

IN RE: PETITION FOR SPECIAL HEARING  
E/S Owings Mills Boulevard, 70' N of  
the c/I Crondall Lane  
(11301 Owings Mills Boulevard)  
4<sup>th</sup> Election District  
3<sup>rd</sup> Councilmanic District  
  
Crondall Corner Associates, Inc.  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 99-175-SPH  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Crondall Corner Associates, Inc., by Michael F. Klein, Managing Member, through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek confirmation that a paint supply store is a permitted use in a M.L.-I.M. zone. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were William Berman and Jason Sklar, representatives of Crondall Corner Associates, Inc., owners of the subject property, Kenneth Colbert, Professional Engineer who prepared the site plan of this property, and Robert A. Hoffman, Esquire, attorney for the Petitioners. Robert Sellers, a resident of the surrounding community, appeared as an interested party in the matter. No one appeared in opposition.

Testimony and evidence offered revealed that the subject property consists of a gross area of 5.32 acres, more or less, zoned M.L.-I.M., and is located at the northeast corner of Crondall Lane and Owings Mills Boulevard. The property is improved with a 25,020 sq.ft. retail center containing a variety of commercial uses, including personal services and restaurant uses. The Petition was filed on behalf of Lasting Paints, a manufacturer of architectural and industrial

CORRIGED RECEIVED FOR FILING

Date

By

paints that are sold to painting contractors from its company-owned stores. Testimony indicated that Lasting Paints would like to lease 1500 sq.ft. of space within the existing retail center on the subject property, as shown on the site plan. However, due to the type of product that will be offered, the Petitioners filed the instant request to confirm that such a use is permitted in the M.L.-I.M. zone.

On behalf of the Petitioners, Mr. Hoffman testified that pursuant to Section 253.1.C.19 of the B.C.Z.R., paint shops, electrical contractors, and plumbing contractors are all permitted uses in the M.L.-I.M. zone. In addition, Jason Sklar, Vice President of Lasting Paints, testified that 93% of their sales are to licensed contractors, and that only 7% of their sales are considered more of a general retail-type sale to the average homeowner.

Pursuant to the Zoning Plans Advisory Committee (ZAC) comments submitted by the Office of Planning, dated December 1, 1998 (Revised), the Office of Planning is not concerned that the proposed use is inconsistent with the spirit and intent of the M.L.-I.M. zoning regulations.

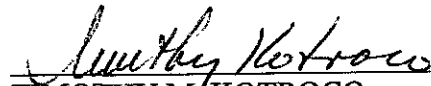
After due consideration of the testimony and evidence presented, I find that the proposed use of the subject property by Lasting Paints is appropriate and meets the requirements of Section 253.1.C.19. In addition, I find that the relief requested will not be detrimental to the public health, safety, and general welfare, and meets the spirit and intent of the M.L.-I.M. zoning regulations.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12<sup>th</sup> day of January, 1999 that the Petition for Special Hearing to confirm that a

paint supply store is a permitted use in a M.L.-I.M. zone, and that the use of the subject property by Lasting Paints, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 11/2/09  
By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

January 11, 1999

Robert A. Hoffman, Esquire  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING  
E/S Owings Mills Boulevard, 70' N of the c/I Crondall Lane  
(11301 Owings Mills Boulevard)  
4th Election District - 3rd Councilmanic District  
Crondall Corner Associates, Inc. - Petitioners  
Case No. 99-175-SPH

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Michael F. Klein, Crondall Corner Assoc., LLC  
115 Sudbrook Lane, Baltimore, Md. 21208

People's Counsel; ~~Case File~~





# Petition for Special Hearing

## to the Zoning Commissioner of Baltimore County

for the property located at Northeast intersection of Owings Mills  
Boulevard and Crondall Lane  
which is presently zoned ML-IM

This Petition shall be filed with the Department of Permits & Development Management.

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 part of hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Special Hearing to confirm that a paint supply store is a permitted use in a ML-IM zone

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

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing 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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

Robert A. Hoffman  
Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature

210 Allegheny Ave. (410) 494-6200

Address Phone No

Towson MD 21204  
City State Zipcode

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.

Legal Owner(s):

Crondall Corner Associates, LLC

(Type or Print Name)

By

Name: Michael F. Kleff  
Title: Managing Member

(Type or Print Name)

Signature

115 Sudbrook Lane 410-486-9050  
Address Phone No.

Baltimore MD 21208  
City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman  
Venable, Baetjer and Howard, LLP  
Name

210 Allegheny Ave, Towson, MD 21204 (410) 494-6200  
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

ORDER RECEIVED FOR FILING

Date

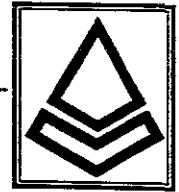
City

Drop Off  
No Review  
10/22/98

-175-  
99-175-SPH

# Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



## ZONING DESCRIPTION

### CRONDALL CORNERS OWINGS MILLS BOULEVARD AND CRONDALL LANE

BEGINNING FOR THE SAME AT A POINT ON THE EAST SIDE OF OWINGS MILLS BOULEVARD, 70 FEET WIDE, SAID POINT BEING 70 FEET, MORE OR LESS, NORTH OF THE CENTERLINE OF CRONDALL LANE; THENCE LEAVING SAID POINT OF BEGINNING AND BINDING ON THE AFOREMENTIONED EAST SIDE OF OWINGS MILLS BOULEVARD BY A CURVE TO THE LEFT HAVING A RADIUS OF 2899.79 FEET, AN ARC LENGTH OF 381.95 FEET AND A CHORD BEARING NORTH 00 DEGREES 32 MINUTES 42 SECONDS WEST 381.68 FEET; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING NORTH 85 DEGREES 40 FEET 53 MINUTES EAST 76.72 FEET; THENCE NORTH 32 DEGREES 48 MINUTES 26 SECONDS EAST 65.00 FEET; THENCE NORTH 76 DEGREES 48 MINUTES 26 SECONDS EAST 175.00 FEET; THENCE SOUTH 21 DEGREES 11 MINUTES 34 SECONDS EAST 158.13 FEET; THENCE SOUTH 61 DEGREES 08 MINUTES 38 SECONDS EAST 109.12 FEET; THENCE SOUTH 13 DEGREES 32 MINUTES 32 SECONDS EAST 312.61 FEET TO A POINT ON THE NORTH SIDE OF CRONDALL LANE; VARIABLE WIDTH RIGHT OF WAY; THENCE BINDING ON SAID RIGHT OF WAY BY A CURVE TO THE RIGHT HAVING A RADIUS OF 1,402.40 FEET, A LENGTH OF 402.67 FEET AND A CHORD BEARING SOUTH 86 DEGREES 21 MINUTES 49 SECONDS WEST 401.29 FEET; THENCE NORTH 85 DEGREES 24 MINUTES 38 SECONDS WEST 64.90 FEET; THENCE NORTH 42 DEGREES 52 MINUTES 11 SECONDS WEST 57.67 FEET TO THE POINT OF BEGINNING. CONTAINING 4.69 ACRES OF LAND, MORE OR LESS.

BEING LOT 3 OF THE SUBDIVISION OF "RESUBDIVISION OF LOT 2, CATALYST RESEARCH CORPORATION" AS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND, IN PLAT BOOK 69, FOLIO 52. ALSO KNOWN AS 11301 OWINGS MILLS BOULEVARD AND LOCATED IN THE FOURTH ELECTION DISTRICT.

J:\97051.1DES.DOC



2835 Smith Avenue, Suite G Baltimore, Maryland 21209  
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

175  
99.175 SPH

**BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

**No. 060332**

DATE 10/22/98

ACCOUNT 001-6150

AMOUNT \$ 250.00 (WCR)

RECEIVED  
FROM:

Veanable, Baetjer & Howard

FOR:

COMMERCIAL SPECIAL HEARING

Item #175

11301 Owings Mills Boulevard

Drop-Off - No Review

Case #99-175-SPH

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**PAID RECEIPT**

PROCESS ACTUAL TIME  
10/26/1998 10/23/1998 14:20:03  
1871 0001 CASHIER CLERK CML DRAWER  
5 HUNTERLANDS CASH RECEIPT  
RECEIPT # 074570  
CM NO. 060332

UNEN

250.00 CHECK  
Baltimore County, Maryland

**CASHIER'S VALIDATION**

**NOTICE OF ZONING  
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #99-176-SPH  
11301 Owings Mills Boulevard  
NEC, Owings Mills, Boulevard  
and Crondall Lane  
4th Election District  
3rd Councilmanic District  
Legal Owner(s): Crondall Cor-  
ner Associates, LLC

Special Hearing: to confirm  
that a paint supply store is a  
permitted use in an "ML-LM"  
zone.

Hearing: Friday, December  
11, 1998 at 2:00 p.m. in  
Room 105, County Courts  
Bldg., 111 West Chesapeake  
Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are  
Handicapped Accessible; for  
special accommodations  
Please Call (410) 887-3353.  
(2) For information concern-  
ing the file and/or hearing,  
Please Call (410) 887-3351.

11/379 Nov. 26 0275824

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., Nov. 27, 1998

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 Nov 26, 1998.

**THE JEFFERSONIAN,**

*A. Henrichson*

LEGAL AD. - TOWSON

RE: Case No.: 99-175-SPH

Petitioner/Developer: O.M.B., ETAL  
% ROBERT HOFFMAN, ESQ

Date of Hearing/Closing: 12/11/98

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at #11301 O.WINGS  
MILLS BLVD. OHSITO  
E CRONDALL LA

The sign(s) were posted on 11/24/98  
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 12/2/98  
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

905-8571  
Page (410) ~~666-5366~~

# ZONING NOTICE

Case #: 99-175-SPH

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD.

PLACE ROOM 106, COUNTY OFFICE BUILDING  
111 W CHESAPEAKE AVE

TIME & DATE: FRIDAY, DECEMBER 11, 1998 AT 2:00 PM

SPECIAL HEARINGS TO DETERMINE THAT A PAINT  
SUPPLY STORE IS PERMITTED IN AN ML-1M ZONE  
(#11301 O.WINGS BLVD)

RETURN TO: P. O'KEEFE 410 666 5366

POSTPONEMENTS: IF YOU NEED TO POSTPONE YOUR HEARING, PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT (410) 666-5366.

HEARINGS ARE HANDICAPPED ACCESSIBLE

RE: PETITION FOR SPECIAL HEARING  
11301 Owings Mills Boulevard, NEC Owings Mills  
Blvd. and Crondall Lane, 4th Election District,  
3rd Councilmanic

Legal Owners: Crondall Corner Associates, LLC

Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case Number: 99-175-SPH

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 13<sup>th</sup> day of November, 1998, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, P.O. Box 5517, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

November 4, 1998

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-175-SPH  
11301 Owings Mills Boulevard  
NEC Owings Mills Boulevard and Crondall Lane  
4<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: Crondall Corner Associates, LLC

Special Hearing to confirm that a paint supply store is a permitted use in an M.L.-I.M. zone.

HEARING: Friday, December 11, 1998 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

c.: Robert A. Hoffman, Esquire  
Crondall Corner Associates, LLC

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 26, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



TO: PATUXENT PUBLISHING COMPANY  
November 25, 1998 Issue – Jeffersonian

Please forward billing to:

Barbara W. Ormord, Legal Assistant  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, MD 21204

410-494-6201

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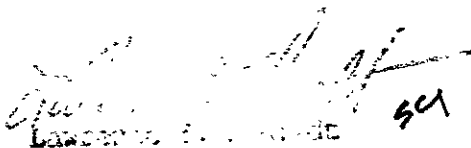
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11301 Owings Mills Boulevard  
NEC Owings Mills Boulevard and Crondall Lane  
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Legal Owner: Crondall Corner Associates, LLC

Special Hearing to confirm that a paint supply store is a permitted use in an M.L.-I.M. zone.

HEARING: Friday, December 11, 1998 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", with a stylized flourish to the right.

— LAWRENCE E. SCHMIDT —  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

October 22, 1998

Robert A. Hoffman, Esquire  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, MD 21204

Dear Mr. Hoffman:

RE: Drop-Off Petitions, 11301 Owings Mills Boulevard (Case #99-175-SPH), 2300 Dulaney Valley Road (Case #99-176-SPHXA), and 9860 Liberty Road (Case #99-177-A)

At the request of the attorney/petitioner, the above referenced petitions were accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper forms pertaining to this. The sign must contain the wording indicated on the "Zoning Notice" forms and the certificates of posting must be completed by the poster and returned to this office.

If you have any questions regarding the sign posting, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "WCR/scj".

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:scj

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 99-175-SPH

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: SPECIAL HEARING TO CONFIRM THAT  
A PAINT SUPPLY STORE IS A PERMITTED USE  
IN A M.L.-I.M. ZONE.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

**HANDICAPPED ACCESSIBLE**



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Ave  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: \_\_\_\_\_

Petitioner: Crondall Corner Associates, LLC

Location: NE intersection of Crondall Lane and Owings Mills Blvd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Barbara W. Ormrod, Legal Asst.

ADDRESS: Venable

210 Allegheny Ave, Towson, Md 21204

PHONE NUMBER: 410-494-6201

AJ:qgs

175  
99. ~~175~~ SPH  
(Revised 09/24/96)



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

December 1, 1998

Robert A. Hoffman, Esq.  
Venable, Baetjer and Howard  
210 Allegheny Avenue  
Towson, MD 21204

RE: Item No.: 175  
Case No.: 99-175-SPH  
Location: NEC Owings Mills  
Boulevard and Crondall Lane

Dear Mr. Hoffman:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on October 22, 1998.

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

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

Very truly yours,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
(410)887-4880

NOVEMBER 23, 1998

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: 173 - WALTER RATTERMAN  
174 - JEFFREY W. DURKEE AND NATALIE P. DURKEE  
175 - CRONDALL CORNER ASSOCIATES, LLC  
177 - RITE AID OF MARYLAND, INC.

Location: DISTRIBUTION MEETING OF NOVEMBER 2, 1998

Item No.: 173, 174, 175, 177

Zoning Agenda:

Gentlemen:

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

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Jim  
12/11

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** November 20, 1998

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

**SUBJECT:** Crondall Corners-  
Northeast intersection of Owings Mills Boulevard and Crondall Lane

### INFORMATION:

**Item Number:** 175  
**Petitioner:** Crondall Corner Associates, LLC  
**Property Size:** 4.69± acres  
**Zoning:** ML-IM  
**Requested Action:** Special Hearing  
**Hearing Date:**

### SUMMARY OF RECOMMENDATIONS:

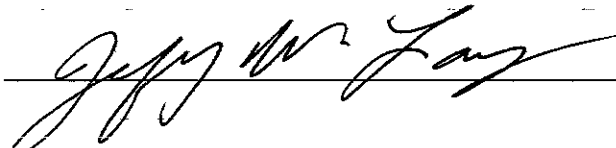
The petitioner, Crondall Corner Associates, LLC, has requested a special hearing in order to determine whether a paint supply store is a permitted use in a ML-IM zone. Submitted exhibits include an existing site plan that shows the site already improved with a 25,000 square foot retail center. Most of the center is already leased to businesses that are generally defined as personal service and restaurant uses. There are two remaining vacant store sites, one of which is the subject of this petition.

A review of the ML-IM zoning regulations indicates that a paint supply store is not listed as a permitted principal use or an accessory use in the ML-IM zone. The majority of listed accessory uses fall within the category of personal services (restaurant, deli, cleaners, etc.). These uses appropriately serve the intended purpose of providing for the convenience or needs of the employees of the principal ML uses.

It is the position of the Office of Planning that a paint supply store is, in fact, a retail use that will serve no accessory function (as defined in the BCZR) at the proposed location.

**Section Chief:**

AFK:BH:lsn



sent  
12/11

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** December 1, 1998

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

**SUBJECT:** Crondall Corners-  
Northeast intersection of Owings Mills Boulevard and Crondall Lane

### INFORMATION:

### REVISED COMMENT

**Item Number:** 175  
**Petitioner:** Crondall Corner Associates, LLC  
**Property Size:** 4.69± acres  
**Zoning:** ML-IM  
**Requested Action:** Special Hearing  
**Hearing Date:**

### SUMMARY OF RECOMMENDATIONS:

The petitioner, Crondall Corner Associates, LLC, has requested a special hearing in order to determine whether a paint supply store is a permitted use in a ML-IM zone. Submitted exhibits include an existing site plan that shows the site already improved with a 25,000 square foot retail center. Most of the center is already leased to businesses that are generally defined as personal service and restaurant uses. There are two remaining vacant store sites, one of which is the subject of this petition.

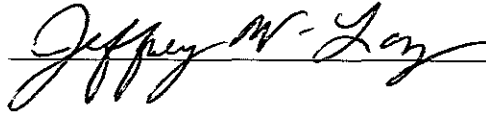
A review of the ML-IM zoning regulations indicates that a paint supply store is not listed as a permitted principal use or an accessory use in the ML-IM zone. The majority of listed accessory uses fall within the category of personal services (restaurant, deli, cleaners, etc.). These uses appropriately serve the intended purpose of providing for the convenience or needs of the employees of the principal ML uses.

It is the position of the Office of Planning that a paint supply store is, in fact, a retail use that will serve no accessory function (as defined in the BCZR) at the proposed location.

**In response to Mr. Jason E. Sklar's letter of November 24, 1998 to Robert Hoffman, the Office of Planning is no longer concerned that the proposed use is inconsistent with the**

spirit and intent of the ML-IM zone. Therefore, this office does not oppose the applicant's Petition for Special Hearing.

Section Chief:

A handwritten signature in cursive script, appearing to read "Jeffrey M. Long", is written over a horizontal line.

AFK:BH



MANUFACTURERS OF PAINT FOR HOME AND INDUSTRY

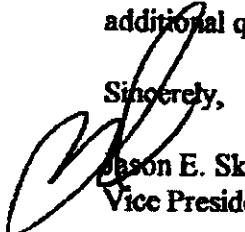
November 24, 1998

Mr. Robert Hoffman  
210 Allegheny Ave.  
Towson, Maryland 21204

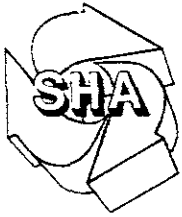
Dear Mr. Hoffman:

Lasting Paints, Inc. is a manufacturer of architectural and industrial paints. These coatings are sold to painting contractors from our own company owned stores. Sales to painting contractors account for approximately 93% of our gross revenues. Should you have any additional questions, please do not hesitate to call me at (410) 947-6300.

Sincerely,



Jason E. Sklar  
Vice President



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Date: 11.4.96

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

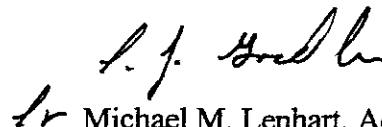
RE: Baltimore County  
Item No. 175 WCR

Dear Ms Stephens:

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 affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

  
Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: POM

FROM: R. Bruce Seeley *RBS/48*  
Permits and Development Review  
DEPRM

DATE: *11/12/98*

SUBJECT: Zoning Advisory Committee  
Meeting Date: *11/2/98*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: *171* *179*  
*172* *180*  
*(175)*  
*177* *99-131-A*  
*178*

RBS:sp

BRUCE2/DEPRM/TXTS8P

RECEIVED NOV 13 1998

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

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:            Arnold Jablon, Director  
              Department of Permits & Development  
              Management

Date:   November 9, 1998

FROM: *RWB* Robert W. Bowling, Supervisor  
              Bureau of Developer's Plans Review

SUBJECT:   Zoning Advisory Committee Meeting  
              for November 9, 1998  
              Item Nos. 171, 172, 173, 174, (175),  
              177, 178, 179, 180

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

RWB:HJO:jrb

cc:   File

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

William Berman  
JASON SKLAR  
KEN COLBERT  
Rob Hoffman  
Robert Sellers

115 Sudbrook Ln Suite 200  
E Highmill Ct Owls Mills MD 21117  
2835 SMITH AVE 21209  
210 Allegany Ave 21204  
4125 Worthington Ave 21136





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us  
410-887-3391

November 6, 1998

Robert A. Hoffman, Esquire  
Venable, Baetjer and Howard LLP  
210 Allegheny Avenue  
Towson, MD 21204

Dear Mr. Hoffman:

RE: Drop-Off Petition Review (Case #99-175-SPH), 11301 Owings Mills Boulevard,  
4c3 Election District

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed no unaddressed zoning issues and/or incomplete information. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

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

Sincerely,

A handwritten signature in dark ink, appearing to read "John R. Alexander", is written over a horizontal line.

John R. Alexander  
Planner II, Zoning Review

JRA:rye

Enclosure (receipt)

c: Zoning Commissioner

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



210 Allegheny Avenue  
Post Office Box 5517  
Towson, Maryland 21285-5517  
(410) 494-6200, Fax (410) 821-0147  
www.venable.com

OFFICES IN

MARYLAND  
WASHINGTON, D.C.  
VIRGINIA

**VENABLE**  
ATTORNEYS AT LAW

Writer's Direct Number:  
410-494-6201

October 15, 1998

**HAND DELIVERED**

Mr. W. Carl Richards  
Department of Permits and Development Management  
County Office Building  
111 West Chesapeake Avenue  
Towson, MD 21204

Re: Petition for Special Hearing  
Petitioner/Property Owner: Crondall Corner Associates, LLC  
Location: Northwest Intersection of Owings Mills Boulevard and  
Crondall Lane

OK  
wch

*Carl*  
Dear Mr. Richards:

I am drop filing the enclosed Petition for Special Hearing for the above-referenced property. This request has not been previously reviewed by your office. This property is not in violation of any zoning laws. With this letter I have enclosed the following documents:

1. Petition for Special Hearing (3)
2. Zoning Description (3)
3. Site Plan (12)
4. 200' Scale Zoning Map (1)
5. Newspaper advertising form (1)
6. Check in the amount of \$250.

If you have any questions or concerns regarding this filing, please give me a call.

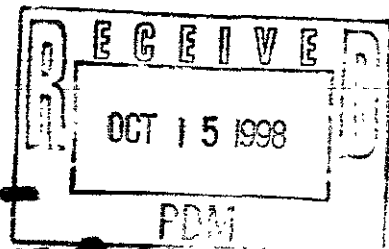
Sincerely yours,

*Barb*

Barbara W. Ormord  
Legal Assistant

BWO/e  
Enclosures

cc: Robert A. Hoffman, Esquire  
Patricia A. Malone, Esquire



-175-  
99.127.5PH

**Section 253**  
**Manufacturing, Light (M.L.) Zone Use Regulations**  
**[Bill No. 100-1970<sup>57</sup>]**

253.1. Uses permitted as of right. The uses listed in this section, only, shall be permitted as of right in M.L. Zones, subject to any conditions hereinafter prescribed.

A. The following industrial uses:<sup>58</sup>

1. Airplane assembly.
2. Automobile assembly.
3. Boatyards (including marinas or marine railways).
4. Bottling establishments, soft-drink.
5. Brewery, Class 5B, if within the urban rural demarcation line [Bill No. 185-1995]
6. Candy manufacture, packaging or treatment.
7. Carpet or rug cleaning.
8. Cellophane-products manufacture or processing-restricted production (see Section 253.3).
9. Cleaning or dyeing.
10. Concrete products manufacture, including manufacture of concrete blocks or cinder blocks.
11. Cork products manufacture or processing-restricted production (see Section 253.3).
12. Cosmetics manufacture, compounding, packaging or treatment.
13. Drug manufacture, compounding, packaging or treatment.
14. Electrical appliance assembly.
15. Enameling, japanning or lacquering.
16. Excavations, controlled, except those involving the use of explosives.
17. Fiber products manufacture or processing, including the manufacture or processing of articles made of felt or yarn, or of textiles, canvas or other cloth-restricted production (see Section 253.3).
18. Food products manufacture, compounding, packaging or treatment, including but not limited to wholesale bakeries; canning plants or packing

<sup>57</sup> Editor's Note: This bill also repealed former Subsections 253.1 through 253.5, derived from part of BCZR 1955, as amended by County Commissioners' Resolution of November 21, 1956, and County Council Bill Nos. 64-1960; 56-1061; 64-1963; 40-1967; 61-1967; and 85-1967.

<sup>58</sup> Editor's Note: All provisions of this subsection are originally from Bill No. 100-1970, except as otherwise noted.

houses for canning, packing or processing of vegetables; creameries or milk-pasteurization or distributing stations; or cold-storage plants.

19. Fur products manufacture or processing-restricted production (see Section 253.3).
20. Glass products manufacture or processing-restricted production (see Section 253.3).
21. Grain processing, provided equipment is installed for effective precipitation and recovery of dust.
22. Greenhousing, wholesale.
23. Horn products manufacture or processing-restricted production (see Section 253.3).
24. Ice manufacture.
25. Ink blending, etc., restricted production (see Section 253.3).
26. Instrument manufacture, of precision instruments, including manufacture of watches or clocks.
27. Jewelry manufacture or processing or manufacture or processing of other articles made of precious or semiprecious metals or stones-restricted production (see Section 253.3).
28. Laboratories.
29. Leather products manufacture or processing-restricted production (see Section 253.3).
30. Lumberyards.
31. Metal products manufacture or processing, limited to the restricted production (see Section 253.3.) of articles made of sheet metal, light metal mesh, pipe, wire, rods, strips or other shapes or similar component parts.
32. Metal-stamp manufacturing.
33. Musical instruments manufacture.
34. Offices or office buildings or medical clinics. **[Bill No. 37-1988]**
35. Paint blending, etc., restricted production (see Section 253.3).
36. Paper and paperboard products manufacture or processing-restricted production (see Section 253.3).
37. Perfume manufacture, compounding, packaging or treatment.
38. Phonograph assembly.
39. Plastic products manufacture or processing-restricted production (see Section 253.3).

40. Plating, including galvanizing.
  41. Poultry killing.
  42. Practice or training physical conditioning facilities and fields for amateur or professional sports organizations, provided that there shall not be any accommodations for public spectators, no more than one sports organization uses such a facility at one time, and no such facility includes any lighting that would produce substantial off-site illumination, nor any provisions for selling public admissions to sports events to be conducted thereon. For the purposes of these regulations, "practice or training physical conditioning facilities and fields for amateur or professional sports organizations" may include such offices as are necessary for the administration of the organization. [Bill No. 125-1978]
  43. Printing, lithographing or publishing plants.
  44. Radio assembly or assembly of other electronic instruments or devices.
  45. Research institutes.
  46. Rubber-stamp manufacture and manufacture of other small molded rubber products.
  47. Shell products manufacture or processing-restricted production (see Section 253.3).
  48. Stone or monument works.
  48. Tire retreading or recapping.
  50. Tobacco products manufacture or processing-restricted production (see Section 253.3).
  51. Toy manufacture or manufacture of novelties.
  52. Trailer assembly, including the assembly of truck trailers or mobile homes.
  53. Wax products manufacture or processing-restricted production (see Section 253.3).
  54. Wood products manufacture or processing-restricted production (see Section 253.3).
  55. Wrought iron products manufacture.
  56. Other manufacture of articles of merchandise made from materials permitted to be used and made by processes permitted to be employed in the production activities more specifically listed above.
- B. The following transportation, storage or quasi-public uses or utilities:<sup>59</sup>
1. Bus terminals.

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<sup>59</sup> Editor's Note: All provisions of this subsection are originally from Bill No. 100-1970, except as otherwise noted.

2. Building materials storage or sales yard, general.
  3. Construction equipment storage yards.
  4. Aboveground electrical power, telephone or telegraph lines, except aboveground electrical power lines having a capacity of 35 kilovolts or more; pole-mounted transformers or transformer banks.
  5. Cables and conduits not described under Item 4 above; gas, water or sewer mains; or storm drain system, all underground.
  6. Feed or grain sales or storage.
  7. Fluid storage and sale, aboveground, of flammable liquids or gases.
  8. Freight storage.
  9. Fuel storage and sale of solid or gaseous fuels.
  10. Heliports, Type I.
  11. Heliports, Type II.
  12. Helistops.
  13. Railroads.
  14. Rail passenger stations, subject to Section 434. [Bill No. 91-1990]
  15. Steam power plants.
  16. Storage, warehousing or wholesale distribution of any product whose sale (retail or wholesale) or final processing or production is permitted as of right as a principal use in M.L. Zones; public warehousing.
  17. Transit centers, subject to Section 434. [Bill No. 91-1990]
  18. Transit facilities. [Bill No. 91-1990]
  19. Transit storage and repair yards, subject to Section 434. [Bill No. 91-1990]
  20. Utility service center.
  21. Utility storage yards.
  22. Volunteer fire company facilities.
  23. Wireless telecommunications antennas or wireless telecommunications towers, subject to Section 426. [Bill Nos. 64-1986; 30-1998]
  24. Commercial film production, subject to Section 435. [Bill No. 57-1990]
- C. The following auxiliary retail or service uses or semi-industrial uses, provided that any such use is located in a planned industrial park at least 25 acres in net area or in an I.M. district: [Bill No. 172-1993]<sup>60</sup>

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<sup>60</sup> Editor's Note: All provisions of this subsection are originally from Bill No. 100-1970, except as otherwise noted.

1. Automobile rental agencies.
2. Bakeries, retail.
3. Barbershops.
4. Banks, savings and loan associations or other similar chartered financial institutions accepting deposits.
5. Beauty shops.
6. Business or trade schools.
7. Carpentry or cabinetmaking shops.
8. Car wash in a planned industrial park only, subject to Section 419. **[Bill No. 172-1993]**
9. Drugstores, but the gross floor area devoted to any such store shall not exceed 1,500 square feet.
10. Electrical contractors' shops.
11. Electroplating shops.
12. Food stores, but the gross floor area of any such store shall not exceed 2,500 square feet.
13. Fuel service station in a planned industrial park only, subject to Section 405. **[Bill No. 172-1993]**
14. Heating or air-conditioning contractors' shops.
15. Laundry, dry-cleaning or clothing repair or alteration establishments or stations, including self-service laundry or dry-cleaning facilities.
16. Liquor or package stores.
17. Machinery sales or repair establishments.
18. Parking lots or garages.
19. Painting shops.
20. Plumbing contractors' shops.
21. Carry-out, fast food and standard restaurants, except drive-in restaurants. **[Bill No. 110-1993]**
22. Sheet metal shops.
23. Shoe repair shops.
24. Stationery or office supply stores.
25. Taverns.
26. Truck rental and truck trailer rental agencies.

- D. The following temporary use: carnivals, temporary, provided that no such use shall be established for more than 90 days in any one-year period.
- E. Combinations of the uses listed above.
- F. Accessory uses or structures, including but not limited to:<sup>61</sup>
  - 1. Incidental sales (wholesale or retail).
  - 2. Living quarters for watchmen or caretakers and their families, and accessory uses or buildings subsidiary thereto.
  - 3. Trailers for temporary use, as permitted under Section 415.
  - 4. Industrial medical clinics.
  - 5. Employees' recreation facilities.
  - 6. Excavations, uncontrolled.
  - 7. Parking spaces (see Section 409).
  - 8. Signs (see Section 450). [Bill No. 89-1997]
- G. Hotels and motels when within an M.L. Zone which is part of a contiguous area of 25 acres or more of industrial zoning, and provided that the combined tract areas developed for such uses do not occupy more than 25% of the particular contiguous area of industrial zoning in which they are located. [Bill No. 82-1984]

253.2 Uses permitted by special exception. The uses listed in this subsection are permitted by special exception only (see Section 502).

- A. The following industrial, quasi-industrial, transportation, storage or quasi-public uses or utilities:<sup>62</sup>
  - 1. Airstrips or airports, where it is shown that such use will serve primarily the industrial uses in the same area.
  - 2. Airports, general aviation, if located in accordance with the Master Plan.
  - 3. Excavations, controlled, involving the use of explosives (see Section 403).
  - 4. Moving and storage establishments. [Bill No. 18-1976]
  - 5. Sanitary or rubble landfills (see Section 412). [Bill No. 97-1987]
  - 6. Storage, warehousing or distribution not permitted as of right.
  - 7. Sludge disposal facility – co-landfilling (see Section 412A.2.A). [Bill No. 46-1982]

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<sup>61</sup> Editor's Note: All provisions of this subsection are originally from Bill No. 100-1970, except as otherwise noted.

<sup>62</sup> Editor's Note: All provisions of this subsection are originally from Bill No. 100-1970, except as otherwise noted.

8. Sludge disposal facility – composting (see Section 412A.2.B). [Bill No. 46-1982]
  9. Sludge disposal facility – handling in general (see Section 412A.2.C). [Bill No. 46-1982]
  10. Sludge disposal facility – incineration (see Section 412A.2.D). [Bill No. 46-1982]
  11. Sludge disposal facility – landspreading (see Section 412A.2.E). [Bill No. 46-1982]
  12. Trucking facilities (see Sections 410 and 410A). [Bill No. 18-1976]
  13. Truck stops. [Bill No. 18-1976<sup>63</sup>]
  14. Utilities not permitted under the provisions of Section 253.1.
- B. The following auxiliary service uses, provided that any such use shall be located in a planned industrial park at least 25 acres in net area or in an I.M. District; provided, further, that it is shown that any such use will serve primarily the industrial uses and related activities in the surrounding industrial area: [Bill No. 172-1993]<sup>64</sup>
1. Automotive-service stations, subject, further, to the provisions of Section 405.
  2. Car washes, subject, further, to the provisions of Section 419.
  3. Garages, service, including establishments for the service or repair of trucks, of truck trailers or of freight-shipping containers designed to be mounted on chassis for part or all of their transport. [Bill No. 218-1980]
  4. Union halls or other places of assembly for employment-related activities.
- C. The following interim uses, provided that it is shown by the petitioner and verified by the Director of Public Works that public sewerage and water supply facilities will not be available to the site of any such use for a period of at least two years after the time the petition is heard, and provided, further, that any such use shall be discontinued and the grant of the special exception shall expire on a date within a year after such time as public sewerage and water supply facilities do become available to the site, as shall be more particularly stipulated in the order granting the special exception. [Bill No. 21-1996<sup>65</sup>]
1. Amusement parks.
  2. Farms or limited-acreage wholesale flower farms.

<sup>63</sup> Editor's Note: This bill also repealed the former entry for truck terminals.

<sup>64</sup> Editor's Note: All provisions of this subsection are originally from Bill No. 100-1970, except as otherwise noted.

<sup>65</sup> Editor's Note: This bill reenacted this Subsection C, deleting the following entries and renumbering the rest: "baseball-batting ranges," "golf-driving ranges" and "miniature-golf courses." Original provisions of this subsection were derived from Bill No. 100-1970.

3. Kennels.
4. Radio or television broadcasting studios.
5. Racetracks.
6. Riding stables, commercial.
7. Shooting ranges.
8. Trailers, nonaccessory, subject to the provisions of Section 415, except that trailer parks are not permitted.
9. Used motor vehicle outdoor sales areas.
10. Veterinarians' offices.

D. The following miscellaneous uses:<sup>66</sup>

1. Signs, outdoor advertising (see Section 450). [Bill No. 89-1997]
2. Wireless telecommunications towers, subject to Section 426. [Bill Nos. 64-1986; 30-1998]
3. After-hours club, provided that is located at least 1,000 feet from any residentially used dwelling, residential zone line, church, park, child care center or school existing prior to the filing of the application for special exception. [Bill No. 85-1994]
4. Commercial recreational facilities. [Bill No. 21-1996]

E. Combinations of the uses listed in this subsection or combinations of such uses with uses which are permitted as of right.

253.3 Scope of restricted production. For the purposes of this section, "restricted production" shall include only the assembly, manufacture or compounding of articles of merchandise from previously prepared materials, or the machining, electroplating or other comparable light processing or treatment of such articles; but it shall not include the manufacture of large stampings (such as motor vehicle fenders or bodies). (However, the exclusion of a use under a particular entry, whether by virtue of a limitation to restricted production or otherwise, does not affect the applicability of any other entry under which the use may be described.)

253.4 Within 100 feet of any residential zone boundary or the right-of-way of any street abutting such a boundary, only passenger automobile accessory parking and those uses permitted in M.R. Zones, as limited by the use regulations in Section 241, are permitted. Any use other than passenger automobile accessory parking and those uses permitted in M.R. Zones as limited by the use regulations in Section 241 established within 100 feet of the right-of-way of an existing or proposed freeway or expressway so designated by the Planning Board shall be screened from the motorway in accordance with the standards and criteria contained in the Baltimore County Landscape Manual adopted pursuant to Section 26-283 of Title 26 of the Baltimore

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<sup>66</sup> Editor's Note: All provisions of this subsection are originally from Bill No. 100-1970, except as otherwise noted.

County Code, 1988 Edition, as revised. Notwithstanding the foregoing, no trucking facility or part of a trucking facility may be established within 100 feet of such a right-of-way. [Bill Nos. 176-1981; 31-1984]

- 253.5 Conflicts with Section 270. Wherever any provision of this section may conflict with a provision of Section 270, the provision in this section shall control.

#### **Section 254**

##### **M.L. Zone Height Regulations [BCZR 1955; Bill No. 56-1961<sup>67</sup>]**

Height unlimited, except that no building hereafter erected on a lot which abuts a residence or business zone shall exceed a height of 40 feet or three stories if any part of said building is within 100 feet of the boundary line of said residence or business zone (see Section 300).

#### **Section 255**

##### **M.L. Zone Area Regulations [BCZR 1955; Bill Nos. 56-1961; 85-1967]**

- 255.1 The area regulations in the M.L. Zone shall be the same as those in B.R. Zone unless such B.R. Zone regulations conflict with the provisions of Section 255.2.<sup>68</sup>
- 255.2 Within 100 feet of any residential zone boundary or the right-of-way of any street abutting such a boundary, or within 100 feet of the right-of-way of an existing or proposed interstate highway, other freeway or expressway, which motorway is officially so designated by the State Highway Administration, Maryland Department of Transportation, and/or the county, the front, side and rear yards shall be as required in M.R. Zone (see Sections 243.1, 243.2 and 243.3).

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<sup>67</sup> Editor's Note: A literal reading of Section 3 of Bill No. 56-1961 would indicate that Section 254 of the Zoning Regulations was changed to read, in its entirety, as follows: "(See Section 255.1 and 300)." It has been assumed, however, that it was not the intent of the bill to repeal the language set out here as preceding that parenthetical reference.

<sup>68</sup> Editor's Note: Part of former Subsection 255.1, added by Bill No. 56-1961 was revised by Bill No. 85-1967 and redesignated as Subsection 255.2.

AL - ~~150v~~ fewer

class A & B 150v fewer

AL ~~.25~~ beds/

4 beds = 1 DU

Independent Elderly - needs comparable in 5.5  
than living

1 br apt = .75 DU

eff = 0.5 DU

2 br = 1.0 DU



MANUFACTURERS OF PAINT FOR HOME AND INDUSTRY

*C. Randolph  
LLC*

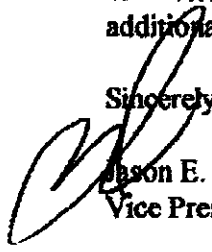
November 24, 1998

Mr. Robert Hoffman  
210 Allegheny Ave.  
Towson, Maryland 21204

Dear Mr. Hoffman:

Lasting Paints, Inc. is a manufacturer of architectural and industrial paints. These coatings are sold to painting contractors from our own company owned stores. Sales to painting contractors account for approximately 93% of our gross revenues. Should you have any additional questions, please do not hesitate to call me at (410) 947-6300.

Sincerely,

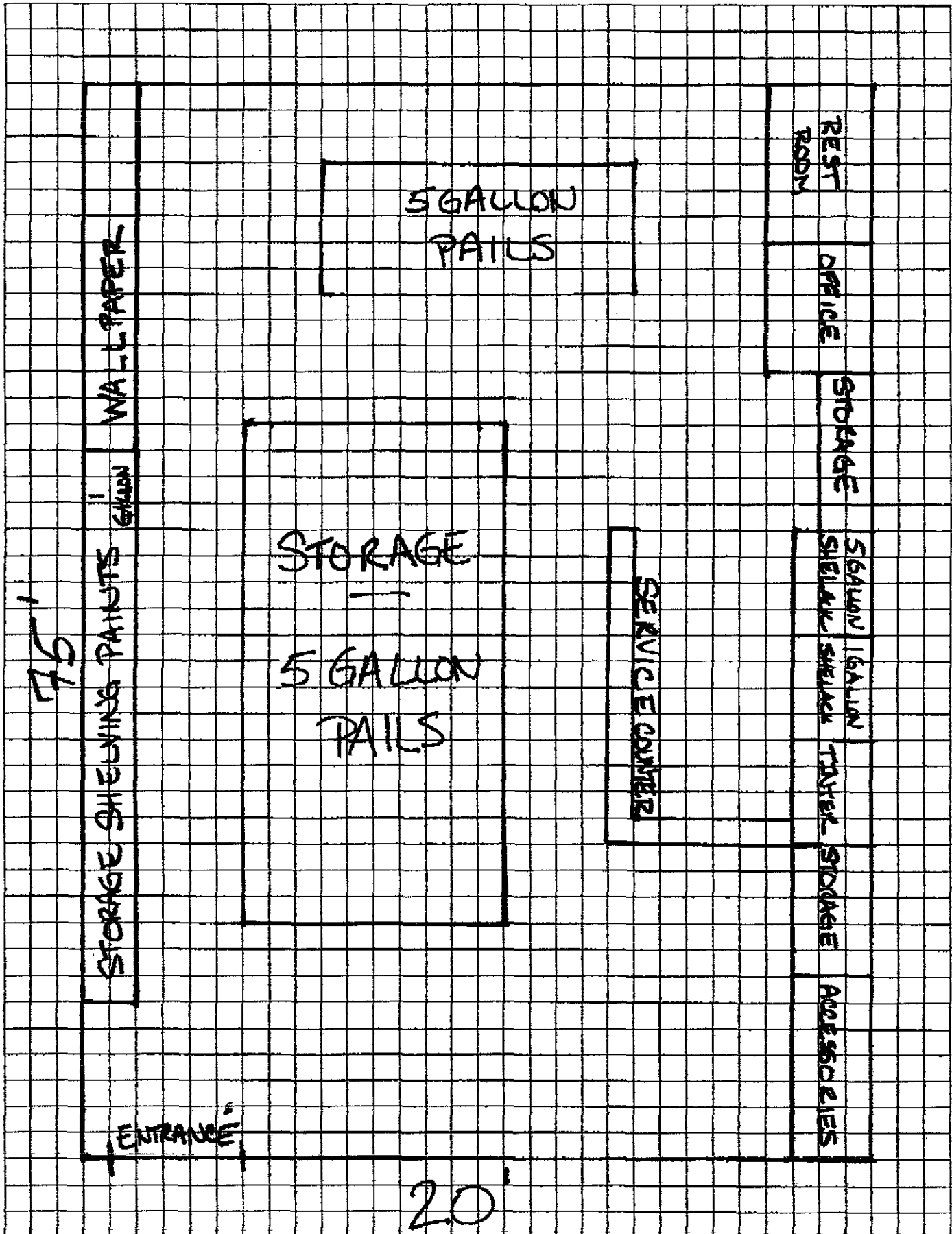


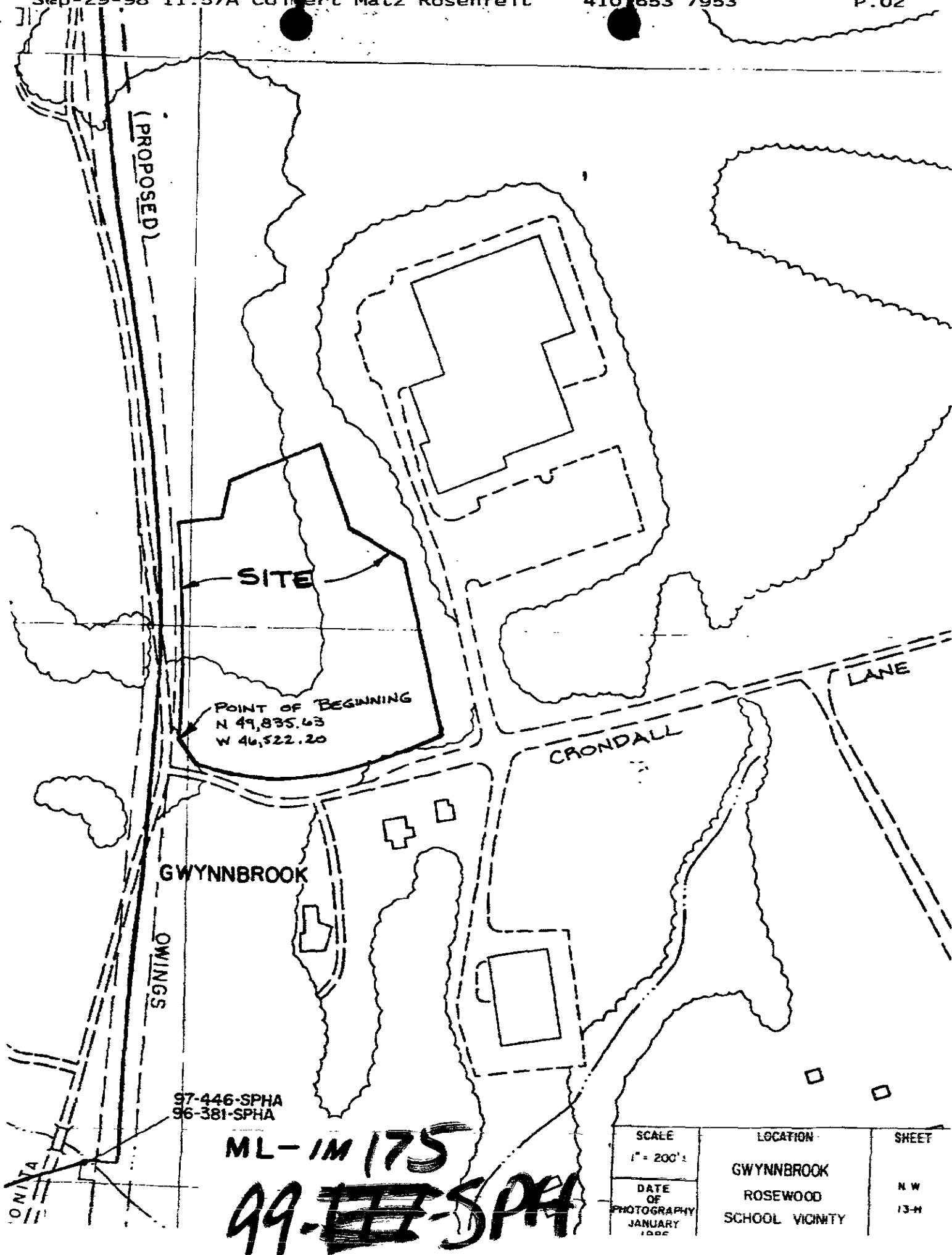
Jason E. Sklar  
Vice President

**PETITIONER'S  
EXHIBIT NO. 2**

## LASTING PAINTS

Cinelli LLC



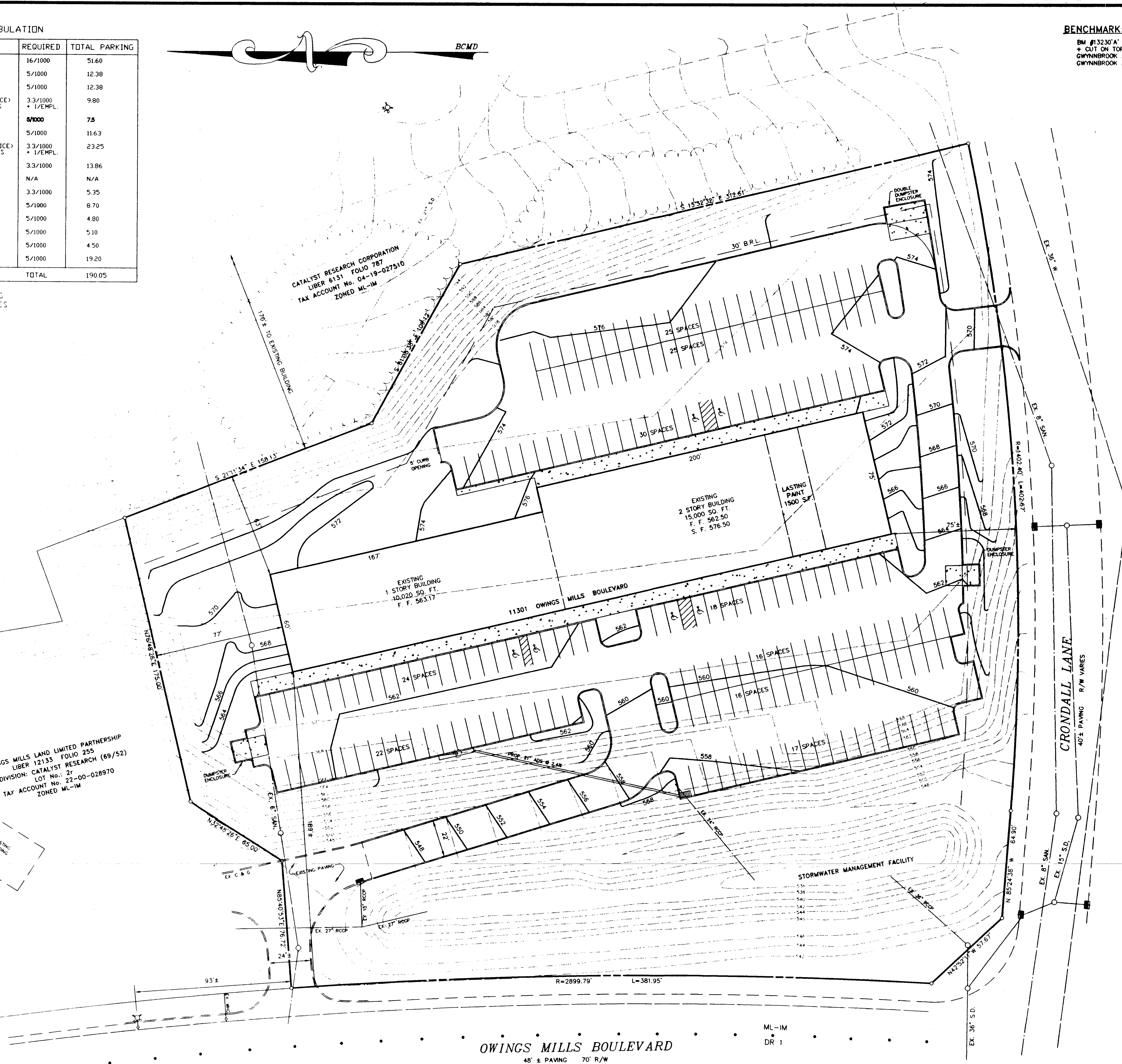


| SCALE               | LOCATION                 | SHEET |
|---------------------|--------------------------|-------|
| 1" = 200'           | Gwynnbrook               | N W   |
| DATE OF PHOTOGRAPHY | ROSEWOOD SCHOOL VICINITY | 13-H  |
| JANUARY 1998        |                          |       |

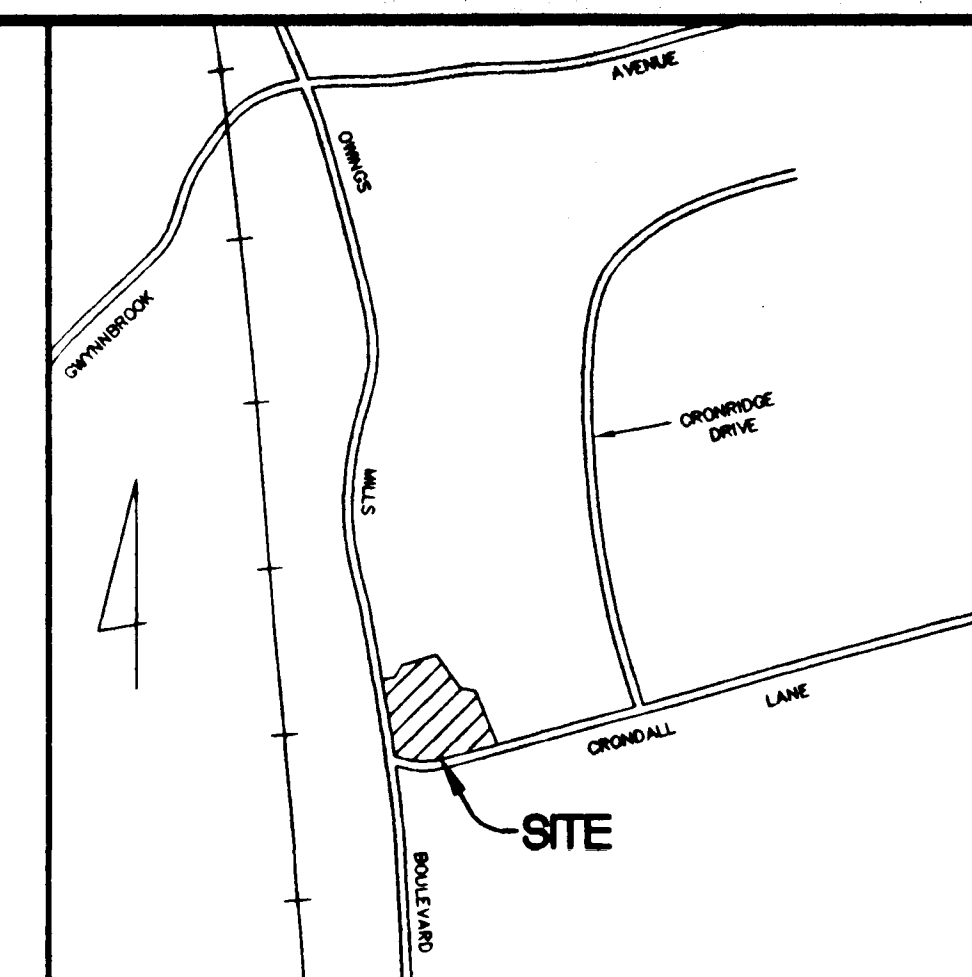
| PARKING TABULATION    |                                    |                       |               |
|-----------------------|------------------------------------|-----------------------|---------------|
| PROPOSED USE          | AREA                               | REQUIRED              | TOTAL PARKING |
| ELI DELI              | 3225 S.F.                          | 16/1000               | 51.60         |
| GORMET DELI           | 2475 S.F.                          | 5/1000                | 12.38         |
| TCBY & POSTMAN PLUS   | 2475 S.F.                          | 5/1000                | 12.38         |
| SYLVAN LEARNING       | 244 S.F. (OFFICE)<br>9 EMPLOYEES   | 3.3/1000<br>+ 1/EMPL. | 9.80          |
| LASTING PAINT         | 1500 S.F.                          | 5/1000                | 7.5           |
| VACANT                | 2325 S.F.                          | 5/1000                | 11.63         |
| SENIOR CONNECTION     | 2500 S.F. (OFFICE)<br>15 EMPLOYEES | 3.3/1000<br>+ 1/EMPL. | 23.25         |
| OFFICE                | 4200 S.F.                          | 3.3/1000              | 13.86         |
| SPRINKLER ROOM        | 256 S.F.                           | N/A                   | N/A           |
| CLEANERS              | 1620 S.F.                          | 3.3/1000              | 5.35          |
| GOUCHO'S (CARRY-OUT)  | 1740 S.F.                          | 5/1000                | 8.70          |
| CHINA VOK (CARRY-OUT) | 960 S.F.                           | 5/1000                | 4.80          |
| VACANT                | 1020 S.F.                          | 5/1000                | 5.10          |
| GREAT CLIPS           | 900 S.F.                           | 5/1000                | 4.50          |
| VACANT                | 3640 S.F.                          | 5/1000                | 19.20         |
| TOTAL                 |                                    |                       | 190.05        |

PARKING REQUIRED = 191 SPACES  
PARKING PROVIDED = 205 SPACES

OWINGS MILLS LAND LIMITED PARTNERSHIP  
LIBER 12133, FOLIO 255  
SUBDIVISION: CATALYST RESEARCH (69/52)  
LOT No.: 21  
TAX ACCOUNT No. 22-00-028970  
ZONED ML-IM



**BENCHMARK:**  
BM #13230 A  
+ CUT ON TOP NORTH CONCRETE HEADWALL ON  
GWYNBROOK AVE. 550'± EAST OF BONITA AND  
GWYNBROOK AVE.  
ELEV. 556.998



VICINITY MAP  
SCALE: 1" = 1000'

#### SITE ANALYSIS

- OWNER: CRONDALL CORNER ASSOCIATES, LLC  
115 SUDBROOK LANE  
BALTIMORE, MARYLAND 21208
- DEVELOPER: KLEIN ENTERPRISES  
115 SUDBROOK LANE  
BALTIMORE, MARYLAND 21208
- ELECTION DISTRICT: 4th  
COUNCILMANIC DISTRICT: 3rd  
CENSUS TRACT: 4043
- TRACT AREA: GROSS = 232,460 S.F. ± OR 5.32 AC. ±  
NET = 204,274 S.F. ± OR 4.69 AC. ±
- EXISTING ZONING: ML - IM ZONING MAP No.: N.W. 13-H
- DEED REFERENCE: 6131/787
- TAX ACCOUNT NUMBER: 22-00-028971
- WATERSHED No.: 27 (W-1 & W-3) SUBWATERSHED No.: 67 (S-3)
- EXISTING USE: VACANT
- PROPOSED USE: OFFICE & RETAIL
- FLOOR AREA RATIO:  
PERMITTED: MAX. OF 3.0  
PROPOSED: G.F.A./G.S.A. OR 40,020/232,460 = 0.17<3.0, O.K.
- PARKING REQUIRED:  
RETAIL: 25,020 S.F. @ 5/1000 = 125.1 P.S.  
OFFICE: 15,000 S.F. @ 3.3/1000 = 45.5 P.S.  
TOTAL: 170.6 P.S.
- PARKING PROVIDED: 205 SPACES
- DR #10034K FOR RESUBDIVISION OF PROPERTY TO 2 LOTS, APPROVED 10/3/94  
DR #04226H FOR RESUBDIVISION OF LOT 2 INTO 21 AND 3, APPROVED 4/29/96  
DR #08187 TO INCREASE BUILDING AREA FROM 30,150 S.F. TO 40,000 S.F.  
APPROVED AUGUST 29, 1997  
2nd AMENDED DEVELOPMENT PLAN APPROVED NOVEMBER 14, 1997.

#### ZONING HISTORY:

CASE #70-164-X  
ON MARCH 9, 1970, THE DEPUTY COMMISSIONER DENIED A SPECIAL  
EXCEPTION TO ALLOW A SHOOTING RANGE TO BE LOCATED ON THIS SITE.

#### NOTE:

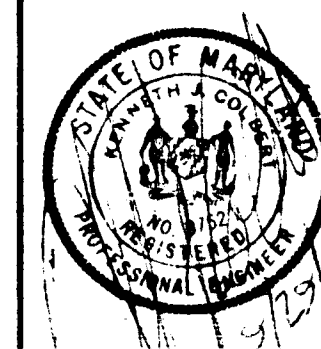
NO SIGNAGE IS PROPOSED AT THIS TIME.

PDM No. IV-317

PLAN TO ACCOMPANY  
SPECIAL HEARING  
FOR  
LASTING PAINT  
CRONDALL CORNERS

**PETITIONER'S  
EXHIBIT NO. 1**

4th ELECTION DISTRICT  
3rd COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MARYLAND



Colbert Matz Rosenfelt, Inc.

Engineers • Surveyors • Planners  
2835 Smith Avenue, Suite G  
Baltimore, Maryland 21209  
Telephone: (410) 653-3838  
Facsimile: (410) 653-7953



|                  |              |                      |
|------------------|--------------|----------------------|
| 175<br>09-13-SPH |              | SCALE: 1" = 30'      |
|                  |              | DATE: 09-25-98       |
|                  |              | JOB NO.: 87051       |
|                  |              | DESIGNED: DRH        |
|                  |              | DRAWN: DRH           |
|                  |              | CHECKED: KJC         |
|                  |              | FILE: 87051SPECR.DWG |
|                  |              | DRAWING NUMBER: SH-1 |
| NO.              | DATE         | REVISIONS:           |
| BY               | SHEET 1 OF 1 |                      |

SPECIAL HEARING TO CONFIRM THAT A PAINT  
SUPPLY STORE IS A PERMITTED USE IN THE  
ML-IM ZONE.