Case No. 93-362-A

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

SUBPOENA

TO: JONATHAN SOUDRY
c/o Julius W. Lichter, Esquire
Levin and Gann
305 West Chesapeake Avenue
Towson, Maryland 21204

You are hereby summoned and commanded to be and appear personally before the Zoning Commissioner/Deputy Zoning Commissioner of Baltimore County in Room Courthouse, 400 Washington Avenue, Towson, Maryland, 21204,

and to bring SEE ATTACHED

on the 24th day of June 1993, regarding the above captioned case, for the purpose of testifying at the request of the Protestants.

MICHAEL P. TANCZYN, ESQ.
Attorney for the Protestants
606 Baltimore Avenue, Suite 106
Towson, Maryland 21204
Telephone: (410) 296-8823

Mr. Sheriff/Private Process Server:

Please process in accordance with Zoning Commissioner's Rule IV(c).

Zoning Commissioner/Deputy
Zoning Commissioner
for Baltimore County

Issued: 6/22/93

IN RE: PETITION FOR VARIANCE * BEFORE THE

DAVID H. HILLMAN, Legal Owner * ZONING COMMISSIONER
JONATHAN SOUDRY, Contract Purchaser/Lessee * OF BALTIMORE COUNTY

7800 York Road *

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

SUBPOENA

TO: DAVID H. HILLMAN
c/o Julius W. Lichter, Esquire
Levin and Gann
305 West Chesapeake Avenue
Towson, Maryland 21204

You are hereby summoned and commanded to be and appear personally before the Zoning Commissioner/Deputy Zoning Commissioner of Baltimore County in Room Courthouse, 400 Washington Avenue, Towson, Maryland, 21204,

and to bring SEE ATTACHED

on the 24th day of June 1993, regarding the above captioned case, for the purpose of testifying at the request of the Protestants.

MICHAEL P. TANCZYN, ESQ.
Attorney for the Protestants
606 Baltimore Avenue, Suite 106
Towson, Maryland 21204
Telephone: (410) 296-8823

Mr. Sheriff/Private Process Server:

Please process in accordance with Zoning Commissioner's Rule IV(c).

Zoning Commissioner/Deputy
Zoning Commissioner
for Baltimore County

Issued: 6/22/93

---

1. Building Permit No. B156611, Control No. C318-93, and application therefor; copies of all contracts for work incurred by La Poulet or owners of the building for 7800 York Road, if in writing;

2. copy of Electrical Permit E165754 and prior Permit No. E165742 and applications therefor;

3. electrical contract for permit issued June 7, 1993;

4. building drawings showing square footage for each floor of the building and the existing uses for areas on the first floor;

5. any correspondence from Baltimore County to the Petitioners citing either the building owner or other Petitioners for Building Code or Fire Code violations for failure to have entrances from the York Road side of the building;

6. any correspondence from Baltimore County and permissions allowing the altering of the building for the creation of a new entrance on the 7800 York Road side of the building, the pouring of the concrete foundation and the erection of building structures for new entrances to the building.

4734-93

5/19/93 DK TO B3

BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
410-539-3700
TELECOPIER 410-625-9050

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-321-0600
TELECOPIER 410-296-2801

ELLIS LEVIN (1893-1980)

JULIUS W. LICHTER

May 18, 1993

HAND DELIVERED

Arnold Jablon, Director
Office of Zoning Administration
and Development Management
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21207

RE: Petition for Variance
David H. Hillman - Legal Owner
Jonathan Soudry - Lessee
7800 York Road
Case No. 93-362A
Item 373
Hearing Date - May 27, 1993
2:30 P.M.

Dear Mr. Jablon:

Please enter the appearance of Julius W. Lichter, Esquire as attorney for the Petitioner and direct copies of all correspondence and communication to me.

Sincerely,

Julius W. Lichter

JWL/ms

cc: Lawrence E. Schmidt
Zoning Commissioner

BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
410-539-3700
TELECOPIER 410-625-9050

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-321-0600
TELECOPIER 410-296-2801

ELLIS LEVIN (1893-1980)

JULIUS W. LICHTER

June 22, 1993

RECEIVED
JUN 22 1993
ZONING COMMISSIONER

HAND DELIVERD

Honorable Lawrence Schmidt
Baltimore County Zoning Commissioner
Courthouse, Room 113
400 Washington Avenue
Towson, MD 21204

Ted Zaleski, Director
Permits & Licensing Dept.
111 West Chesapeake Avenue
Towson, MD 21204

Gentlemen:

I am today in receipt of a letter dated June 21, 1993 addressed to you regarding the above matter from Michael P. Tanczyn, Esquire, copy attached.

I am in possession of a copy of the plans approved on April 2, 1993 pursuant to the building permit application for this site, which plans provide for the installation of two sets of exterior doors as have been installed pursuant to the permit application.

My client will be prepared to address the question raised by Mr. Tanczyn at the hearing scheduled for June 24, 1993 before the Zoning Commissioner. In addition, the official of Baltimore County involved in approving the Building Permit will be summoned and they will appear at the hearing and be available to testify should their testimony be required.

I strenuously request that the aforesaid hearing not be postponed as requested by Mr. Tanczyn.

Sincerely,

Julius W. Lichter

JWL/ms
Enclosure

cc: Michael P. Tanczyn, Esquire

BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
6TH FLOOR
BALTIMORE, MARYLAND 21201
410-539-3700
TELECOPIER 410-625-9050

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-321-0600
TELECOPIER 410-296-2801

ELLIS LEVIN (1893-1960)

JULIUS W. LICHTER

July 21, 1993

HAND DELIVERED

Honorable Lawrence Schmidt
Baltimore County Zoning Commissioner
Courthouse, Room 113
400 Washington Avenue
Towson, Maryland 21204

RECEIVED 22 1993 ZONING COMMISSIONER

RE: 7800 York Road
Case No. 93-362-A

Dear Commissioner Schmidt:

I am in receipt of a copy of a letter dated July 20, 1993 addressed to you from Mr. Tanczyn, P.A.

Without dignifying the contents of Mr. Tanczyn's letter, I can advise you that permits were obtained for the work now being performed (copies enclosed). Plans for this work were shown to the agencies required to authorize the permits. Parking spaces which were replaced by the entrance way will be relocated elsewhere in the parking lot not reducing the number of parking spaces available for use. All parking spaces will meet size requirements.

It is obvious that Mr. Tanczyn's clients intend to continue to harass my client and his desire to operate a fine family style restaurant in the area. We are confident that you will perform your duties in an exemplary manner and not be swayed by the characterizations, insinuations and exaggerations of Mr. Tanczyn or his clients, whoever they may be.

Should you have any questions, please call me. I am sending a copy of this letter to Mr. Tanczyn and the persons identified in Mr. Tanczyn's letter.

Sincerely,

Julius W. Lichter

JWL:lsp

Enclosures

Law Offices
Michael P. Tanczyn, P.A.
Suite 106, 606 Baltimore Avenue
Towson, Maryland 21204
(410) 296-8823 • (410) 296-8824
Fax: (410) 296-8827

June 21, 1993

HAND DELIVERED

Honorable Lawrence Schmidt
Baltimore County Zoning Commissioner
Courthouse, Room 113
400 Washington Avenue
Towson, MD 21204

Ted Zaleski, Director
Permits & Licensing Department
111 West Chesapeake Avenue
Towson, MD 21204

RECEIVED JUN 21 1993 ZONING COMMISSIONER

Re: 7800 York Road
Zoning Case Number 93-362-A
Item 373
Building Permit Number B156611
Control Number C-318-93

Gentlemen:

I represent the Protestants in the zoning case in which the owners and a certain lessee at 7800 York Road seek variances from Zoning Regulations which are pending in the above case, including in pertinent part an exterior entrance to an accessory commercial use.

The reason for this letter is that construction pursuant to the above permit is under way and two exterior entrances have been punched in the building with concrete poured, and frame and glass put in with entrance doors. It is my understanding of the law that this is not permitted without an approved variance, and I am asking you gentlemen to investigate, issue a Stop Work Order, and cease all actions on the request for variances until an investigation can be completed to explain how this activity could have occurred when the hearing for the variances has not yet begun.

I know you both can appreciate the seriousness of this apparent violation of the law, and I would therefore ask that the hearing scheduled to go forward on June 24, 1993 be postponed so that an orderly investigation can occur.

Law Offices
Michael P. Tanczyn, P.A.
Suite 106, 606 Baltimore Avenue
Towson, Maryland 21204
(410) 296-8823 • (410) 296-8824
Fax: (410) 296-8827

July 20, 1993

HAND DELIVERED

Honorable Lawrence Schmidt
Baltimore County Zoning Commissioner
Courthouse, Room 113
400 Washington Avenue
Towson, MD 21204

RECEIVED 20 1993 ZONING COMMISSIONER

Re: Poulet USA
7800 York Road
Zoning Case Number 93-362-A

Dear Mr. Commissioner:

I am writing to request copies of the audio tapes for the hearings held on June 24 and July 1, 1993 in the above case.

I am also writing to relay my clients' concerns and their request that you initiate the appropriate enforcement action to address the following which has occurred at the site since your July 9, 1993 Decision:

1. A metal canopy frame connected to the building has been erected over the vestibule which was built without benefit of permit and which extends far into the parking lot.

2. Two parking spaces which were part of a pedestrian access have been eliminated.

3. The area in front of the east wall between the exit and entrance has been cleared and formed up for further construction.

4. As part of the clearing effort, the parking spaces closest to the eastern wall have been shortened.

I would point out that none of the above were on the amended plat considered by you or, if they were, were withdrawn by the Petitioners prior to the close of the hearing on July 1, 1993.

Without citing the pertinent use regulations under 204.3.C.3.G et seq and 204.3.C.3.C and D, it is clear that the one stationary identification sign for the building has been in existence for many years at the entrance or access point to York Road and there is no request thus far for the variance from the pertinent regulations to

---

The Greater Towson Council of Community Assoc., Inc.
7104 BRISTOL ROAD, BALTIMORE, MARYLAND 21212

3541-93
6/17/93

June 2, 1993

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
401 Washington Avenue, Room 113
Towson, Maryland 21204

RECEIVED - 7 1993 ZONING COMMISSIONER

RE: Case No.: 93-362-A
7800 York Road

Dear Commissioner:

I am writing on behalf of the Greater Towson Council of Community Associations (GTCCA), an umbrella group of thirty community associations. Our member associations border the site of the proposed outdoor dining area for the Poulet Restaurant at 7800 York Road. The GTCCA has taken two positions on the recent request of the owners and/or purchasers of 7800 York Road for the required variances to permit an accessory use, outside of the building, without the required setback from York Road and to permit live entertainment.

Our positions are the following:

(1) We are against live music and entertainment on any outdoor deck that is permitted; and

(2) We are against any outdoor structure which would require a variance for a four foot or under setback from York Road.

Thank you for considering the GTCCA's position.

Very truly yours,

RICHARD D. ZEFF

RDZ:nkr

cc: Mr. David Hunter, President, Wiltondale Improvement Association

cc: Mr. Jack Gacomo, President, Aigburth Manor

RECEIVED JUN 17 1993 ZADM

The Greater Towson Council of Community Assoc., Inc.
7104 BRISTOL ROAD, BALTIMORE, MARYLAND 21212

3543-93
6/17/93
TO LES

June 23, 1993

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case No.: 93-362-A
7800 York Road

Dear Commissioner:

This is to amend my letter to you of June 2, 1993 regarding the above-referenced variance requests by the owners of 7800 York Road. The Greater Towson Council of Community Associations supports the position taken by the Wiltondale Improvement Association in opposition to all variances requested. This position is based on a lack of information and misinformation given to the community associations contiguous to the property regarding the proposed accessory use (patio/deck) and exterior entrances to an accessory commercial use.

Thank you.

Very truly yours,

RICHARD D. ZEFF

RDZ:nkr

cc: Mr. David Hunter, President, Wiltondale Improvement Association

cc: Mr. Jack Giacomo, President, Aigburth Manor

RECEIVED JUN 24 1993 ZADM

TOWSON STATE UNIVERSITY
Towson, Maryland 21204-7097

Vice President
Business and Finance
(301) 830-2191

file in Poulet

93-362-A

June 30, 1993

RECEIVED JUL 1 1993 ZONING COMMISSIONER

Mr. Larry Schmidt
Zoning Commissioner
Baltimore County Zoning Commission
400 Washington Avenue, Room 113
Towson, MD 21204

Dear Mr. Schmidt:

On May 27, 1993, I wrote to you on behalf of Towson State University supporting the request of Poulet restaurant owner Jonathan Soudry for three variances to the zoning code. The variances were requested to enable Mr. Soudry to construct an outdoor dining area adjacent to the restaurant, to be located at 7800 York Road.

The University continues to believe that a restaurant such as Poulet can be a positive addition to the Towson community.

However, we have heard a number of concerns expressed from members of the local community regarding the use of the outdoor deck, and we share those concerns -- both as a major tenant of 7800 York Road and as a community member.

Some community members are concerned that the outdoor deck will attract large numbers of TSU students. They are concerned that noise from crowds and loud music will disrupt the peace of the community.

When we expressed our support of the zoning variance, we envisioned an outdoor dining area with tables and a "family" atmosphere. We did not envision happy hour drinking crowds and loud music.

As a tenant of the building, we wish to retain an ambiance and noise level consistent with our use of the building. As a responsible community member, we wish to discourage a situation that will facilitate student drinking and disruptive behavior.

Mr. & Mrs. Burton E. Greenwood
608 Wilton Road
Towson, Maryland 21286-7614

May 26, 1993

Mr. Lawrence Schmidt
Zoning Commissioner, Baltimore County
Old Court House
Towson, Maryland 21204

Re: Case No. 93362 A
Poulet USA Restaurant
7800 York Road

Dear Mr. Schmidt:

Having been a resident (homeowner) of the Wiltondale Community for nearly thirty years; your kind consideration of my concerns would be greatly appreciated.

Our Community Association and the majority of our neighbors vehemently oppose the variances requested with respect to any compromise regarding additional outside structures and/or dining facilities as well as exceptions for parking requirements. We have worked very diligently for many, many years to preserve the integrity of our community as have our adjoining community neighbors. To allow any variance as we mentioned will be the beginning of what you see having taken place on York Road in Timonium and Cockeysville and what has happened to Liberty Road in Randallstown, etc.

I plead with you to allow us to preserve our property values and the character of our community.

Your kind assistance and cooperation is appreciated.

Respectfully yours,

Burton E. Greenwood

MR. & MRS. CRAIG W. PARKER
515 YARMOUTH ROAD
TOWSON, MARYLAND 21286

May 27, 1993

Mr. Lawrence Schmidt
Zoning Commissioner
Baltimore County, Maryland
Old Court House
Towson, Maryland 21204

RECEIVED MAY 27 1993 ZONING COMMISSIONER

Dear Mr. Schmidt:

My wife and I have been a homeowner in the Wiltondale community for the past ten years. In addition, we both grew up in the community and I am a life time resident of Wiltondale. Obviously, the Wiltondale community is very special to us and we feel very strongly when someone or something threatens the quality of life we have become accustom to. With this thought in mind, we respectively request you deny POULET's zoning variance requests in case number 93-362A.

We feel the allowance of outdoor dining and entertainment creates an environment not in keeping with the character of Wiltondale or our neighboring communities. Furthermore, the added burden of more traffic on York Road with additional seating (created by the construction of the proposed deck) would have a negative impact on our community. The combination of these two things would be a detriment to our property value and the continued stability of the Wiltondale community.

With these thoughts in mind, we kindly request you deny any of the requested zoning variances for POULET USA restaurant in the aforesaid case number.

Yours truly,

Craig W. Parker

Lori S. Parker

May 25, 1993

Lawrence Schmidt
Zoning Commissioner of Baltimore County
Room 113
Old Court House
Towson, Maryland 21204

RECEIVED
MAY 27 1993
ZONING COMMISSIONER

Re: Case No.: 93-362A
Poulet LSA
7800 York Road

Dear Mr. Schmidt,

We are writing to express our concern and disagreement with the proposed variance changes suggested by Mr. Soundry in regards to Poulet USA at 7800 York Road. We feel that such changes in the variances afforded 7800 York Road will significantly alter the nature and complexion of our community (i.e. Wiltondale with an increase in noise and rowdiness) as well as further complicate an already failing intersection at York Road and Cross Campus drive beyond the normal drive time congestion.

Furthermore, we feel that an outdoor cafe and deck would neither increase the aesthetic value of the building nor the surrounding vicinity. Moreover, such changes may not cause increased trade to any restaurant in the area. Generally speaking, it is the quality of the food and the level of service that has always made any restaurant successful. We hope that you will consider our recommendation and NOT approve the suggested variance changes as proposed by Mr Soudry. Thank you for your consideration.

Sincerely,
Hugh A. Mallon III
Hugh A. Mallon III
Deborah L. Mallon
Deborah L. Mallon
517 Yarmouth Road
Towson, Maryland 21286

May 26, 1993

Mr. Lawrence Schmidt
Zoning Commissioner of Baltimore County
Old Court House
Towson, Maryland 21204

Dear Mr. Schmidt:

My wife and I are writing to express our concern over the proposed variance changes for the Poulet restaurant located at 7800 York Road, Towson, Maryland 21204. We have been residents of the Wiltondale Community since 1976. During this time, we have supported our community in numerous zoning issues in an effort to preserve it's the residential character. The last thing we want to see is the York Road border of our community turn into an area similar to that north of Ridgely Road.

Furthermore, there is no question in our minds that the granting of the requested variances would only increase traffic along the York Road corridor. The thought of additional traffic certainly does not make this area pedestrian friendly. We also feel that the allowance of a deck for outdoor eating and entertainment would only create a local hangout for college students when one considers the proximity of Towson State University to this restaurant. These factors with out question would have a negative impact on our community.

620 Wilton Road
Towson, Maryland 21286
May 26, 1993

Mr. Lawrence Schmidt
Zoning Commissioner
Baltimore County, Maryland
Old Court House
Towson, Maryland 21204

RECEIVED
MAY [illegible]
ZONING [illegible]

RE: Case 93-362A

Dear Mr. Schmidt:

We have been long time residents of the Wiltondale community. We are writing to protest the request of a resturanteer to have outside entertainment and an eatery at the site of the former F. Scott Black's Dinner Theater.

We object because:

1. At present, we can hear the music from Towson High School so it seems reasonable that we would strenuously object to our tranquility being disturbed by music and noise from the York Road site.

2. At present, our street is compromised by excess parking from the building on the West side of York Road opposite the entrance to Wilton Road. Increased parking resulting from the entertainment will further narrow our streets.

28 May 1993

Bill Howanski
628 Hastings Road
Towson, MD 21286

Dear Mr. Schmidt,

I am a resident of the Wiltondale Community and I am writing this letter to inform you that I am opposed to the zoning variances requested by the Poulet Restaurant at York and Cross Campus Drive. The OI zoning was put in place to act as a buffer between a dense commercial area such as Towson and surrounding residential communities. It is critical that this buffer remain to insure that the peaceful environment that currently exists in my community is preserved. In addition, the deck concept at this location would ruin the image of what is presently a nicely preserved section of York Road.

Sincerely,
Bill Howanski

Notice of Continued Public Hearing
Case #: 93-362-A
Re: Zoning Commissioner's Hearing on the property known as
7800 York Rd - Soudry
A Continued Hearing has been scheduled for Thursday
June 24, 1993 at 11a.m.
Rm. 118 - OLD COURTHOUSE
For information, please call the Office of Zoning Administration & Development Management at 887-3391

Julius W. Lichter
Levin · Gann
305 W Chesapeake Ave
Towson MD 21204

Sally Malena
18 Aigburth Rd
Towson MD 21286

CRAIG W. PARKER
515 Yarmouth Rd.
Towson MD 21286

Michael Tanczyn
606 Baltimore Ave
Towson MD 21286

Barry A. Slike
7901 York Rd.
Towson MD 21204

Judith M. Giacomo
17 Aigburth Rd.
Towson MD 21286

Paul Hartman
18½ Cedar Ave
Towson MD 21286

J.C. Bradley
19 Hillside Ave
Towson MD 21286

Joan K. Dewall
227 Murdock
Balto MD 21212

7/1/93

PLEASE PRINT CLEARLY — PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
MARK A. WILLARD	1305 JOHN ST. BALT.
Jonathan Soudry	10 E. Lee St
Susan Soda	11028 Hoskinson Poolesville Md.
Jay Parker	Jefferson Bldg Towson MD
WAYNE SKINNER	TDC 23 W Chesapeake Ave
Kathryn May	Kathryn May
Julius Lichter	305 W. Ches.

6/24/93

PLEASE PRINT CLEARLY — PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Julius W. Lichter, ESQ	305 W. Chesapeake
KATHRYN T. MAY ESQ	" "
TED PEARSON	714 ST. PAUL ST. 21202
Susan M Soda	7800 York Road
JONATHAN SOUDRY	7800 York Rd
Neil A. Oliver	7800 York Rd
WAYNE SKINNER	TDC 23 W. CHESAPEAKE AVE 21204
KEN COLBERT	COLBERT ENGINEERING, INC 5723 OLD COURT RD SUITE 206 21208
MARK A. WILLARD	1305 JOHN ST. BALT. MD. 21217

June 24, 1993

PLEASE PRINT CLEARLY — PROTESTANT'S ~~PETITIONER~~(S) SIGN-IN SHEET

93-362A

NAME	ADDRESS
Craig W. Parker	515 Yarmouth Rd. 21286
John S.H. Chapman	66 Cedar Ave 21286
JACK L. GIACOMO	17 AIGBURTH RD. 21286
Judith M. Giacomo	17 Aigburth Road 21286
Mrs. Frank A. Figge	4 Maryland Ave - 21286
Barry Allen Slike	7901 York Rd. 21204
Mrs George W. Dawson, Jr	22 Aigburth Rd. 21286
Sally Malena	18 AIGBURTH RD 21286
Sue Hartman	18½ Cedar 21286
Jay Connor	26 Cedar Ave. 21286
Mercedes M. Connor	26 Cedar Ave. 21286
Jo-Ann Bradley	19 Hillside Ave 21286
[illegible]	622 Hastings Rd. 21286
PAUL S. HARTMAN	18½ Cedar Avenue 21286
Bill Howanski	628 HASTINGS RD. 21286

5/27/93

PLEASE PRINT CLEARLY — PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
MARK A. WILLARD	1305 JOHN ST. BALT. MD. 21217
LAURA S. GRAHAM	68 OPEN GATE CT. BALT. MD 21236
TED PEARSON	714 ST. PAUL ST. BALTO. 21202
WAYNE SKINNER	TDC 23 W Chesapeake Ave 21204
SUSAN DILONARDO	TBA 23 W. Chesapeake Ave, 21204

93-362A
May 27, 1993

5/27/93

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Notice - CRAIG W. PARKER	515 YARMOUTH RD TOWSON MD 21286
Michael Tanczyn MD	606 BALTO Ave Towson MD 21204
Jay Connor	26 Cedar Ave. Towson MD 21286
Judith M. Giacomo	17 Aigburth Rd Towson
Notice Barry A. Slike	7901 York Rd. 21204
Notice Paul Hartman	18½ Cedar Ave 21286
Notice J.C. Bradley	19 Hillside Ave, Towson MD 21286
Joan K. Dewall	227 Murdock 21212
EILEEN RILEY	623 W. Hill Rd, 21286
Joyce Rowtson	142 Marlburth Ave 21286
Notice Sally Malena	18 Aigburth Rd. 21286
John S.H. Chapman	66 Cedar Ave 21286
Jo-Ann Bradley	19 Hillside Ave 21286

7/1/93
93-362 →

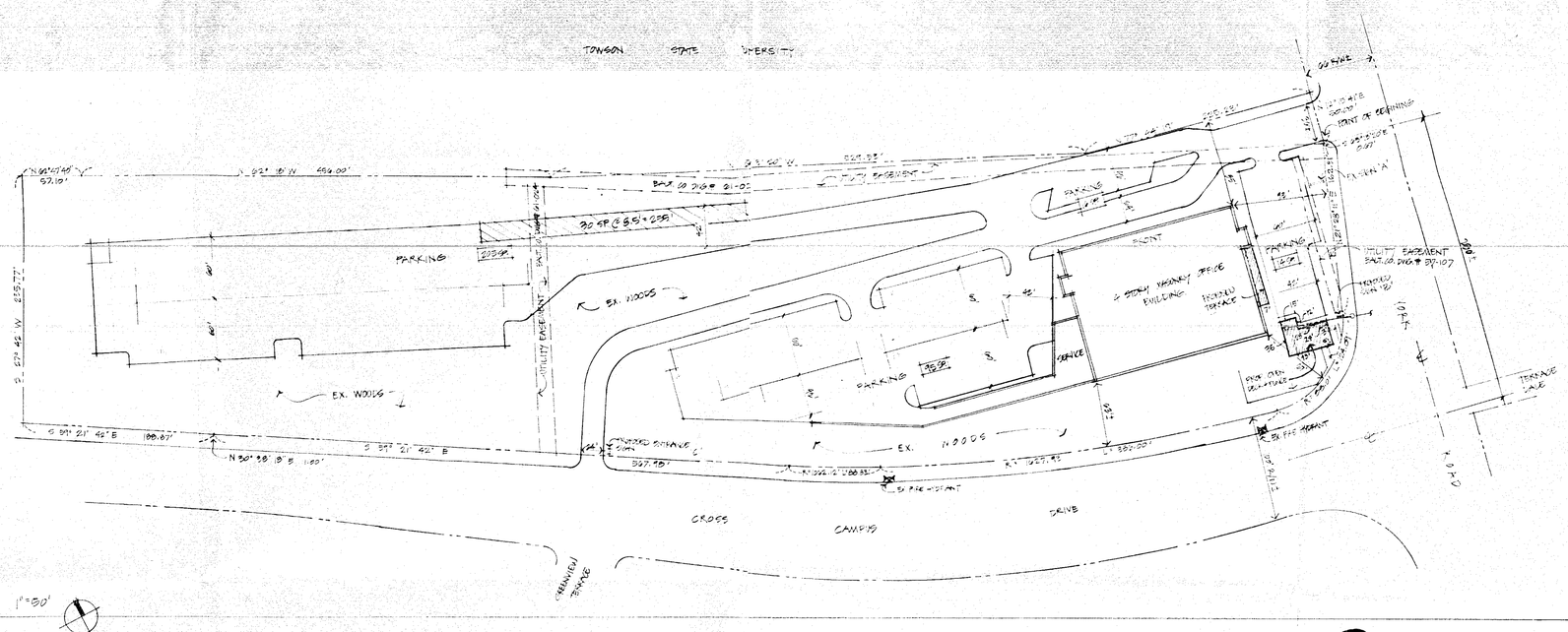
PLEASE PRINT CLEARLY — PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Craig W Parker	515 Yarmouth Rd. 21286
Paul S. Hartman	18½ Cedar Ave 21286
Chris Hartman	18½ Cedar Ave 21286
Leslie Files	19 Cedar Ave. 21286
John S.H. Chapman	66 Cedar Ave 21286
Sally Malena	18 Aigburth Rd. 21286
JUDITH M. GIACOMO	17 Aigburth Rd. 21286
Barry Allen Slike	7901 York Rd. 21204

MARK A. WILLARD
LANDSCAPE ARCHITECT
1205 JOHN ST.
BALTIMORE MD.
(410) 383 2736

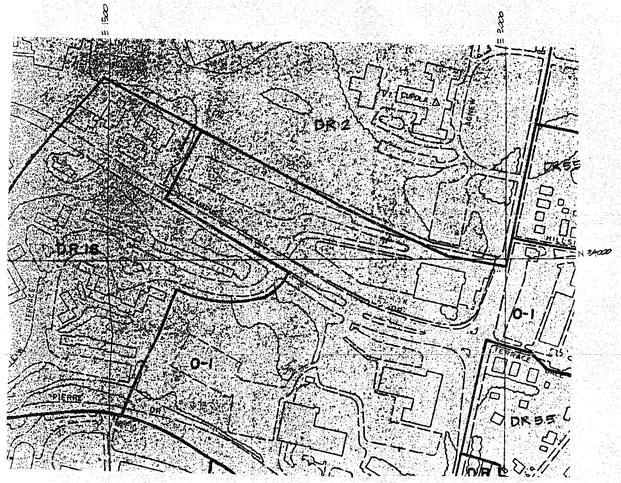
BOULET USA
TOWSON

7800 YORK ROAD
TOWSON MD 21204

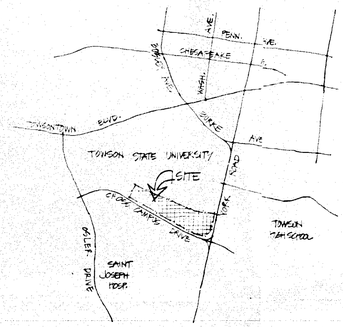


PLOT PLAN 1"=30'

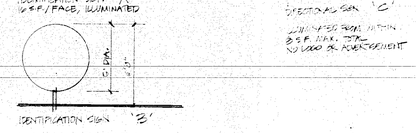
93-362-A



PORTION OF 1"=200' ZONING MAP NE9A



VICINITY MAP
1"=1000'



SIGNAGE
1/2"=1'-0"

93-362-A

GENERAL NOTES.

1. ELECTION DISTRICT: 9 COUNCILMANIC DISTRICT: 4
2. PREVIOUS COMMERCIAL PERMIT NO. B392001 ISSUED APRIL 2, 1992.
3. PREVIOUS ZONING CASE NO. 92-243 TO REZONE 1.7 ± AC. FROM "R-A" TO "B-2" 6/23/92
4. ZONING: O-1 7.36 AC ±
   DR-2 0.40 AC ±
   DR-16 0.20 AC ±
   7.76 AC ± TOTAL NET
   9.02 AC ± TOTAL GROSS (INCLUDES 30' OF YORK ROAD & CROSS CAMPUS DRIVE RIGHT OF WAY)
5. ADDRESS: 7800 YORK ROAD, TOWSON MD. 21204
6. FLOOR AREA RATIO (F.A.R.): 0.55 MAX. ALLOWABLE
   TOTAL GROSS S.F. 4 FLR @ 22240 = 90480 ÷ 9.02 AC = 0.23 PROVIDED.
7. AMENITY OPEN SPACE (A.O.S.): 7.36 AC (50%): 1.47 AC. REQUIRED MIN. 3.68 AC PROVIDED.
8. PARKING: (APPROVED PER ZC FOR 1992)

(UPPER 2 FLOORS)	OFFICE	67,840 S.F. @	1SP/500 S.F. =	136 SP.
(1ST FLOOR)	OFFICE	15,050 S.F. @	1SP/300 S.F.	49 SP.
	RETAIL	2,800 S.F. @	1SP/200 S.F.	14 SP.
	REST.	6,200 S.F. @	1SP/50 S.F.	124 SP.
	DELI/PATIO	1,500 S.F. @	1SP/150 S.F.	10 SP.
				333 SP. REQUIRED
VISITOR/HANDICAPPED			63 SP.	
UPPER LOT EMPLOYEE			73 SP.	
LOWER LOT EMPLOYEE			203 SP.	
TOTAL PROVIDED			339 SP.	

9. ALL PARKING SPACES ARE EXISTING AND ARE OF A DURABLE & DUSTLESS SURFACE AND PERMANENTLY STRIPED.
10. CURBS & WHEELSTOPS ARE PROVIDED SO AS TO NOT ALLOW INTERFERENCE OF PARKED VEHICLES WITH PEDESTRIANS.
11. OWNER: YORK AT CROSS CAMPUS, LTD. PARTNERSHIP
    C/O SOUTHERN MANAGEMENT CO.
    ATTN: CHRIS GOTT (301) 908 7750
12. VARIANCES REQUESTED:

SECTION 409.6.A.3 TO PERMIT PART OF AN ACCESSORY USE (APPROVED RESTAURANT) TO BE LOCATED OUTSIDE OF THE SAME BUILDING IN LIEU OF INSIDE OF THE BUILDING.

SECTION 204.3.C.2.C.1 TO PERMIT A PRIVATE DINING ROOM (MANDATORY COMMERCIAL USE APPROVED RESTAURANT) TO PROVIDE PARTIAL SEAT.

SECTION 409.6.A.2.C AND 204.3.C.2.C.1 TO PERMIT A RESTAURANT TO HAVE 4,500 SQ. FT. ALL OF WHICH IS ACCESSORY USE IN PLACE OF THE ALLOWED 2,500 SQ. FT. FOR A PROVIDED DELI.

SECTION 409.6.A.5 TO PERMIT 800 PARKING SPACES IN LIEU OF THE REQUIRED 340 PARKING SPACES FOR A PARTIAL DELI ADDITION TO AN APPROVED RESTAURANT.

SECTION 409.8.A.2.G TO PERMIT DJ & ENTERTAINMENT WITH AN APPROVED DINING ESTABLISHMENT.

SOURCE NOTES.

1. PLOT PLAN BOUNDARY, PARKING, BUILDING & CURB LOCATIONS ARE TAKEN FROM SIGNED REPORT BY CONT. TECHNOLOGY ENGINEERING, 3/10/93.
2. PARKING PROVIDED DATA IS PROVIDED BY THE OWNER/MANAGER, SOUTHERN MANAGEMENT CO.
3. ALL QUANTITIES SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE.

REVISIONS:

NO	DATE	REMARKS
1	4-16-93	PER CO COMMENTS.

SHEET TITLE:
PLAN TO ACCOMPANY ZONING HEARING
313

DATE: 2-15-93 SCALE: 1"=30' REV.

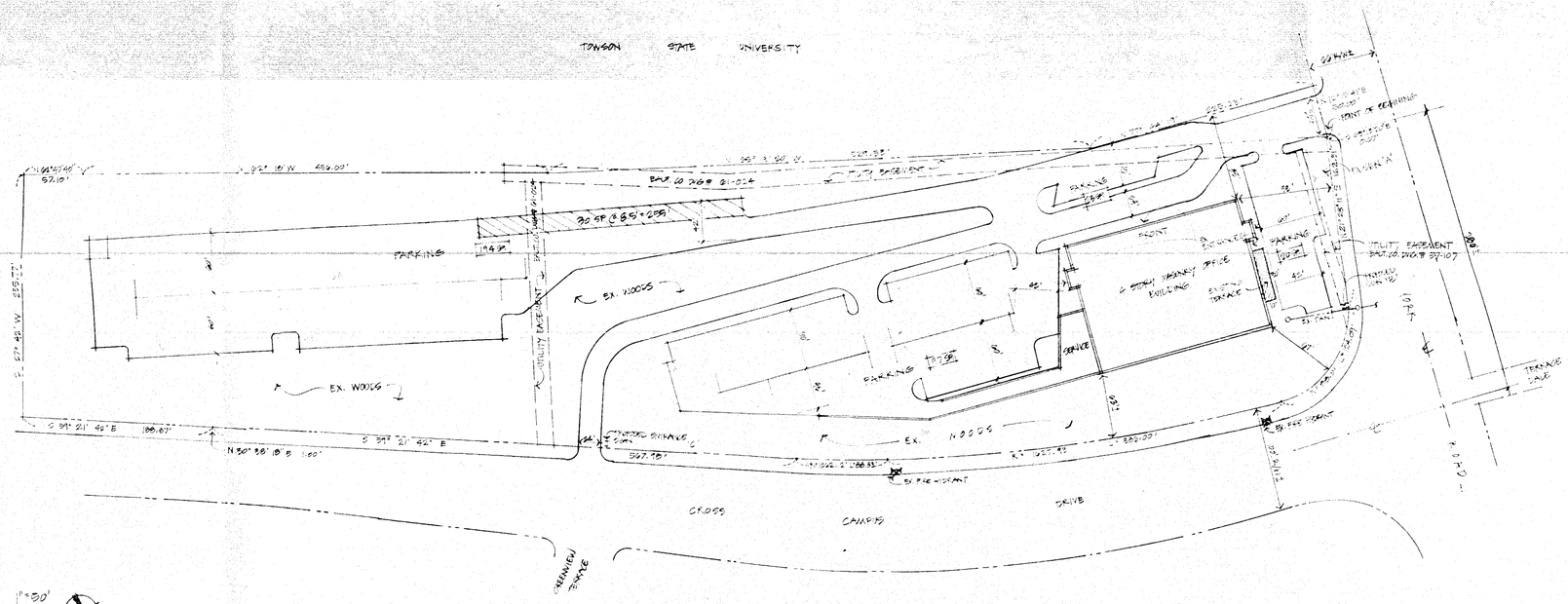
PROJECT NO: 93-100

SHEET NO: 1 OF 1

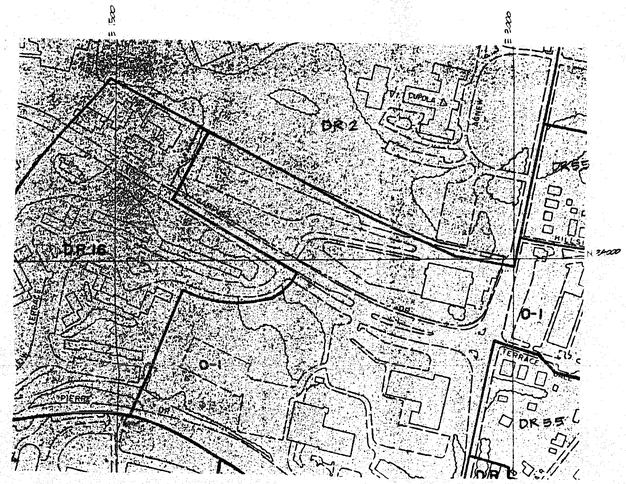
MARK A. WILLARD
LANDSCAPE ARCHITECT
809 JOHN ST.
BALTIMORE MD.
(410) 889 8786

POULET USA
TOWSON

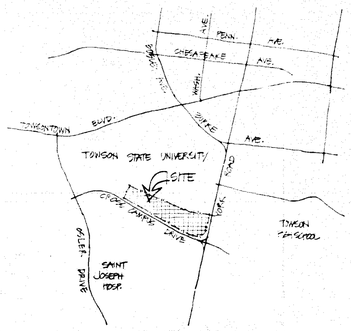
7822 YORK ROAD
TOWSON MD 21204



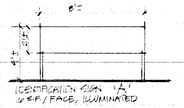
PLOT PLAN 1"=50'



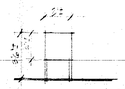
PORTION OF 1"=200' ZONING MAP NE9A



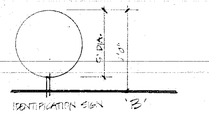
VICINITY MAP
1"=1000'



IDENTIFICATION SIGN 'A'
(2 S.F./FACE, ILLUMINATED



DIRECTIONAL SIGN 'C'
ILLUMINATED FROM WITHIN
2 S.F. MAX. TOTAL
(1.000 SL ADVERTISEMENT



IDENTIFICATION SIGN 'B'
ILLUMINATED FROM WITHIN
28 S.F. MAX/PER FACE

SIGNAGE
1/4"=1'-0"

GENERAL NOTES.

1. ELECTION DISTRICT: 9 COUNCILMANIC DISTRICT: 4
2. PREVIOUS COMMERCIAL PERMIT NO. B159601 ISSUED APRIL 2, 1992.
3. PRELIMINARY ZONING CASE NO. #249 TO REZONE BY SUB FROM O-1 TO B.M. - 6/27/56
   CASE #249 ALLOWED TO PERMIT EXISTING BUILDING TO ENCROACH 50.0', 0.0', 0.0'
4. ZONING:

O-1	7.36 AC ±	
DR-2	0.26 AC ±	
DR-16	0.20 AC ±	
	7.82 AC ±	TOTAL NET
	9.02 AC ±	TOTAL GROSS (INCLUDES 30' OF YORK ROAD & CROSS CAMPUS DRIVE RIGHT OF WAY)

5. ADDRESS: 7800 YORK ROAD, TOWSON NO. 21204
6. FLOOR AREA RATIO (F.A.R.): 0.55 MAX. ALLOWABLE
   TOTAL GROSS S.F. 4,815,220.0 ÷ 43,560 = 9.02 AC = 0.12 PROVIDED
7. MINIMUM OPEN SPACE (0.0%): 7.36 AC (.20) = 1.47 AC. REQUIRED MIN.
   3.68 AC. PROVIDED.
8. PARKING: (APPROVED USE PER TO MAY 25, 1992)

UPPER	(2 FLOOR) OFFICE	27,800 S.F. @	150/1000 S.F. =	116.7 CAR
1ST FLOOR	OFFICE	2,420 S.F. @	150/1000 S.F. =	10.4 "
	RETAIL	3,803.5 S.F. @	150/1000 S.F. =	19.0 "
	RESTAURANT	7,400 S.F. @	150/1000 S.F. =	49.4 "
	SERVICE	1,100 S.F. @	150/1000 S.F. =	10.0 "
TOTAL REQ'D.			150/1000 S.F.	205.5 CAR

	STANDARD SP.	HANDICAPPED SP.	TOTAL SP.
EAST LOT	6	4	20
NORTH LOT	29	-	29
WEST LOT	81	6	87
SOUTH LOT	94	-	94
TOTAL PROVIDED	210	10	220 SPACES

   ALL PARKING SPACES ARE 8'-0" x 19'-0" OR 9'-0" x 17'-0" WITH 2'-0" OVERHANG. SPACES ARE PERMANENTLY "STRIPED".
9. CURBS & WHEELSTOPS ARE REQUIRED SO AS TO NOT PLOW INTERFERENCE OF PARKED SPACES WITH PEDESTRIANS.
10. OWNER: YORK AT CROSS CAMPUS, LTD. PARTNERSHIP
    C/O SOUTHERN MANAGEMENT INC.
    ATTN: SEAN SCOTT (301) 608 0990
11. VARIANCE REQUESTED:
    SECTION 426.1.A.2 - TO PERMIT USE OF AN ACCESSORY USE (APPROVED RESTAURANT TERRACE) TO BE LOCATED OUTSIDE OF THE SPACE DEDICATED TO USE OF INSIDE OFFICE BUILDING.

STATE OF MARYLAND
MARK A. WILLARD
No. 1338
REGISTERED LANDSCAPE ARCHITECT

SOURCE NOTES

1. PLOT PLAN BOUNDARY, PARKING, BUILDING & CURB LOCATIONS ARE TAKEN FROM SURVEY PREPARED BY MARK WILLARD INC. REF. 93-116.
2. PARKING PROVIDED DATA IS PROVIDED BY THE OWNER/MANAGER, SOUTHERN MANAGEMENT CO.
3. ALL QUANTITIES SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE.

REVISIONS:

NO	DATE	REMARKS
1	4-16-93	PER CO COMMENTS
2	6-23-93	NOTE #10 & (APPROVED)
3	6-24-93	NOTE #5
4		NOTE #1, #10, #11

SHEET TITLE:
PLAN TO ACCOMPANY PETITION FOR VARIANCE

347

DATE: 4-15-93
DATE LAST REV.: 3-10-94
PROJECT NO.: 93-120
SHEET NO.: 1 OF 1

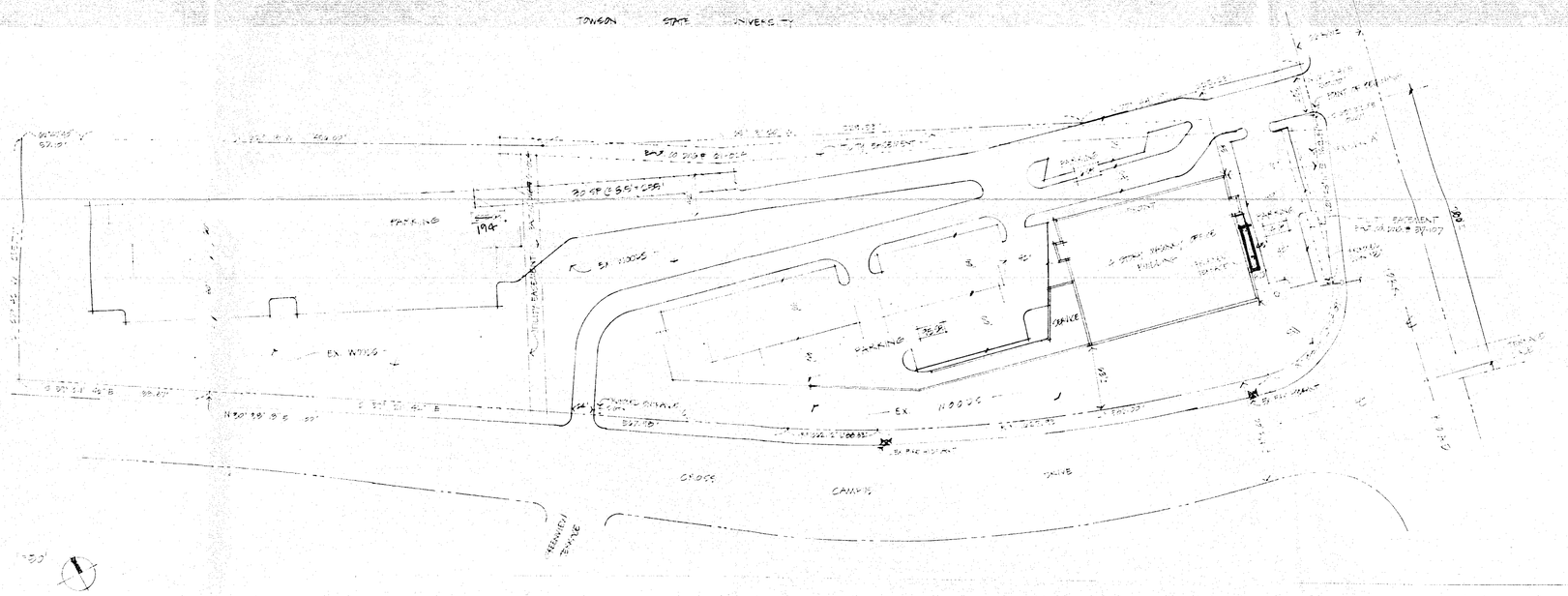
94-391-A

MARK A. WILLARD
LANDSCAPE ARCHITECT
20 JOHN ST.
BALTIMORE MD.
(410) 385 2786

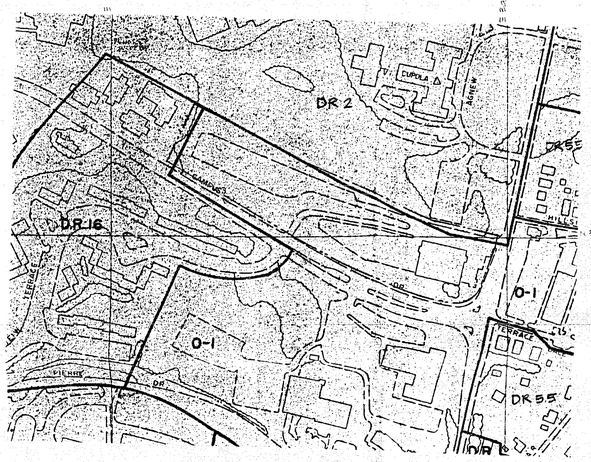
PROJECT NO.A
TOWSON

600 YORK ROAD
TOWSON MD 21204

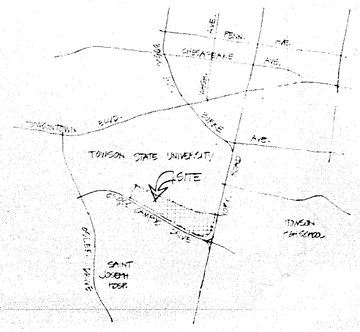
TOWSON STATE UNIVERSITY



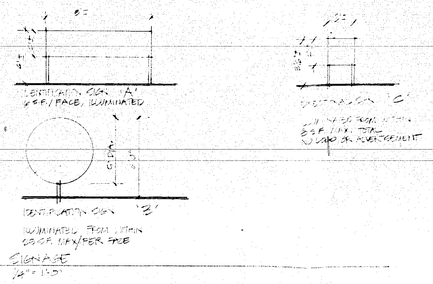
PLOT PLAN 1"=50'



PORTION OF 1"=200' ZONING MAP NE9A



VICINITY MAP
1"=1000'



SIGNAGE
1/2"=1'0"

GENERAL NOTES

1. SECTION 204.4.9 [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible] 1.47 AC. REQUIRED MIN. 3.08 AC. PROVIDED.
8. PARKING: [illegible]

REGULAR	62	62 SP.
HANDICAP		2 SP.
TOTAL PROVIDED	318	~~322~~ SP.

9. [illegible]
10. [illegible]
11. [illegible]
12. VARIANCES REQUESTED: [illegible]

PETITIONER'S EXHIBIT 2

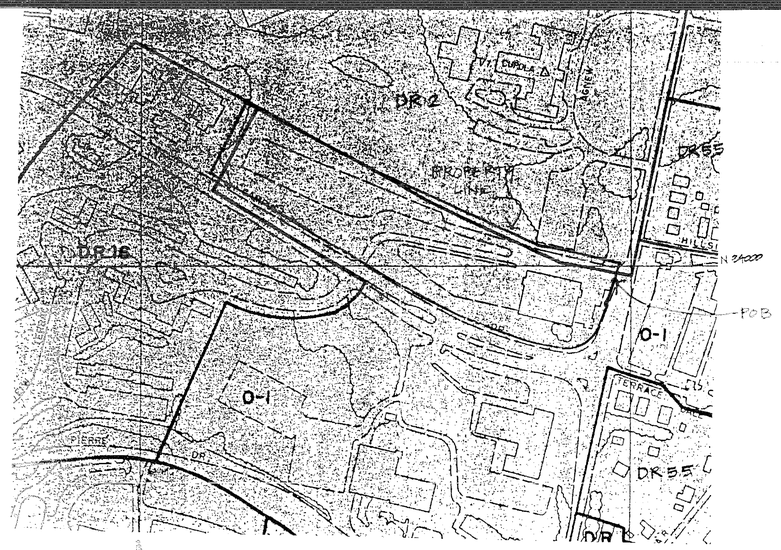
SITE NOTES

1. [illegible]
2. PARKING MANAGEMENT [illegible] PROVIDED BY THE UNIVERSITY MANAGEMENT, FORMERLY MANAGEMENT CO.
3. ALL QUANTITIES SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE.

REVISIONS		
1.	4/19/94	PER CO COMMENTS
2.	6/15/94	HEARING - PARKING [illegible]
3.	6/24	NOTE #6

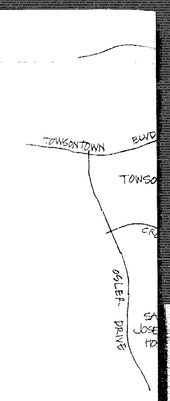
SHEET TITLE: PLAN TO ACCOMPANY ZONING PLAN

DATE: [illegible] DATE LAST REV.
PROJECT NO: [illegible]
SHEET NO: 1 OF 1

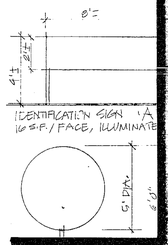


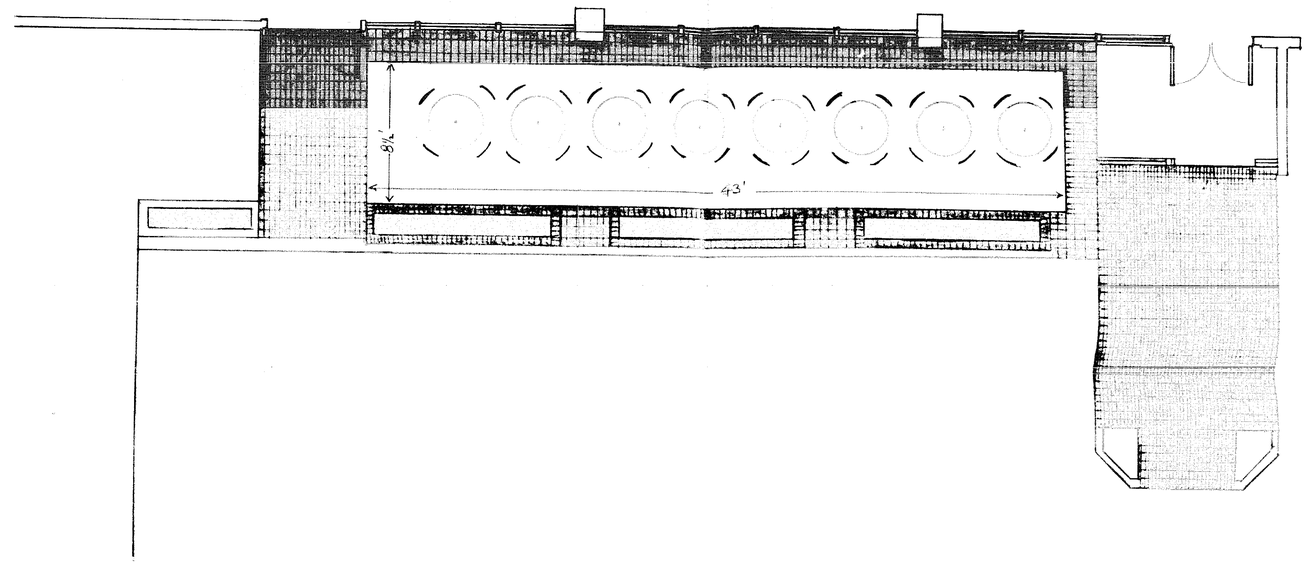
PORTION OF 1"=200' ZONING MAP NE9A

373 93-362-A



VICINITY MA
1"=1000'





MARKETPLACE

Poulet plans ruffle feathers in community

Loni Ingraham

After community representatives complained about plans for live music on a deck proposed for the new Poulet USA restaurant at 7800 York Road, owner Johnathan Soudry announced he may abandon the $150,000 deck project.

An outdoor deck planned for a Towson restaurant that will specialize in rotisserie chicken may be a dead duck, now that neighbors have cried fowl about the potential noise.

Restaurateur Johnathan Soudry plans to open 220-seat Poulet USA at 7800 York Road June 15 _ with or without a deck _ in quarters formerly occupied by the Towson Dinner Theatre. (The theater recently opened behind the Towson library.)

Soudry operates a Poulet USA in Pikesville and La Provence and other eateries in Baltimore city.

The moderately priced restaurant in Towson will focus on rotisserie chicken, barbecue ribs, pasta, salad and pizza, he says. He is clearly targeting families.

According to the letter he wrote to the Baltimore County zoning commissioner, he feels other restaurants have failed in that location because they were tucked into the ground floor and hidden form view.

"My concept," he wrote, "is to open up the restaurant by enclosing the entire front with only windows and by building an outdoor cafe and deck area" and he needed zoning variances to do it.

The 1,500 square foot deck, which would seat 100 people, was to be situated apart from the building and tucked into the northwest corner of Cross Campus Drive and York Road.

Community representatives from Aigburth Manor Village and Wiltondale across York Road could live with the variance that would allow the deck to be placed within three to six feet of traffic right-of-ways, but their ears pricked up when they considered the variance that would have allowed live entertainment on the structure.

Despite Soudry's assurances to the contrary, they were concerned about the prospect of loud music and late hours. They wanted him to restrict the music on the deck to certain hours.

After meeting with them last Thursday night, Soudry says he may abandon the $150,000 deck project.

He believes it would be a visual amenity for the corner but "at this point, I'm having second thoughts," he said. "I don't think I can operate it profitably with all the restrictions that the neighborhood wants to place on it," he said.

As it is, he would only be able to use the deck in spring and autumn to recoup his investment, since the weather would be too hot in summer and too cold in winter.

However, if he decides to pursue the deck project, his request will be heard by a representative of the zoning commissioner's office Thursday, May 27 at 2:30 p.m. in Room 106 of the County Office Building.

The hearing is open to the public and will allow an opportunity for residents to comment.

TOWSON DANCE STUDIO since 1961
We know how to teach you, even when you feel you cannot learn.
NO CONTRACTS!
828-6116 • 31 Allegheny

Dr. Matthew R. Greene & Staff
FAMILY DENTAL PRACTICE
8600 LaSalle Rd. • Suite 616
The Oxford Building
Call our office before June 30 and
OUR GIFT TO YOU
and your family will be:
• Complete Dental Exam
• Necessary X-Rays
• Consultation
• Cleaning and Polishing
$35
Please bring this ad to your appointment.
We really CARE about your dental health!
• Flexible Office Hours Including Evenings & Weekends
• Most Insurance Plans Accepted
823-8600

Home Buyers!
Points & High Closing Costs Are History

It's a new day. If you've been putting off your home-owning dreams because you thought the costs of obtaining a mortgage were too high, don't hesitate a moment longer. Signet now offers a competitive fixed rate mortgage with no points, and we pay practically all closing costs.* This history-making offer could save you thousands of dollars.

To find out more or to apply, just pick up the phone—it's that easy. A Signet Mortgage loan officer can help you determine which mortgage is best for you. You have all the options: no points, low closing costs, fast approval and a great rate.

But don't wait too long. This is a limited time offer and history often repeats itself.

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Mortgage Corporation
1301 York Road
Lutherville, MD 21093
410-332-5885

*Minimum loan amount is $65,000. Application line will be credited at settlement. Seller or borrower remains liable for all property transfer taxes, prepaid expenses, one half of the cost of documentary stamps, and fees for services not required by Signet Mortgage Corporation. Signet Mortgage Corporation. Signet® is a registered service mark of Signet Banking Corporation. ©1993 Signet Banking Corporation.

Pet 3A

PETITION IN SUPPORT OF POULET U.S.A.

I understand that the owner of the Poulet U.S.A. restaurant located at 7800 York Rd. has applied for a Variance seeking approval from the Baltimore County Zoning Commissioner for outdoor terrace seating. I am a tenant of or work in the 7800 York Rd. building and I support the Variance request.

Name	Address	Phone
Cynthia Fusco	AHA - 2nd Fl	296-2491
Sherrie Gray	AHA - 2nd Fl	296-2491
Darlene [illegible]	AHA - 2nd Fl	296-2491
[illegible]	CHA 2nd Fl	296-1390
[illegible] Donovan	[illegible]	525-4456
[illegible]	[illegible]	583-3366
All Ham Service	[illegible]	"
[illegible]	[illegible] - 3rd Fl	583-3860
[illegible]	"	"
[illegible]	TSU - 3rd Fl	830-3827
Ron Kirkpatrick	TSU - 3rd Fl	830-3827
[illegible]	TSU - 3rd Fl	830-4027
[illegible]	Macro 3rd Fl	296-7191
[illegible]	Macro 3rd Fl	296-7191
[illegible]	Macro 3rd Fl	296-7191
[illegible]	[illegible]	296-7191
[illegible]	DPE 2nd Fl	583-3866
Jeanette Fusco	CHA 2nd Fl	821-6060
Elise Quinn	Gerrard Quinn & Nolan	821-6060
[illegible]	CHA 2nd Fl	821-6060
[illegible]	[illegible]	[illegible]
[illegible]	Comptroller	830-2217
Jim Sullivan	Comptroller & TSU	830-2218
[illegible]	Comptroller - Claims TSU	830-4018

Pet 3A (pg 2)

PETITION IN SUPPORT OF POULET U.S.A.

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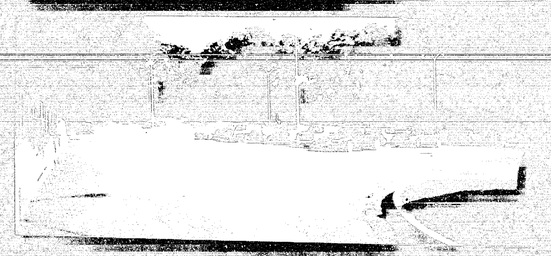
Name	Address	Phone
Karen Gronberg	I/CE	830-2932
[illegible]	I/CE	830-2932
[illegible]	I/CE	"
[illegible]	I/CE	"
[illegible]	I/CE	830-2932
Nancy M. Rohne	Comptroller's Office	821-2214
Pat Tomson	Comptroller's Office	830-2217
Mabel Akron	"	830-3031
JUDITH LOFLAND	"	830-2243
[illegible]	"	[illegible]
[illegible]	"	[illegible]
[illegible]	"	821-2214
[illegible]	[illegible]	[illegible]
[illegible]	Bremont-Lundon	494-7030
M. Michele Galinski	DC Duncan/Was	828-5558
Donna Schlachell	DC Duncan/Was	[illegible]

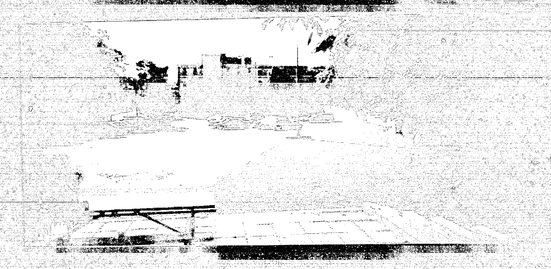
Pet 3B

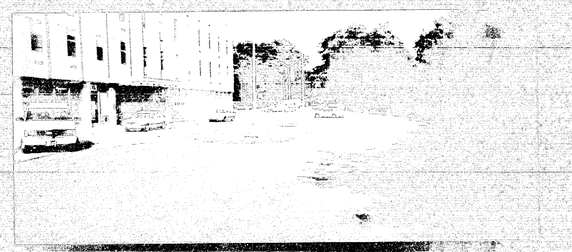
Petition In Support Of Poulet U.S.A.

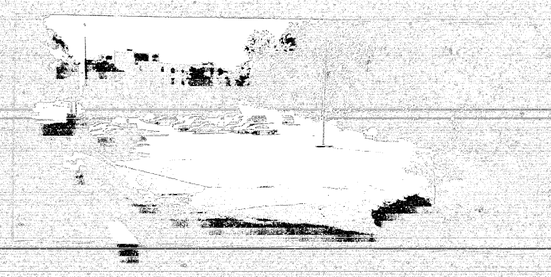
I understand that the owner of Poulet U.S.A. restaurant located at 7800 York Rd. has applied for a Variance seeking approval from the Baltimore County Zoning Commissioner for outdoor terrace seating. I frequent this restaurant and I support the Variance request.

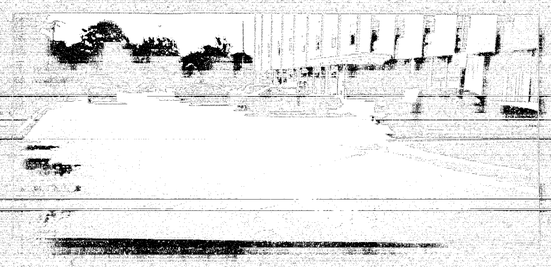
Name	Address	Phone
[illegible]	1401 S. Edgewood #4	368-7255
[illegible]	206 Tuxedo	435-2585
[illegible]	1 Terrace Dale (Towson)	583-1336
[illegible]	1633 Hillsmere Rd	532-9284
[illegible]	321 Stratton Rd	486-3210
[illegible]	6516 Monroe Ave	377-4710
Robert Dahlig	1117 Charlesview Way	823-0847
Matt Doherty	2101-G Shore Cliff Ct	PBG, FL (407) 627-5260
[illegible]	1514 Dundee Rd	Towson Md 296-7311
[illegible]	18 Aspen Ave	823-7193
Jonathan C. Jakobsen	224 Maidenvale Rd, Lutha	525-1575
Jeanne Ingersoll	24 Maidenvale Rd Lutherville	525-1575
[illegible]	1205 Forest Park Baltimore	301-367-9
[illegible]	1203 Linton Rd.	(301) 321-1
Mary Fraiser	533 Allegheny Ave, Towson	821-1436
[illegible]	1004 Delaney Valley Rd Towson	823-7365
[illegible]	1004 Delaney Valley Rd Towson	823-7365
John Lansing	705 Shelley Rd Towson	823-9128
[illegible]	[illegible] Towson	821-1566
Larry Edelstein	1155 Charles Mewby Towson	823-2448
Rick Wagner	1115 Clinton View Way Towson	823-2448
[illegible]	5239 Belmont Towson	321-7530
[illegible]	6 Linden Terrace Towson	494-1967
[illegible]	10004 Hillsgrove Ct. Apt B Rockville	666-5113
[illegible]	10 W. Pennsylvania Apt 3B Towson	823-4633

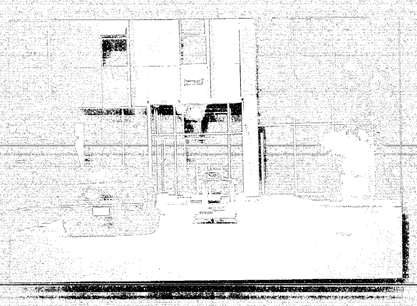


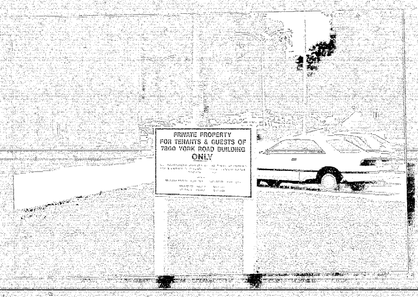












BALTIMORE COUNTY
DEPARTMENT OF PERMITS AND LICENSES
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
CASH SLIP RECEIPT

B156611
C-318-93

No. A 179208 DATE 3/4/93

APPLICANT: Poulet USA

APPLICANT'S ADDRESS: 9 Hopkins Plaza 21201

CHECK ITEM	ITEMS	CODE #	FEE
	Abandoned Water Meter Applications	031-2874	
	Amusement Devices	001-2010	
	Animal Licenses	001-2540	
	Animal License Penalties	001-3050	
	Appeals	R-001-615-000	
	Auctioneers	G-001-2877	
	Bingo Applications	001-6070	
	Bingo Licenses	014-2012	
✓	Building Permit Application 64015	001-2510	645.00
	Casino Event	R-001-2675	
	Change of Occupancy	001-2520	
	County Financing Application	031-7120	
	Electrical Admin. Board Examination Fees	001-6090	
	Electrical Admin. Board Licenses	001-2210	
	Electrical Permits	001-2600	
	Film Production Permit	001-7120	
	Fire Extinguisher Servicing	001-2370	
	Fire Hydrant Meter	031-2869	
	Food Service Facility Permits	001-6770	
	Gaming - Annual/One-Day	R-001-2680	
	Gas Permit Application	001-2420	
	Health Environmental Inspection	R-001-006-6725	
	Hotel/Motel Permits	001-6730	
	Parade Permits	001-2660	
	Percolation Tests	001-6750	
	Plumbing Board Licenses	001-2220	
	Plumbing Permit Application	001-6220	
	Residential Parking Permits	001-2530	
	Septic Tank Permits	001-2430	
	Sewer Property Connection Applications	031-6051	
	Sewer Service Charge Pro-rated	030-6012	
	Sewer System Charge	031-6141	
	Solid Waste Collection & Facility/Sites	001-2350	
	Storm Drain Connection	001-2440	
	Sub-Soil Drain Installation	001-6220	
	Swimming Pool & Bathing Beach	001-2410	
	Taxicabs	001-2040	
	Towing Vehicles License	001-2230	
	Trailer Camps/Recreational Camps	001-6710	
	Trailer Permits	001-2580	
	Wastewater Discharge Permit	030-2630	
	Water Distribution	030-6043	
	Water Meter Applications	031-6060	
	Water Meter Fee	031-2874	
	Water Surcharge	031-6151	
	Water System Charge	031-6151	
	TOTAL (MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MD)		645.00

DESCRIPTION:

DEPARTMENT OF PERMITS AND LICENSES

White: Permits & Licenses
Yellow: Applicant
Pink: Collection & Receipts BY:

THIS IS NOT A PERMIT OR LICENSE
DOES NOT AUTHORIZE CONSTRUCTION OF ANY KIND
NO PERMIT FEES REFUNDED

Rev. 1992

Pet NO 6

Ck # 118

4-2

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

ADDRESS 123

OEA: DLS
HISTORIC DISTRICT/BLDG. [ ] YES [ ] NO [ ] DO NOT KNOW

PERMIT #: B
RECEIPT #: A
CONTROL #: C -93
XREF #:

PROPERTY ADDRESS 7800 York Rd
SUBDIV:
TAX ACCOUNT #: 1900.00 7917 DISTRICT/PRECINCT 9 12
OWNER'S INFORMATION (LAST,FIRST)
NAME: York at Cross Campus LTD PTR
ADDR: 1110 Fidler LN. Ste 300 Silver Spr. Md 20910

FEE: 153.00 + 5.00
PAID: 158.00
PAID BY: APP
INSPECTOR:

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

APPLICANT INFORMATION
NAME: Keith A Oliva
COMPANY: Poulet USA
ADDR1: 9 Hopkins Plaza 21202
ADDR2:
PHONE #: 8376600 MHIC LICENSE #:
APPLICANT SIGNATURE: [signature] TRACT: BLOCK:
PLANS: CONST 3 PLOT 10 PLAT DATA 5 EL 1 PL 2
TENANT
CONTR: To Be Determined
ENGNR:
SELLR:

BUILDING 1 or 2 FAM. CODE CODE BOCA CODE 90

TYPE OF IMPROVEMENT
1. NEW BLDG CONST
2. ✓ ADDITION
3. ALTERATION
4. REPAIR
5. WRECKING
6. MOVING
7. OTHER

DESCRIBE PROPOSED WORK: Const Wood Deck w/ Awning on side of Ex. BLDG + REAR 1912 SF

PAR wrapped, Pend Review
5'4" x 27 x 1 = 1,912 SF
[initials] 4-2-93

TYPE OF USE

RESIDENTIAL: 01. ONE FAMILY 02. TWO FAMILY 03. THREE AND FOUR FAMILY 04. FIVE OR MORE FAMILY (ENTER NO UNITS) 05. SWIMMING POOL 06. GARAGE 07. OTHER

NON-RESIDENTIAL: 08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY 09. CHURCH, OTHER RELIGIOUS BUILDING 10. FENCE (LENGTH HEIGHT) 11. INDUSTRIAL, STORAGE BUILDING 12. PARKING GARAGE 13. SERVICE STATION, REPAIR GARAGE 14. HOSPITAL, INSTITUTIONAL, NURSING HOME 15. OFFICE, BANK, PROFESSIONAL 16. PUBLIC UTILITY 17. SCHOOL, COLLEGE, OTHER EDUCATIONAL 18. SIGN 19. STORE MERCANTILE ✓ RESTAURANT SPECIFY TYPE 20. SWIMMING POOL SPECIFY TYPE 21. TANK, TOWER 22. TRANSIENT HOTEL, MOTEL (NO. UNITS) 23. OTHER

TYPE FOUNDATION: 1. SLAB 2. BLOCK 3. CONCRETE
BASEMENT: 1. FULL 2. PARTIAL 3. NONE

TYPE OF CONSTRUCTION: 1. MASONRY 2. WOOD FRAME 3. STRUCTURE STEEL 4. ✓ REINF. CONCRETE
TYPE OF HEATING FUEL: 1. GAS 2. OIL 3. ELECTRICITY 4. COAL
TYPE OF SEWAGE DISPOSAL: 1. ✓ PUBLIC SEWER EXISTS PROPOSED 2. PRIVATE SYSTEM SEPTIC EXISTS PROPOSED PRIVY EXISTS PROPOSED
TYPE OF WATER SUPPLY: 1. ✓ PUBLIC SYSTEM ✓ EXISTS PROPOSED 2. PRIVATE SYSTEM EXISTS PROPOSED

CENTRAL AIR: 1. 2.
ESTIMATED COST: $3,000 OF MATERIALS AND LABOR
PROPOSED USE: Restaurant + Addition
EXISTING USE: Restaurant

OWNERSHIP: 1. ✓ PRIVATELY OWNED 2. PUBLICLY OWNED 3. SALE 4. RENTAL

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE 6. HIRISE
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS
1 FAMILY BEDROOMS
GARBAGE DISPOSAL 1. Y 2. N BATHROOMS KITCHENS CLASS 15 LIBER FOLIO
POWDER ROOMS

BUILDING SIZE: FLOOR 1912 WIDTH 5'4" DEPTH 27' HEIGHT STORIES 1
LOT SIZE AND SETBACKS: SIZE 7.937 AC FRONT STREET SIDE STREET FRONT SETBK NC SIDE SETBK NC SIDE STR SETBK REAR SETBK
LOT #'S CORNER LOT 1. ✓ Y 2. N ZONING

APPROVAL SIGNATURES		DATE
BLD INSP		
BLD PLAN	120	
FIRE	120 OK for File	
SEDI CTL	416	
ZONING	109	4/5/93
PUB SERV	109 OK to File	4/5/93
ENVRMNT	100 OK to File, Wesleywood	4/5/93
123	Clarke	4/2/93
PERMITS		

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

Pet 7B

ZONING [illegible] W/SETBACKS

PLANS REV. - WANTS TO WAIVE CONSTR.

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

OEA: [illegible]
HISTORIC DISTRICT/BLDG. [ ] YES [✓] NO [ ] DO NOT KNOW

PERMIT #: B156611
RECEIPT #: [illegible]
CONTROL #: [illegible]
XREF #:

PROPERTY ADDRESS 7800 York Rd Baltimore 21204
SUBDIV:
TAX ACCOUNT #: [illegible] DISTRICT/PRECINCT 9 12
OWNER'S INFORMATION (LAST,FIRST)
NAME: York at Cross Campus Limited Partnership
ADDR: 1110 Fidler LN. #300 Silver Spring MD 20910

FEE: # 640.15
PAID: 645.00
PAID BY: APP
INSPECTOR: SH

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

APPLICANT INFORMATION
NAME: Keith A Oliva
COMPANY: Poulet USA
ADDR1: 9 Hopkins plaza Baltimore 21201
ADDR2:
PHONE #: 8376600 MHIC LICENSE #:
APPLICANT SIGNATURE: [signature] TRACT: BLOCK:
PLANS: CONST 3 PLOT 0 PLAT 0 DATA 5 EL 1 PL 1
TENANT Poulet USA
CONTR: To Be Determined
ENGNR:
SELLR:

BUILDING 1 or 2 FAM. CODE CODE BOCA CODE 90

TYPE OF IMPROVEMENT
1. NEW BLDG CONST
2. ADDITION
3. ✓ ALTERATION
4. REPAIR
5. WRECKING
6. MOVING
7. OTHER

DESCRIBE PROPOSED WORK: Interior alteration for [illegible] floor tile, partitions, HVAC, paint and tile finishes, decorative beams [illegible]

TYPE OF USE

RESIDENTIAL: 01. ONE FAMILY 02. TWO FAMILY 03. THREE AND FOUR FAMILY 04. FIVE OR MORE FAMILY (ENTER NO UNITS) 05. SWIMMING POOL 06. GARAGE 07. OTHER

NON-RESIDENTIAL: 08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY 09. CHURCH, OTHER RELIGIOUS BUILDING 10. FENCE (LENGTH HEIGHT) 11. INDUSTRIAL, STORAGE BUILDING 12. PARKING GARAGE 13. SERVICE STATION, REPAIR GARAGE 14. HOSPITAL, INSTITUTIONAL, NURSING HOME 15. OFFICE, BANK, PROFESSIONAL 16. PUBLIC UTILITY 17. SCHOOL, COLLEGE, OTHER EDUCATIONAL 18. SIGN 19. STORE MERCANTILE ✓ RESTAURANT SPECIFY TYPE 20. SWIMMING POOL SPECIFY TYPE 21. TANK, TOWER 22. TRANSIENT HOTEL, MOTEL (NO. UNITS) 23. OTHER

TYPE FOUNDATION: 1. SLAB 2. BLOCK 3. CONCRETE
BASEMENT: 1. FULL 2. PARTIAL 3. NONE

TYPE OF CONSTRUCTION: 1. MASONRY 2. WOOD FRAME 3. STRUCTURE STEEL 4. REINF. CONCRETE
TYPE OF HEATING FUEL: 1. ✓ GAS 2. OIL 3. ELECTRICITY 4. COAL
TYPE OF SEWAGE DISPOSAL: 1. ✓ PUBLIC SEWER ✓ EXISTS PROPOSED 2. PRIVATE SYSTEM SEPTIC EXISTS PROPOSED PRIVY EXISTS PROPOSED
TYPE OF WATER SUPPLY: 1. PUBLIC SYSTEM EXISTS PROPOSED 2. PRIVATE SYSTEM EXISTS PROPOSED

CENTRAL AIR: 1. 2.
ESTIMATED COST: $80,000 OF MATERIALS AND LABOR
PROPOSED USE: Restaurant + Alt. Retail + Office
EXISTING USE: [illegible]

OWNERSHIP: 1. ✓ PRIVATELY OWNED 2. PUBLICLY OWNED 3. SALE 4. RENTAL

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE 6. HIRISE
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS
1 FAMILY BEDROOMS
GARBAGE DISPOSAL 1. Y 2. N BATHROOMS KITCHENS CLASS LIBER FOLIO
POWDER ROOMS

BUILDING SIZE: FLOOR 8000 WIDTH DEPTH HEIGHT STORIES
LOT SIZE AND SETBACKS: SIZE 7.937 AC FRONT STREET SIDE STREET FRONT SETBK SIDE SETBK NC SIDE STR SETBK REAR SETBK
LOT #'S CORNER LOT 1. Y 2. N ZONING

APPROVAL SIGNATURES		DATE
BLD INSP		
BLD PLAN	[illegible]	
FIRE	[illegible]	
SEDI CTL		
ZONING	[illegible]	3-4-93
PUB SERV		
ENVRMNT	4Bonds OK to file [illegible]	
PERMITS		

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

Pet NO 6B

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND LICENSES
TOWSON, MARYLAND 21204

John R. Reisinger
BUILDINGS ENGINEER

BUILDING PERMIT

PERMIT #: B156611 CONTROL #: C-318-93 DIST: 09 PREC: 12
DATE ISSUED: 04/02/93 TAX ACCOUNT #: 1900007917 CLASS: 15

PLANS: CONST 3 PLOT 0 R PLAT 0 DATA 0 ELEC YES PLUM YES
LOCATION: 7800 YORK RD
SUBDIVISION: NW COR YORK RD

OWNERS INFORMATION
NAME: YORK AT CROSS CAMPUS LTD.PRTNSHP.
ADDR: 1110 FIDLER LANE #300,SILVER SPRING,MD.20910

TENANT: POULET USA
CONTR: TO BE DETERMINED
ENGNR:
SELLR:
WORK: INT.ALT'S/NEW SIDE ENTRANCE+INST.NEW KITCH. EQUIP.,NEW FLR.TILE,PART.,HVAC,TILE+FINISHES, DEC.BEAMS+CLG.REM.INT.DECKS,CLG+PART.;BLDG. CONST'D 1960'S.ANY ADD'L WORK REQ.SEP.PERMIT. 8000';DATA SHTS WVD;PROF.DRAW.T/B SUBMITTED BEFORE ISSUANCE OF PERMIT.
BLDG. CODE: BOCA CODE
RESIDENTIAL CATEGORY: OWNERSHIP: PRIVATELY OWNED

ESTIMATED $ 80,000.00
PROPOSED USE: RESTAURANT AMD ALT RETAIL+OFFICE
EXISTING USE: OFFICE,RETAIL,RESTAURANT

TYPE OF IMPRV: ALTERATION
USE: STORE, MERCANTILE, RESTAURANT
FOUNDATION: BASEMENT:
SEWAGE: PUBLIC EXIST WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 7.937 ACRES
FRONT STREET:
SIDE STREET:
FRONT SETB: NC
SIDE SETB: NC/NC
SIDE STR SETB:
REAR SETB: NC

THIS PERMIT EXPIRES ONE YEAR FROM DATE OF ISSUE

Pet 6C

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.

3-10

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

OEA: [illegible]
HISTORIC DISTRICT/BLDG. [ ] YES [ ] NO [ ] DO NOT KNOW

PERMIT #: B-
RECEIPT #: A-
CONTROL #: C-
XREF #:

PROPERTY ADDRESS 7800 York Rd
SUBDIV:
TAX ACCOUNT #: 1900007917 DISTRICT/PRECINCT 9 12
OWNER'S INFORMATION (LAST,FIRST)
NAME: York at Cross Campus LTD PRTNSHP
ADDR: 1110 Fidler LN. Ste 300 Silver Spring MD 20910

FEE: 155.00 + 5.00
PAID: [illegible]
PAID BY: APPL.
INSPECTOR: SH

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

APPLICANT INFORMATION
NAME: Keith A Oliva
COMPANY: Poulet USA
ADDR1: 9 Hopkins Plaza 21202
ADDR2:
PHONE #: 8376600 MHIC LICENSE #:
APPLICANT SIGNATURE: [signature] TRACT: BLOCK:
PLANS: CONST 3 PLOT 10 PLAT - DATA 5 EL 1 PL 2
TENANT
CONTR: To Be Determined
ENGNR:
SELLR:

BUILDING 1 or 2 FAM. CODE CODE BOCA CODE ✓

TYPE OF IMPROVEMENT
1. NEW BLDG CONST
2. ✓ ADDITION
3. ✓ ALTERATION
4. REPAIR
5. WRECKING
6. MOVING
7. OTHER

DESCRIBE PROPOSED WORK: Const Wood Deck w/ Retractable Awning on Front of Ex. Bldg. 35' x 55' x 13' = 1912 SF [illegible] Also Const Handicap On Front of Bldg & Ex Parking Lot. Alts to Make New Doors, [illegible] & Const Entrance Foyer - 77 SF

TYPE OF USE

RESIDENTIAL: 01. ONE FAMILY 02. TWO FAMILY 03. THREE AND FOUR FAMILY 04. FIVE OR MORE FAMILY (ENTER NO UNITS) 05. SWIMMING POOL 06. GARAGE 07. OTHER

NON-RESIDENTIAL: 08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY 09. CHURCH, OTHER RELIGIOUS BUILDING 10. FENCE (LENGTH HEIGHT) 11. INDUSTRIAL, STORAGE BUILDING 12. PARKING GARAGE 13. SERVICE STATION, REPAIR GARAGE 14. HOSPITAL, INSTITUTIONAL, NURSING HOME 15. OFFICE, BANK, PROFESSIONAL 16. PUBLIC UTILITY 17. SCHOOL, COLLEGE, OTHER EDUCATIONAL 18. SIGN 19. ✓ STORE MERCANTILE ✓ RESTAURANT SPECIFY TYPE 20. SWIMMING POOL SPECIFY TYPE 21. TANK, TOWER 22. TRANSIENT HOTEL, MOTEL (NO. UNITS) 23. OTHER

TYPE FOUNDATION: 1. SLAB 2. BLOCK 3. CONCRETE
BASEMENT: 1. FULL 2. PARTIAL 3. NONE

TYPE OF CONSTRUCTION: 1. MASONRY 2. ✓ WOOD FRAME 3. STRUCTURE STEEL 4. REINF. CONCRETE
TYPE OF HEATING FUEL: 1. GAS 2. OIL 3. ELECTRICITY 4. COAL
TYPE OF SEWAGE DISPOSAL: 1. ✓ PUBLIC SEWER ✓ EXISTS PROPOSED 2. PRIVATE SYSTEM SEPTIC EXISTS PROPOSED PRIVY EXISTS PROPOSED
TYPE OF WATER SUPPLY: 1. ✓ PUBLIC SYSTEM ✓ EXISTS PROPOSED 2. PRIVATE SYSTEM EXISTS PROPOSED

CENTRAL AIR: 1. 2.
ESTIMATED COST: $ OF MATERIALS AND LABOR
PROPOSED USE: Restaurant + Addition
EXISTING USE: Restaurant

OWNERSHIP: 1. ✓ PRIVATELY OWNED 2. PUBLICLY OWNED 3. SALE 4. RENTAL

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE 6. HIRISE
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS
1 FAMILY BEDROOMS
GARBAGE DISPOSAL 1. Y 2. N BATHROOMS KITCHENS CLASS 15 LIBER FOLIO
POWDER ROOMS

BUILDING SIZE: FLOOR 1929 WIDTH 35 DEPTH 55 HEIGHT 13 STORIES 1
LOT SIZE AND SETBACKS: SIZE 7.937 AC FRONT STREET SIDE STREET FRONT SETBK SIDE SETBK SIDE STR SETBK REAR SETBK
LOT #'S CORNER LOT 1. ✓ Y 2. N ZONING

APPROVAL SIGNATURES		DATE
BLD INSP		
BLD PLAN	120	
FIRE	120	
SEDI CTL		
ZONING	107	
PUB SERV		
ENVRMNT	[illegible]	
PERMITS		

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

[illegible]

Pet 7C

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

ADDRESS RM 123

OEA: DCS
HISTORIC DISTRICT/BLDG. [ ] YES [ ] NO [ ] DO NOT KNOW

PERMIT #: B
RECEIPT #: A
CONTROL #: C -93
XREF #:

PROPERTY ADDRESS 7800 York Rd
SUBDIV:
TAX ACCOUNT #: 1900007917 DISTRICT/PRECINCT 9 12
OWNER'S INFORMATION (LAST,FIRST)
NAME: York at Cross Campus LTD P
ADDR: 1110 Fidler LN Ste 300 Silver Spr. Md

FEE: 140.00 + 5.00
PAID: 145.00
PAID BY: APP.
INSPECTOR:

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

APPLICANT INFORMATION
NAME: Keith A. Oliva
COMPANY: Poulet USA
ADDR1: 9 Hopkins plaza 21202
ADDR2:
PHONE #: 8376600 MHIC LICENSE #:
APPLICANT SIGNATURE: TRACT: BLOCK:
PLANS: CONST 3 PLOT PLAT DATA 5 EL 1 PL 2
TENANT Poulet USA
CONTR: To Be Determined
ENGNR:
SELLR:

BUILDING 1 or 2 FAM. CODE CODE BOCA CODE 90

TYPE OF IMPROVEMENT
1. NEW BLDG CONST
2. ADDITION
3. ✓ ALTERATION
4. REPAIR
5. WRECKING
6. MOVING
7. OTHER

DESCRIBE PROPOSED WORK: New [illegible] Foyer 77 SF
Doors to have panic hardware
Any other work will require a separate permit
See B156611 for other alt. work
Data waived
Plans Review
[initials] 4-2-93

TYPE OF USE

RESIDENTIAL: 01. ONE FAMILY 02. TWO FAMILY 03. THREE AND FOUR FAMILY 04. FIVE OR MORE FAMILY (ENTER NO UNITS) 05. SWIMMING POOL 06. GARAGE 07. OTHER

NON-RESIDENTIAL: 08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY 09. CHURCH, OTHER RELIGIOUS BUILDING 10. FENCE (LENGTH HEIGHT) 11. INDUSTRIAL, STORAGE BUILDING 12. PARKING GARAGE 13. SERVICE STATION, REPAIR GARAGE 14. HOSPITAL, INSTITUTIONAL, NURSING HOME 15. OFFICE, BANK, PROFESSIONAL 16. PUBLIC UTILITY 17. SCHOOL, COLLEGE, OTHER EDUCATIONAL 18. SIGN 19. STORE MERCANTILE ✓ RESTAURANT SPECIFY TYPE 20. SWIMMING POOL SPECIFY TYPE 21. TANK, TOWER 22. TRANSIENT HOTEL, MOTEL (NO. UNITS) 23. OTHER

TYPE FOUNDATION: 1. SLAB 2. BLOCK 3. CONCRETE
BASEMENT: 1. FULL 2. PARTIAL 3. NONE

TYPE OF CONSTRUCTION: 1. MASONRY 2. WOOD FRAME 3. STRUCTURE STEEL 4. REINF. CONCRETE
TYPE OF HEATING FUEL: 1. GAS 2. OIL 3. ELECTRICITY 4. COAL
TYPE OF SEWAGE DISPOSAL: 1. ✓ PUBLIC SEWER EXISTS PROPOSED 2. PRIVATE SYSTEM SEPTIC EXISTS PROPOSED PRIVY EXISTS PROPOSED
TYPE OF WATER SUPPLY: 1. ✓ PUBLIC SYSTEM ✓ EXISTS PROPOSED 2. PRIVATE SYSTEM EXISTS PROPOSED

CENTRAL AIR: 1. 2.
ESTIMATED COST: $4,000 OF MATERIALS AND LABOR
PROPOSED USE: Restaurant + Alt
EXISTING USE: Restaurant

OWNERSHIP: 1. ✓ PRIVATELY OWNED 2. PUBLICLY OWNED 3. SALE 4. RENTAL

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE 6. HIRISE
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS
1 FAMILY BEDROOMS
GARBAGE DISPOSAL 1. Y 2. N BATHROOMS KITCHENS CLASS 15 LIBER FOLIO
POWDER ROOMS

BUILDING SIZE: FLOOR 77 WIDTH DEPTH HEIGHT STORIES
LOT SIZE AND SETBACKS: SIZE 7.937 AC FRONT STREET SIDE STREET FRONT SETBK NC SIDE SETBK SIDE STR SETBK REAR SETBK
LOT #'S CORNER LOT 1. Y 2. N ZONING C-1

APPROVAL SIGNATURES		DATE
BLD INSP		
BLD PLAN	206 [signature]	4-2-93
FIRE	20 [signature]	4-2-93
SEDI CTL		
ZONING	[signature]	4/2/93
PUB SERV		4/2/93
ENVRMNT	100 Wesleywood [illegible]	4/2/93
123	Clarke	4/2/93
PERMITS		

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

Pet No 7A

TOWSON
DEVELOPMENT CORPORATION *a nonprofit community improvement organization*

23 West Chesapeake Avenue • Towson, MD 21204 • (410) 825-2211 • FAX (410) 832-5863

PRESIDENT Raymond C. Burke, Esq.
VICE PRESIDENT Judith T. Phair, Goucher College
VICE PRES.-CORRES. SEC'Y Janet R. Tolbert
VICE PRES.-TREASURER Peter W. Hoeckher, Jr., First National Bank of Md.
LEGAL COUNSEL J. Carroll Holzer, Esq.
FINANCIAL COUNSEL George E. Sonnefeld
EXECUTIVE DIRECTOR Wayne M. Skinner
BOARD OF DIRECTORS
HONORARY BOARD MEMBERS
PAST PRESIDENTS

May 27, 1993

Mr. Lawrence E. Schmidt
Zoning Commissioner for
Baltimore County
111 West Chesapeake Avenue
Towson, MD 21204

Pet No 8

RE: Case# 93-362-A
Poulet, USA

Dear Mr. Schmidt:

On May 19, 1993, the Towson Development Corporation's (TDC) Executive Committee discussed the matter involving Case # 93-362-A. Mr. Jonathan Soudry, the owner of Poulet, has requested the following variances:

1) to permit part of an accessory use (proposed patio/deck) to be located outside of the office building in lieu of inside of the building;

2) to permit exterior entrances to an accessory commercial use (approved restaurant with proposed patio/deck);

3) to permit setbacks as close as 3 feet and 6 feet in lieu of the required 26.25 feet for a proposed deck;

4) to permit 330 parking spaces in lieu of the required 360 parking spaces for a patio/deck addition to an approved restaurant; and

5) to permit live entertainment with an approved eating establishment.

Mr. Soudry is opening a family oriented, French Country restaurant at 7800 York Road, the former location of the Towsontown Dinner Theatre. He is investing $1.5 million dollars and creating approximately 150 jobs. He has restaurants successfully operating in Pikesville and in Hopkins Plaza.

On May 6th, Mr. Soudry met, at his invitation, with representatives from the Towson Development Corporation, Towson Business Association, Towson State University, Aigburth Manor Community Association and the Wiltondale neighborhood association to discuss his plans and explain the variance requests. A follow-up meeting was held with the same representatives, except Towson State, on May 13th. Mr. Soudry also meet with the Greater Towson Council of Community Associations on May 20th and Wiltondale on May 24th. The drawings of his project were made available to Aigburth Manor for use during their neighborhood meeting.

APPETIZERS AND SOUPS

Pet No 9

ONION RINGS	$2.95
MOZZARELLA STICKS	$3.95
CHICKEN TENDERS	$3.95
FRENCH FRIED CALAMARI	$4.95
OYSTERS ON 1/2 SHELL (Six Large)	$6.95
MINIATURE CRAB CAKES	$6.95
STEAMED CLAMS	$7.95
MARYLAND CRAB SOUP	$2.25
CHICKEN GUMBO SOUP	$2.25
BOSTON CLAM CHOWDER	$2.45

FAMILY SIZED APPETIZERS

Serves Approximately 4 TO 6

BLUEPOINT OYSTER PLATTER	$19.95
24 oysters on the 1/2 shell	
STEAMED CLAM PLATTER	$19.95
COMBINATION FRENCH FRIED PLATTER	$12.95
Includes chicken tenders, mozzarella sticks, fried clams, and onion rings	

SANDWICHES

ROTISSERIE CHICKEN SALAD	$4.75
GRILLED MARINATED CHICKEN BREAST	$4.75
GRILLED CHICKEN BREAST BBQ WITH CHEESE & BACON	$5.45
GRILLED HAMBURGER (1/2 Pound)	$4.75
GRILLED CHEESEBURGER	$5.25
GRILLED BACON CHEESEBURGER	$5.75
TUNA SALAD	$4.75
MARYLAND CRAB CAKE SANDWICH	$6.95
CRAB MELT SANDWICH	$6.95

SALADS

CAESAR SALAD	$1.95
With julienne chicken breast, scoop of chicken salad, or scoop of tuna salad	$5.95
PASTA SALAD	$3.95
With julienne chicken breast, scoop of chicken salad, or scoop of tuna salad	$5.95
COLD VEGETABLE SALAD	$3.95
With julienne chicken breast, scoop of chicken salad, or scoop of tuna salad	$5.95
MEDITERRANEAN TOMATO & CUCUMBER SALAD	$3.95
With julienne chicken breast, scoop of chicken salad, or scoop of tuna salad	$5.95
COMBINATION OF ABOVE 4 COLD SALADS	$3.95
With julienne chicken breast, scoop of chicken salad, or scoop of tuna salad	$5.95
HOUSE SALAD	$1.95

FAMILY SIZED SALADS

Serves Approximately 4 TO 6

CAESAR SALAD	$5.95
COMBINATION SALAD	$12.95
Including Caesar, Pasta Salad, Vegetable Salad, and Mediterranean Tomato & Cucumber Salad	

DESSERTS

Coffee Float	$2.95
Iced Colombian coffee with your choice of 3 scoops of coffee or vanilla ice cream	
Profiterole	$3.45
Four pastry fluffs stuffed with vanilla ice cream, smothered in hot fudge and topped with whipped cream rosettes. (The ULTIMATE dessert)	
Banana Cinnamon Sundae	$3.45
Sliced bananas marinated in cinnamon and brown sugar served atop a vanilla hot fudge sundae	
Trifle	$3.25
You've got to go to the dessert counter to take a look at this one. You just might fall in love	
Chocolate Cake	$3.45
Layers of chocolate genoise and chocolate mousse	
Carrot Cake	$3.25
A Classic favorite	
Tiramisu	$3.45
You just have to taste it!!!	
New York Cheesecake	$3.45
Lemon Pie	$2.95
Derby Tollhouse Pie	$3.45
Served warm	
Bread Pudding	$2.95
Served warm with a scoop of vanilla ice cream	
Plain Old Sundae	$2.25

Any of the non-ice cream desserts can be served a la mode for an additional .50

BEVERAGES

Pepsi	$.95	Evian	$1.50
Diet Pepsi	$.95	Coffee	$.95
Slice	$.95	Earl Gray	$.95
Gingerale	$.95	Espresso	$1.50
Iced Tea	$.95	Cappuccino	$2.25
Lemonade	$.95	Milk	$.95
Perrier	$1.50		

BEER

BOTTLED		DRAFT	Glass	Pitcher
Bud	$1.95	Miller	$1.75	$6.95
Coors Light	$1.95	Miller Lite	$1.95	$6.95
Heineken	$2.45	Bass Ale	$2.25	$8.95
Heineken Dark	$2.45	Urquell	$2.25	$8.95
Amstel Light	$2.45			

WINE

	Glass	1/2 carafe	Full carafe
California Chardonnay	$1.95	$3.50	$6.95
Zinfandel	$1.95	$3.50	$6.95
Cabernet Sauvignon	$1.95	$3.50	$6.95

BOTTLED WINES

Fume Blanc Robert Mondavi	$10.95
Mouton Cadet Red	$10.95
Mouton Cadet White	$10.95
Beaujolais	$10.95
Sutter Home White Zinfandel	$10.95

SPECIALTY DRINKS

	$3.75
	$1.95
	$1.95
	$1.95
	$1.95
	$1.95
	$3.7

OUR SPECIALTIES

ROTISSERIE CHICKEN

1/2 BIRD PLATTER	$7.95
Served with the 3 vegetables of the day	

JUST THE BIRD

WHOLE BIRD	$9.95
1/2 BIRD	$5.95
B.B.Q. RIBS – FULL RACK	$12.95
Served with fries and cole slaw. Our ribs are from hogs born in the U.S.A. and raised by American Farmers	
B.B.Q. BEEF RIB PLATTER (6 RIBS)	$11.95
Served with fries and cole slaw	
BROILED CRAB CAKE PLATTER	$12.95
Made with respect for tradition, served with fries and cole slaw	
LAMB SHANK	$9.95
Two one pound shanks served with rotisserie potatoes – A celebration to the forgotten "Meat and Potatoes Man"	
QUICHE	$7.95
Served with Caesar Salad	

SPECIALTIES FOR THE WHOLE FAMILY

Serves Approximately 4 TO 6

1 WHOLE CHICKEN, 1 RACK OF PORK RIBS, AND 2 ONE POUND LAMB SHANKS	$28.95

TRY OUR DELICIOUS HOMEMADE CORNBREAD WITH YOUR MEAL!!

1/2 LOAF	$ .95
WHOLE LOAF	$1.90

SIDES

$1.95/serving

- Spaghetti Marinara
- Mixed Steamed Vegetables
- Rotisserie Potatoes
- Cole Slaw
- French Fries
- Mediterranean Tomato and Cucumber Salad
- Cold Vegetable Salad
- Cold Pasta Salad

Cole Slaw

PASTA

	Single Serving	Family Size
Fettucinni Alfredo	$6.95	$19.95
Fettucinni Primavera	$7.95	$23.95
Fettucinni Alfredo with Grilled Chicken	$9.95	$29.95
Spaghetti Marinara	$5.95	$17.95
Linguini with white clam sauce	$9.95	$29.95
Garnished with steamed clams		
Linguini with Vodka Sauce	$6.95	$19.95
Penne with Grilled Chicken	$9.95	$29.95
Penne with Herbed Tomato Sauce	$5.95	$17.95

PIZZA

	8 inch	15 inch
Served with our basil tomato sauce and fresh cheeses	$4.95	$8.95
Design your own pizza with		

TOWSON BUSINESS ASSOCIATION
23 West Chesapeake Avenue
Towson, Maryland 21204
(410) 825-1144
FAX: 832-5863

RECEIVED MAY 27 1993 ZONING COMMISSIONER

May 27, 1993

Pet No 10

The Honorable Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
111 West Chesapeake Avenue
Towson, MD 21204

RE: Case# 93-362-A
Poulet, USA

Dear Mr. Schmidt:

On May 12, 1993, the Towson Business Association Board of Directors discussed the issues involved in Case # 93-362-A. At that time, Mr. Jonathan Soudry, the owner of Poulet USA requested the following variances:

1) to permit part of an accessory use (proposed patio/deck) to be located outside of the office building in lieu of inside of the building;

2) to permit exterior entrances to an accessory commercial use (approved restaurant with proposed patio/deck);

3) to permit setbacks as close as 3 feet and 6 feet in lieu of the required 26.25 feet for a proposed deck;

4) to permit 330 parking spaces in lieu of the required 260 parking spaces for a patio/deck addition to an approved restaurant; and

5) to permit live entertainment with an approved eating establishment.

Mr. Soudry plans to open Poulet, a family oriented, French country restaurant at 7800 York Road, the former location of the Towsontown Dinner Theatre. He has committed $1.5 million dollars to the project which will create approximately 150 jobs. Mr. Soudry has a successful Poulet restaurant in Pikesville and operates the award winning La Provence restaurant in Hopkins Plaza.

POULET — JONATHAN'S ROTISSERIE & DELI

373

Pet No 11

April 16, 1993

Mr. Larry Schmidt
The Baltimore County Zoning Commission
401 Washington Avenue
Towson, Maryland 21204

Dear Mr. Schmidt,

Please accept this letter as my formal request for a variance at 7800 York Road. This variance will serve to attach an outdoor seating deck area to Poulet Restaurant presently being constructed in the site formerly occupied by F. Scott Blacks Dinner Theatre.

This site has experienced a series of failures due to, in my professional opinion as a restauranteur, the fact that 7800 York Road, as a restaurant site, never blended harmoniously with its surroundings. It is tucked away in the ground floor of an office building with its entrance hidden in the buildings hallway. My concept is to "open up the restaurant" by enclosing the entire front with only windows, and building an outdoor cafe and deck area. This will create a very inviting and pleasant looking dining area.

Due to our serving style, price structure, and hearty cuisine, we are clearly targeting families. Outdoor dining will truly make us part of the neighborhood in our level of York Road area, which is highly residential.

In the past 10 years, I have created and developed eight (8) sites in Baltimore City and Baltimore County, each of which had previously experienced three to five (3-5) bankruptcies. Today, after complete renovation, and the creation of outdoor seating in every site, they are all tremendously successful.

9 HOPKINS PLAZA
BALTIMORE, MARYLAND
21201
837-6600 / FAX 837-5512

04-13-93 11:58AM FROM LA PROVENCE TO 2964705 P002/004

373

Pet No 12

DOWNTOWN PARTNERSHIP OF BALTIMORE

April 12, 1993

Mr. Larry Schmidt
The Baltimore County Zoning Commission
401 Washington Avenue
Towson, Maryland 21204

Dear Mr. Schmidt:

The Downtown Partnership of Baltimore is writing this letter on behalf of Jonathan Soudry who owns La Provence Restaurant in downtown Baltimore and Poulet Restaurant in Pikesville and Towson. The success of La Provence Restaurant and its adjacent outdoor sidewalk cafe area has contributed significantly to the overall quality of life downtown. We have worked with Mr. Soudry to accomodate his outdoor cafe area to bring new excitement and vitality to Hopkins Plaza that was previously inactive. He agreed to address maintenance and public safety issues in advance, and he and the Baltimore Office of Promotion have launched a very successful outdoor concert series in this same area.

Last year, the Downtown Partnership presented Jonathan with an award for the Best Use of Public Space at our Annual Meeting which was attended by Mayor Schmoke, Governor Schaefer, and over 400 members of the business community and government agencies.

We understand that Jonathan is applying for a variance to construct a deck adjacent to a new Poulet Restaurant in Towson. We would suggest that the Honorable Zoning Commission look at Mr. Soudry's downtown record in view of potential public benefits for Towson. Surely, you will agree the addition of outdoor activity in conjunction with Poulet Cafe will be a positive addition to Towson. If you have any questions concerning the success of La Provence or Jonathan Soudry's restaurant operations in downtown, please do not hesitate to contact me at 244-1030.

Sincerely,

Laurie Schwartz
President

100 North Charles Street Suite 300 Baltimore, Maryland 21201-3304 410-244-1030 FAX 410-244-8670

Downtown Partnership of Baltimore is the only downtown management organization working with businesses and city agencies to create a cleaner, more prosperous and vibrant downtown.

04-13-93 11:58AM FROM LA PROVENCE TO 2964705 P004/004

373

Pet No 13

MARYLAND NATIONAL BANK
P.O. Box 987
Baltimore, Maryland 21203

April 9, 1993

RE: Reference on Jonathan Soudry's Business Ventures

TO WHOM IT MAY CONCERN:

Maryland National Bank recently settled a loan to Poulet Towson, LLC in conjunction with the Maryland Small Business Development Financing Authority to open a Poulet U.S.A. restaurant in Towson. During the underwriting process for this transaction, we looked not only at the viability of this new restaurant, but also at Jonathan Soudry's track record with similar ventures.

Jonathan has been highly successful at developing and maintaining new restaurants. This success has come from responding to changing demands with food products and creative delivery techniques, combined with effective personnel and business management. Examples of his successes include:

1. **La Provence** - revitalization of a previously unsuccessful restaurant location due to better management, more appropriate menu, and adding an outdoor/enclosed seating area.
2. **Baltimore Food Bazaar** - developed a series of carryout counters catering to the downtown lunch crowd providing both indoor and outdoor seating.
3. **Hopkins Plaza** - provided outdoor seating and efficient management to create a festive cafe atmosphere.
4. **Poulet** - started new restaurant in Pikesville to meet the demand for healthy, low cost food in a carryout.

We feel these examples demonstrate the combination of providing an excellent product, developing an atmosphere which enhances the community served, and managing the business aspects which will allow Jonathan to succeed at the Poulet U.S.A. and future business endeavors.

If I may be of an further assistance, please contact me at (410) 605-8179.

Sincerely,

James H. Peterson
Vice President

pt10409.93

04-13-93 11:58AM FROM LA PROVENCE TO 2964705 P003/004

APR-12-'93 MON 16:24 ID:MSBDFA TEL NO:301/796-6309 FAX # NO.945 P02

Maryland Department of Economic & Employment Development

373

Pet No 14

William Donald Schaefer, Governor
Mark L. Wasserman, Secretary
Maryland Small Business Development Financing Authority
217 East Redwood Street
Baltimore, Maryland 21202
Telephone (410) 333-4270
Fax (410) 333-6511
TTY (410) 333-6926

April 12, 1993

To Whom it May Concern:

The Maryland Small Business Development Financing Authority has been a guarantor of loans for companies owned by Jonathan Soudry's businesses and have always been impressed by his management ability, attention to detail, and his instinct to satisfy customers desires.

Mr. Soudry has operated outdoor cafe dining for many years and has always maintained an orderly and tasteful operation. We are confident that Mr. Soudry will be able to do the same at York Rd. The State through MSBDFA will be involved in this financing of Poulet U.S.A.

We hope you will be able to grant Mr. Soudry his request to operate outdoor seating. We are sure it will be a project that we will all be able to take pride in.

Sincerely,

Randy Crouton
Manager, NPIP

RC:rlc

BALTIMORE COUNTY
DEPARTMENT OF ECONOMIC DEVELOPMENT
INTER-OFFICE MEMORANDUM

Pet No 15

RECEIVED MAY 25 1993 ZONING COMMISSIONER

TO: Larry Schmidt
Zoning Commissioner

FROM: E. Neil Jacobs, Executive Director
Department of Economic Development

RE: Petition for Variance - Poulet of Towson
Case # 93-362A, Hearing Date - 5/27/93

DATE: May 26, 1993

For the past several months, representatives from my office have been working with Jonathan Soudry in his attempt to establish a Poulet USA restaurant in Towson at the site of the recently vacated dinner theater on York Road. We are encouraged that the plans for this family-style establishment call for careful attention to both an attractive facade for the restaurant, as well as an internal atmosphere which will complement the "warm and friendly" feeling currently at work in the Towson area.

Mr. Soudry's successful track record as a restauranteur and community leader in both downtown Baltimore and Pikesville serve as testament to his excellent personal and business style. He has suggested that this new restaurant in Towson will be his "signature" location, for what he hopes will be a national franchise of Poulet USA. His restaurant in the Pikesville revitalization district has certainly brought a new heartbeat to the commercial core, attracting an enormous amount of new business. The popular outdoor seating, although limited, has certainly assisted in advertising both the restaurant and the other shops in the area.

We are aware that Mr. Soudry has worked diligently to involve members of the community in his plans for this project, and have attended several meetings in that regard. The consensus appears to be that this is a wonderful re-use of an existing facility with more than adequate parking to meet the need.

It appears that the primary issue for the surrounding communities relates to noise which may be generated by the restaurant. Mr. Soudry's architect and interior designers have been sensitive to issues related to noise from the deck, and have incorporated such details as vinyl canopies, pressure-treated decking, and "bubbling brook" water fixtures to act as a natural sound barrier. Obviously, the nature of his business suggests that he would not allow obnoxious noise or outrageous behavior in his establishment, but rather simply wishes to provide easy listening music to his customers with the occasional "live" music for special functions.

In all, we look forward to a long and successful relationship with Mr. Soudry and Poulet USA.

TOWSON
STATE UNIVERSITY
Towson, Maryland 21204-7097

Vice President
Business and Finance
(301) 830-2151

May 27, 1993

Pet No 16

Mr. Larry Schmidt
Zoning Commissioner
Baltimore County Zoning Commission
400 Washington Avenue, Room 113
Towson, MD 21204

Dear Mr. Schmidt:

I am writing this letter on behalf of Towson State University and in support of Jonathan Soudry, who is the owner of the Poulet Restaurant which will be opening in the near future at 7800 York Road.

We have had an opportunity to review Mr. Soudry's plan to construct an outdoor dining area adjacent to his new restaurant. We support the request for three variances to the zoning code which are needed.

In summary, the University feels that as a neighbor and a resident of 7800 that this addition to the restaurant will be a positive addition for the Towson community.

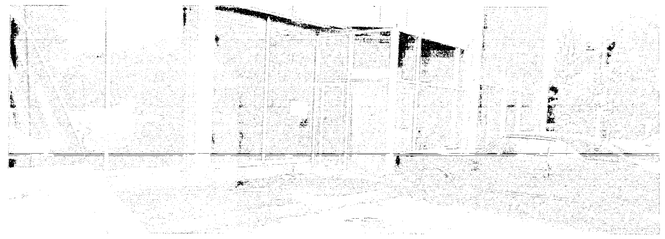
Thank you for your consideration in this matter.

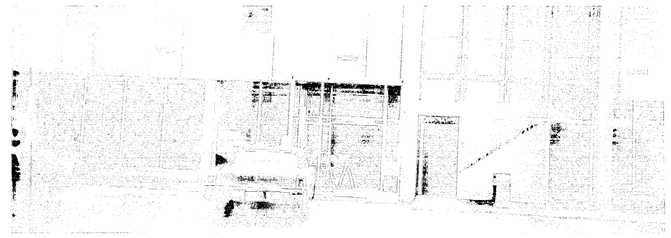
Sincerely,

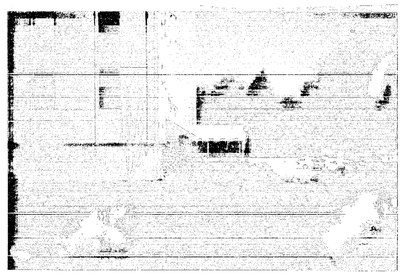
Donald N. McCulloh
Vice President for Administration and Finance

DNM:kag

cc: Dr. Hoke Smith

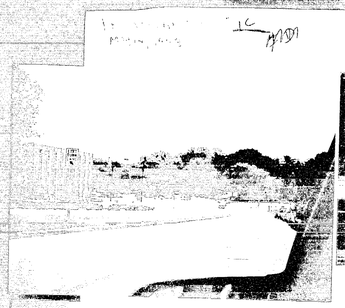


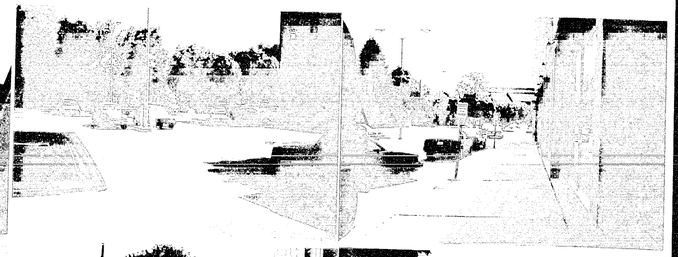


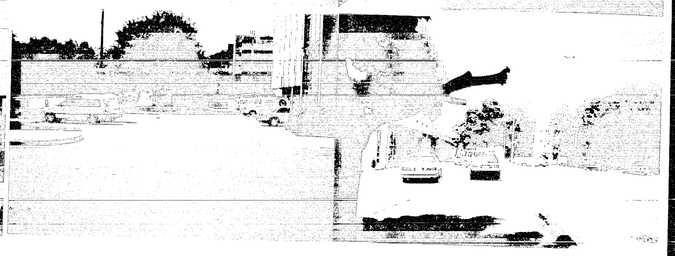


DISTANCES - WALL TO END OF BRICK ~ 13'
WALL TO FACE BRICK OF PLANTER 19' 7"
BRICK PLANTER -
WIDTH = 29"
HEIGHT = 17"

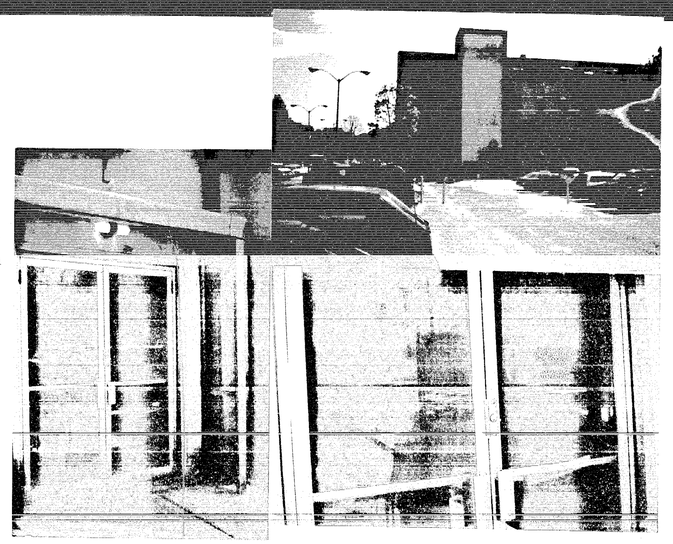
MEASURED ON
April 26, 1994







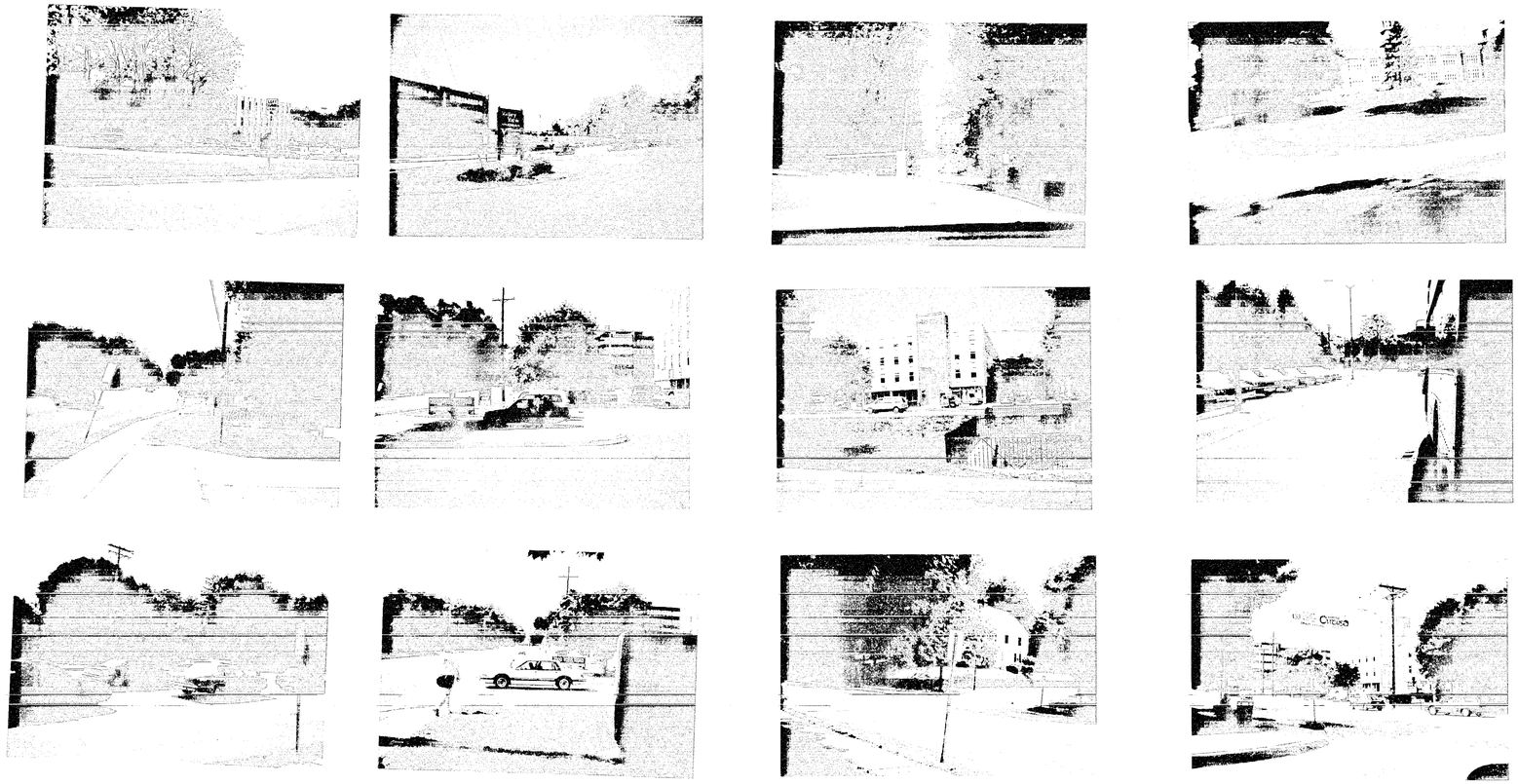
April 26, 1994
Pl'd Ex 1D



Pl'd No 2

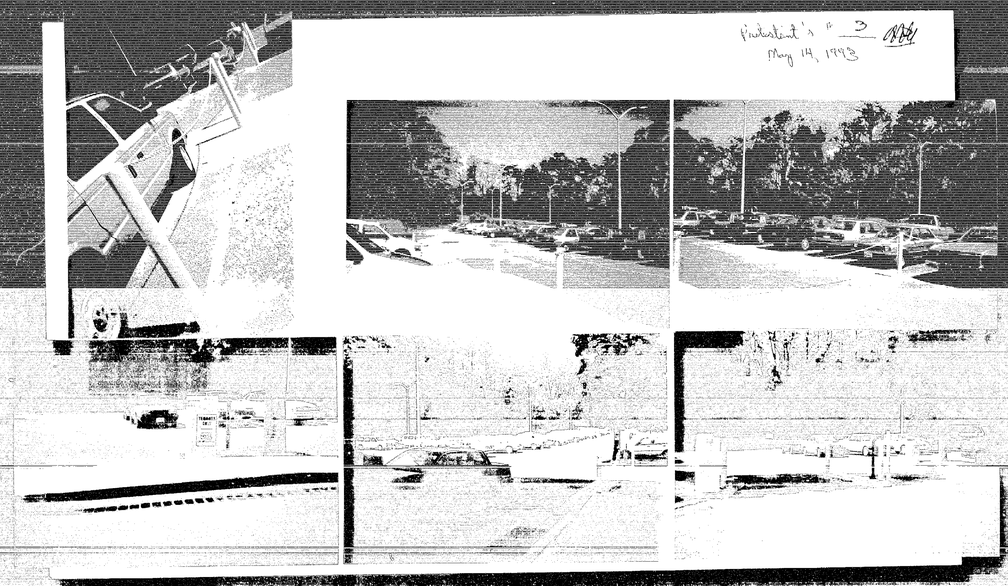
April 26, 1994
Pl'd Ex ___

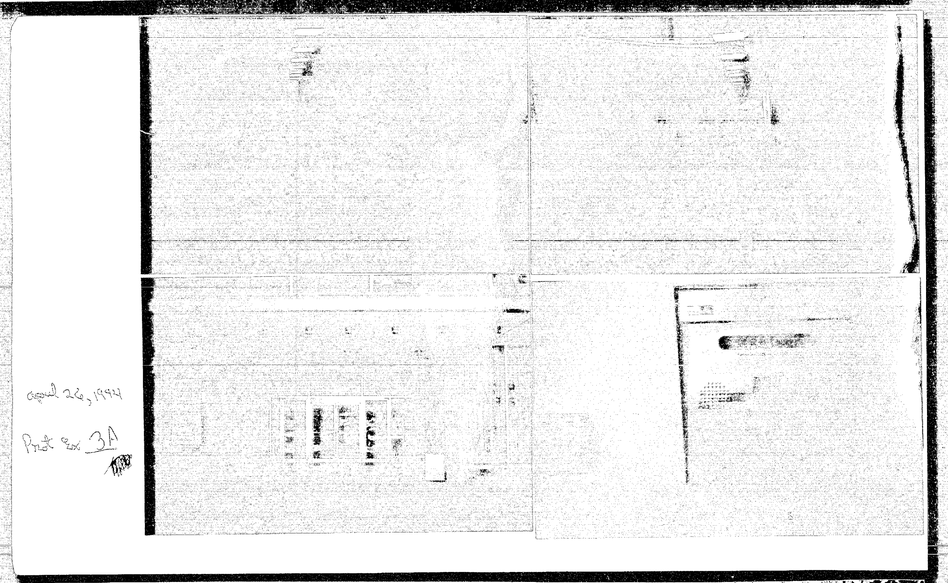
Petitioner's ___
May 14, 1993



Pl'd No 2

Protestant's P 3
May 14, 1993





Prot 4A

WILTONDALE IMPROVEMENT ASSOCIATION, INC.

RESOLVED: that the position of the Wiltondale Improvement Association, Inc. as adopted by the Board of Directors on MAY 24, 1993, 1993 on the zoning matter known as Case No. 93-362-A of Jonathan Soudry is that it is strongly opposed.

AS WITNESS our hands and seal this 25 day of MAY, 1993.

ATTEST:

Mary J. Mayes
SECRETARY

WILTONDALE ASSOCIATION, INC.

By D Hunter
ITS PRESIDENT

Prot 4B

AFFIDAVIT

STATE OF MARYLAND,)
: ss.
COUNTY OF BALTIMORE.)

MAY 25, 1993

TO WIT:

I HEREBY swear upon penalty of perjury that Craig Parker is currently a duly elected member of the Board of Directors of the Wiltondale Improvement Association, Inc. and authorized to speak for the Association in zoning matters.

D Hunter
DAVID HUNTER, President

ATTEST:

Mary J. Mayes
SECRETARY

D Hunter
PRESIDENT

Prot 4C

WILTONDALE IMPROVEMENT ASSOCIATION, INC.
RESOLUTION

At its annual meeting held on JAN 24, 1993, the Board of Directors of Wiltondale Improvement Association, Inc. made the responsibility for review and action of all zoning matters placed in the Board of Directors.

Mary J. Mayes
SECRETARY

D Hunter
PRESIDENT

WILTONDALE IMPROVEMENT ASSOCIATION, INC.

RESOLVED: that the position of the Wiltondale Improvement Association, Inc. as adopted by the Board of Directors on APRIL 12, 1994, on the zoning matter known as Case No. 94-361-A (Item 347), Poulet USA, is that it is strongly opposed.

AS WITNESS our hands and seals this 25TH day of APRIL, 1994.

ATTEST:

SECRETARY

WILTONDALE IMPROVEMENT ASSOCIATION, INC.

By X Richard J. Peyton
RICHARD J. PEYTON, President

Prot No 5