

IN RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
AND SPECIAL HEARING		
N/E corner of Owings Mills Blvd.	*	DEPUTY ZONING COMMISSIONER
and Crondall Lane		
4 th Election District	*	OF BALTIMORE COUNTY
3 rd Councilmanic District		
	*	CASE NO. 00-130-SPHX
Crondall Corner Associates, LLC		
Petitioner	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception and Petition for Special Hearing filed by Crondall Corners Associates, LLC, legal owner of the subject property, ("Petitioner"), located at the northeast corner of Owings Mills Boulevard and Crondall Lane. This property is developed as an existing retail center known as Crondall Corner. The Petitioner has requested approval of a special exception for an interactive children's commercial recreational facility, to be known as Play Garden, under Section 253.2.D.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) and to confirm, in accordance with B.C.Z.R., Section 409.6, that the parking requirement for the proposed commercial recreational facility may be calculated at 5 spaces per 1,000 sq. ft. of gross floor area.

At the hearing before the Deputy Zoning Commissioner, Patricia A. Malone, Esquire appeared as the attorney for the Petitioner. Also appearing on behalf of the Petitioner were William Berman, representative of Crondall Corner Associates, LLC, owner of the subject property, Elaine Colletta, lessee, and Kenneth Colbert, professional engineer who prepared the site plan filed in this case accepted into evidence as Petitioner's Exhibit No. 1.

Testimony and evidence indicated that the property consists of a gross area of approximately 5.32 acres, zoned ML-IM. 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 Petitions were filed by the Petitioner on behalf of Elaine Colletta, who is interested in leasing 4,800 sq. ft. of space

COPIES RECEIVED FOR FILING

Date

By

11/16/99

W. Berman

within the existing retail center on the subject property, as shown on the site plan. In this space, Ms. Colletta proposes to open an interactive children's recreation center, to be known as Play Garden, for children ages 1-7. The center will consist of designated areas for learning and play activities, including an area devoted to sand box play, a construction area with blocks, a play restaurant/food store area, and an art area. The center will also have a small café for coffee, soft drinks, and light snacks, and a room reserved for children's parties with a capacity of 30 persons. There will be no video or arcade games on the premises.

Ms. Colletta described the anticipated operation of the center with peak times being Saturday and Sunday when a majority of the children's parties can be expected to be scheduled coinciding with the center being open to the public. Ms. Colletta estimated that between 60-80 children could be expected during peak times. Ms. Colletta also testified that, based on her experience, on average, there is usually one adult driver for every two children. Therefore, at its busiest times, the center can expect to generate a need for 30-40 parking spaces. At non-peak times for Play Garden, weekdays and weekday nights, Ms. Colletta anticipated that approximately 30-40 children could be expected at the center at any given time, which would generate a need for 15-20 parking spaces. Ms. Colletta is proposing to provide 24 spaces or 5 spaces per 1,000 sq. ft. of gross floor area.

Ms. Colletta testified that, if approved, she believed that Play Garden would be an asset to the community and would serve a population (age 1 to 7) that, theretofore, has been underserved. There are limited opportunities, especially during the winter months, for children of this age to participate in such learning and play activities, and this facility would provide such an opportunity. Ms. Colletta further stated that the children's center would have no adverse impact on the surrounding community or the tenants or customers of Crondall corner. In fact, based upon her discussions with the tenants and members of the community who were polled, everyone has been supportive of the proposed use.

The proffered testimony of Mr. Berman, representative of Crondall Corner Associates, LLC, identified current makeup of tenants in the retail center and the usage of the parking spaces by those tenants and their customers. The peak times for the Play Garden are weekend days which are actually non-peak times for the retail center as a whole. The testimony confirmed that, at these peak times, many of the parking spaces at the center would be open and available for customers of the Play Garden. Therefore, it is his opinion that the parking provided at Crondall Corner is sufficient for all uses, including Play Garden, and that the addition of this use would have no adverse impact on Crondall Corner's other tenants and customers or the surrounding community.

The proffered testimony of Mr. Colbert, engineer, identified the existing site conditions and the parking requirements, based on the Baltimore County Zoning Regulations. Mr. Colbert is familiar with Crondall Corner both from personal experience and from former representation of the Petitioner. It was proffered that, even with the proposed use, the center had sufficient parking spaces to serve its tenants and customers and that 5 spaces per 1,000 sq. ft. of gross floor area would be a reasonable and sufficient requirement for this use. Furthermore, the proffered testimony of Mr. Colbert indicated that the special exception requirements contained in B.C.Z.R., Section 502.1 have, in fact, been satisfied.

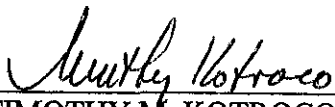
With this testimony in mind, I have reviewed the criteria stated in B.C.Z.R., Section 502.1, and I find that the proposed use satisfies each of the criteria outlined in that section. Therefore, I will grant the Petition for Special Exception to approve the proposed use as a commercial recreational facility under B.C.Z.R., Section 253.2.D.4. Further, having reviewed B.C.Z.R., Section 409.6 and having heard the testimony from the Petitioner's witnesses, I will grant the Petition for Special Hearing and rule that the parking requirements for the proposed use (commercial recreational facility) may properly be calculated at 5 spaces per 1,000 sq. ft. of gross floor area.

Pursuant to the advertising, posting of the property, and public hearing on this Petition, and for the reasons set forth above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 16th day of November, 1999 that:

- (1) the Petitioner for Special Exception to approve an interactive children's recreational center as a commercial recreational facility under Section 253.2.D.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby GRANTED;
- (2) the Petition for Special Hearing to confirm, in accordance with B.C.Z.R., Section 409.6, that the parking requirement for the proposed commercial recreational facility may be calculated at 5 spaces per 1,000 sq. ft. of gross floor area, be and is hereby GRANTED, subject to the following restriction:

The Petitioner may apply for building permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its 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 relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

RECEIVED FOR FILING
11/16/99
R. J. G. Mason



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

November 15, 1999

Patricia Malone, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, Maryland 21204

Re: Petition for Special Exception &
Petition for Special Hearing
Case No. 00-130-SPHX
Property: Northeast Intersection of
Owings Mills Blvd. & Crondall Lane

Dear Ms. Malone:

Enclosed please find the decision rendered in the above-captioned case. The Requests for Special Exception and Special Hearing have been granted in accordance with the enclosed 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 from 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 410-887-3391.

Very truly yours,

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

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Copies to:

Crondall Corner Associates, LLC
c/o William S. Berman
115 Sudbrook Lane
Baltimore, Maryland 21208

Mr. Ken Colbert
2835 Smith Avenue
Baltimore, Maryland 21209



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

Northeast Intersection and Owings

for the property located at Mills Boulevard & Crondall Lane

which is presently zoned ML-IM

This Petition shall be filed with the Department of Permits and 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 a part 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

to confirm in accordance with Section 409.6 of the Baltimore County Zoning Regulations that parking requirements for a commercial recreational facility may be calculated at 5 spaces per 1,000 square feet of gross floor area.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

ROBERT A. HOFFMAN, ESQUIRE

Name - Type or Print

Signature

VENABLE, BAETJER AND HOWARD, LLP

Company

210 ALLEGHENY AVENUE

410-494-6200

Address

TOWSON, MARYLAND

Telephone No.

21204

City

State

Zip Code

Legal Owner(s):

CRONDALL CORNER ASSOCIATES, LLC

Name - Type or Print

Signature

Michael F. Klein

Managing Member

Name - Type or Print

Signature

115 Sudbrook Lane

410-486-9050

Address

Baltimore, Maryland 21208

Telephone No.

City

State

Zip Code

Representative to be Contacted:

ROBERT A. HOFFMAN, ESQUIRE

VENABLE, BAETJER AND HOWARD, LLP

Name

210 ALLEGHENY AVENUE

410-494-6200

Address

TOWSON, MARYLAND

21204

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Case No. 00-130-SPHX

Reviewed By [Signature] Date 9-27-99



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

Northeast Intersection of Owings

for the property located at Mills Boulevard & Crondall Lane

which is presently zoned ML-IM

This Petition shall be filed with the Department of Permits and 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 a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

to approve a special exception for a fee-based interactive childrens' recreational center as a commercial recreational facility under Section 253.2.D.4 of the Baltimore County Zoning Regulations.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Robert A. HOFFMAN, ESQUIRE

Name - Type or Print

Signature

VENABLE BAETJER AND HOWARD, LLP

Company

210 ALLEGHENY AVENUE

410-494-6200

Address

Telephone No.

TOWSON, MARYLAND

21204

City

State

Zip Code

Legal Owner(s):

CRONDALL CORNER ASSOCIATES, LLC

Name - Type or Print

Signature Michael F. Klein

Managing Member

Name - Type or Print

Signature

115 Sudbrook Lane

410-486-9050

Address

Telephone No.

Baltimore, Maryland 21208

City

State

Zip Code

Representative to be Contacted:

ROBERT A. HOFFMAN, ESQUIRE

VENABLE, BAETJER AND HOWARD, LLP

Name

210 ALLEGHENY AVENUE

410-494-6200

Address

Telephone No.

TOWSON, MARYLAND

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

5007

Date

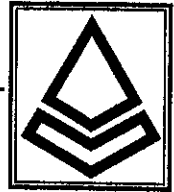
9-27-99

Case No. 00-130-SPHX

REV 09/15/98

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION

CHILD'S PLAY
LOT 3, CATALYST RESEARCH CORPORATION
PLAT BOOK 69, PAGE 52

BEGINNING FOR THE SAME AT A POINT ON THE EAST SIDE OF OWINGS MILLS BOULEVARD, 70 FEET WIDE, 40 FEET, MORE OR LESS, NORTH OF THE NORTH SIDE OF CRONDALL LANE, VARIABLE WIDTH RIGHT-OF-WAY; 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; 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 AFOREMENTIONED NORTH SIDE OF CRONDALL LANE; 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; 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.

J:\970511des.doc ,P 2



FOA 00-130-SPAY

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

00-130-SP4X

No. 07215~

DATE 9.27.99

ACCOUNT R01-G150

AMOUNT \$ 550.00

RECEIVED FROM:

CROWDALL GENERAL LLC

FOR:

SPECIAL EXCEPTANCE FEE

550

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

550

CASHIER'S VALIDATION

PAID 07/27/01
FUND 001-101-101

PROJECT 501-101-101

DATE 07/27/01

TIME 10:24:24

DEPT 501-101-101

PROJECT 501-101-101

CR NO. 002158

PROJECT 501-101-101

DEPT 501-101-101

PROJECT 501-101-101

CR NO. 002158

PROJECT 501-101-101

DEPT 501-101-101

PROJECT 501-101-101

CR NO. 002158

PROJECT 501-101-101

DEPT 501-101-101

PROJECT 501-101-101

CR NO. 002158

PROJECT 501-101-101

DEPT 501-101-101

PROJECT 501-101-101

CR NO. 002158

PROJECT 501-101-101

DEPT 501-101-101

PROJECT 501-101-101

CR NO. 002158

PROJECT 501-101-101

DEPT 501-101-101

PROJECT 501-101-101

CR NO. 002158

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/28, 1999

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 10/26, 1999.

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: #00-130-SPHX

NEC Owings Mills Boulevard and Crondall Lane

4th Election District - 3rd Councilmanic District

Legal Owner(s): Crondall Corner Associates, LLC

Special Hearing: To approve that parking requirements for a commercial recreational facility at 5 spaces per 1,000 square feet of gross floor area. **Special Exception:** To approve a special exception for a fee-based interactive children's recreational center as a commercial recreational facility.

Hearing: Monday, November 15, 1999 at 9:00 a.m. in Room 407 County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 867-4386.

(2) For Information concerning the File and/or Hearing, Contact the Zoning Review Office at: (410) 867-3391.

JTU 10/788 Oct. 26

C349333

THE JEFFERSONIAN,

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No. 00-130-SPHX

Petitioner/Developer CRONDALL CORNER ETL

R. HOFFMAN, ESQ

Date of Hearing/Closing. 11/15/99

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 NEC OWINGS MILLS
BLVD AND CRONDALL LA.

The sign(s) were posted on 10/28/99
(Month, Day, Year)

Sincerely,

Patrick M O'Keefe 11/4/99
(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 ; CELL 410-905-8571

(Telephone Number)

ZONING NOTICE

Case # : 00-130SPHX

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

PLACE: 100 EUTLEY AVE TOWSON

TIME & DATE : MONDAY, NOVEMBER 15, 1999 @ 10AM

SPECIAL HEARING TO APPROVE THAT PARKING
REQUIREMENTS FOR A COMMERCIAL RECREATIONAL
FACILITY AT 5 SPACES PER 1000 SQUARE FEET OF GROSS
FLOOR AREA.
SPECIAL EXCEPTION TO APPROVE A SPECIAL EXCEPTION
FOR A FEE BASED INTERACTIVE CHILDREN'S
RECREATIONAL CENTER AS A COMMERCIAL
RECREATIONAL FACILITY
(NEC OWINGS MILLS BLVD & CRONDALL LA)

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 00-130-SPHX

Petitioner: Crondall Corner Associates, LLC

Address or Location: ~~Northwest~~ Crondall Corners - Northeast Intersection
of Owings Mill Boulevard + Crondall Lane

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Ormord

Address: 210 Allegheny Avenue

Towson Maryland 21204

Telephone Number: (410) 494-6201

Revised 2/20/98 - SCJ

-JSA 00-130-SPHX

RE: PETITION FOR SPECIAL HEARING
PETITION FOR SPECIAL EXCEPTION
Northeast Intersection Owings Mills Blvd. & Crondall
Lane, E/S Owings Mills Blvd, N/S Crondall Ln
4th Election District, 3rd Councilmanic

Legal Owner: Crondall Corner Assoc., LLC
Petitioner(s)

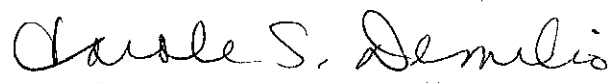
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-130-SPHX

* * * * *

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 or other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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 28th day of October, 1999 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

October 22, 1999

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: 00-130-SPHX
NEC Owings Mills Boulevard and Crondall Lane
4th Election District - 3rd Councilmanic District
Legal Owner(s): Crondall Corner Associates, LLC

SPECIAL HEARING: To approve that parking requirements for a commercial recreational facility at 5 spaces per 1,000 square feet of gross floor area.

SPECIAL EXCEPTION: To approve a special exception for a fee-based interactive children's' recreational center as a commercial recreational facility.

HEARING: MONDAY, NOVEMBER 15, 1999 at 9:00 A.M. IN ROOM 407 COUNTY COURTS
BUILDING, 401 BOSLEY AVENUE

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

Arnold Jablon
Director

cc: Robert A. Hoffman, Esq.
Crondall Corner Associates, Inc.

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY OCTOBER 31, 1999.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
October 26, 1999 Issue - Jeffersonian

Please forward billing to:

Mrs. Barbara Ormord
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, MD 21204

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: 00-130-SPHX
NEC Owings Mills Boulevard and Crondall Lane
4th Election District - 3rd Councilmanic District
Legal Owner(s): Crondall Corner Associates, LLC

SPECIAL HEARING: To approve that parking requirements for a commercial recreational facility at 5 spaces per 1,000 square feet of gross floor area.

SPECIAL EXCEPTION: To approve a special exception for a fee-based interactive children's' recreational center as a commercial recreational facility.

HEARING: MONDAY, NOVEMBER 15, 1999 at 9:00 A.M. IN ROOM 407 COUNTY COURTS
BUILDING, 401 BOSLEY AVENUE



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 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

November 12, 1999

Mr. Robert H. Hoffman, Esq.
Venable Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Hoffman, Esq.:

RE: 00-130-SPHX , Mills Boulevard & Crondall Lane

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

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, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at 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 29, 1999

RECEIVED JAN 06 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCTOBER 25, 1999

Item No.: See Below

Dear Ms. Stephens:

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.

3. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

130, 131, 133, 134, 135, 137, 140, 142, 143, 144, 148,
149, 150, 151, 152,

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4880, MS-1102F

cc: File



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

INTEROFFICE CORRESPONDENCE

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

Date: November 4, 1999

FROM: *RWB* Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for November 1, 1999
 Item Nos. 130, 131, 132, 133, 134,
 135, 136, 137, 138, 140, 141, 142,
 144, 145, 146, 148, 149, 150, 152,
 153, and 154

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

RWB:HJO:jrb

cc: File

Jim
11/15

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: November 2, 1999

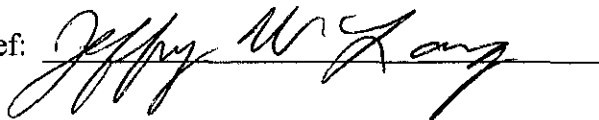
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 130, 135, 141, and 152

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 10.25.99

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

RE: Baltimore County
Item No. 130 JRA

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,

for Kenneth A. McDonald Jr., 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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

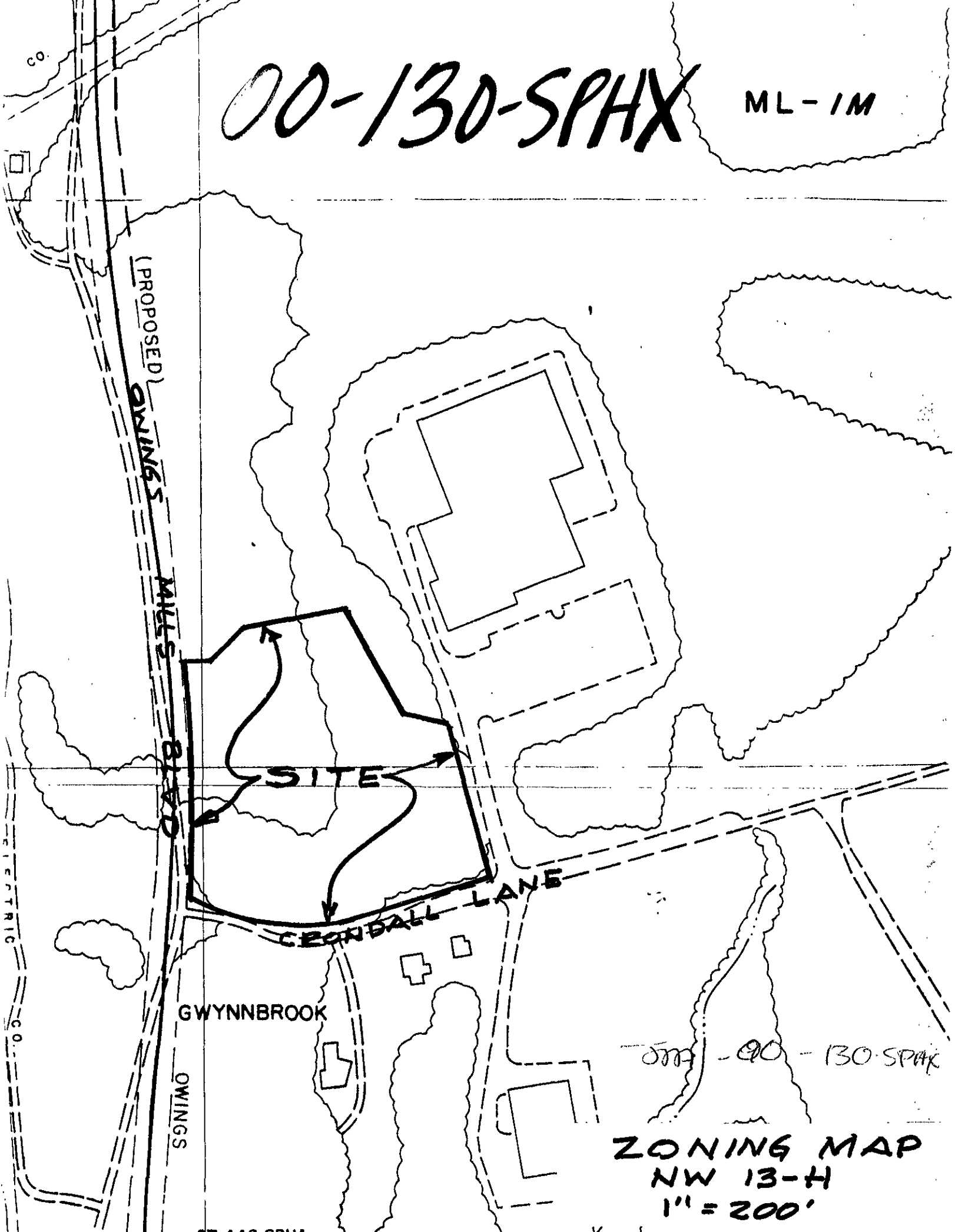
Patricia Malone
William S. Beaman
Claire Colletta
Ken Colbert

210 Allegheny Avenue
115 Sudbrook Ln.
10948 Baskerville Rd.
2835 Smith Ave 21209

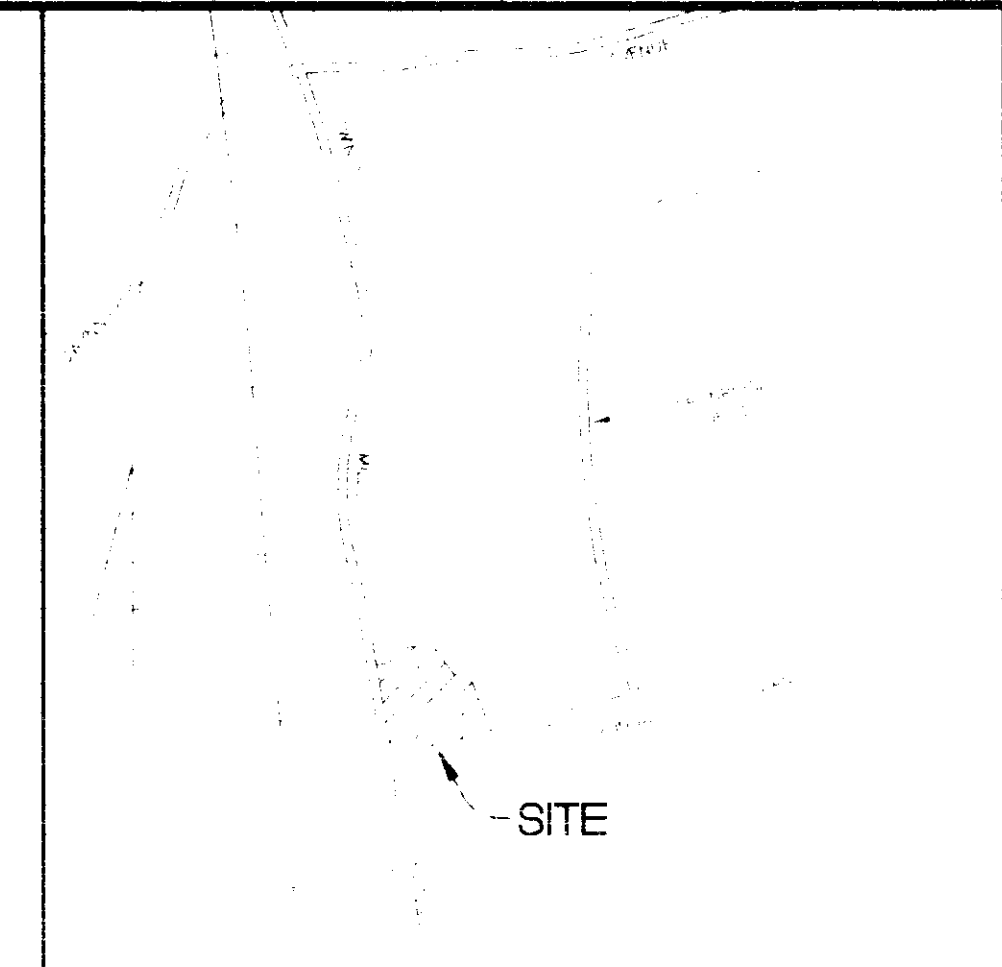
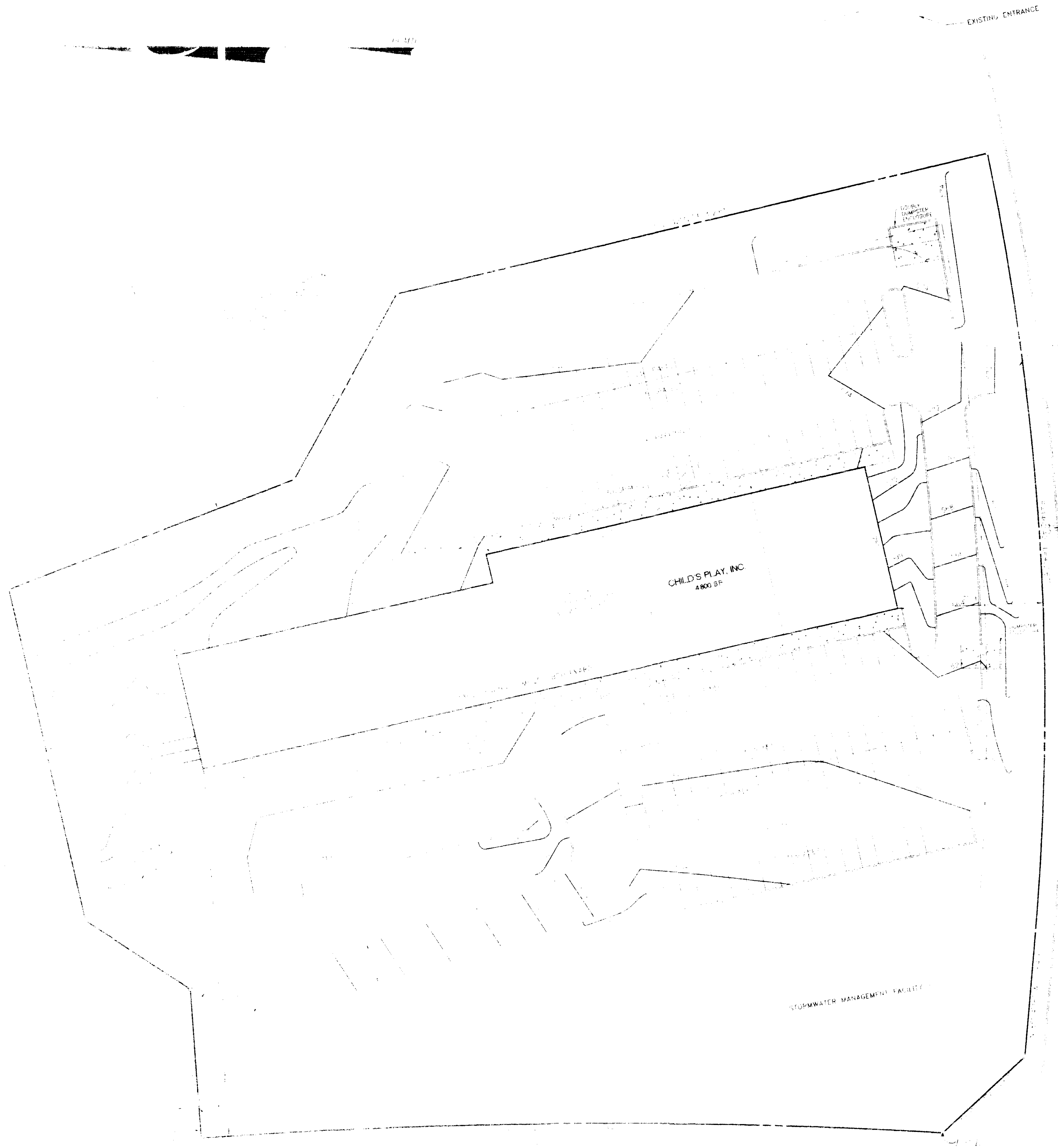


00-130-SPHX

ML-1M



ZONING MAP
NW 13-H
1" = 200'



SITE ANALYSIS

1. The site is located in a residential area with a mix of single-family and multi-family housing. The surrounding streets are primarily residential in character.

2. The site is adjacent to a major thoroughfare, CRONDALL AVENUE, which provides access to the site from the north and south.

3. The site is located in a neighborhood with a high concentration of young families, which is consistent with the proposed use of a children's play center.

4. The site is located in a neighborhood with a high concentration of young families, which is consistent with the proposed use of a children's play center.

5. The site is located in a neighborhood with a high concentration of young families, which is consistent with the proposed use of a children's play center.

00-130-SPHX

FDM NO. 14-317

PLAN TO ACCOMPANY
SPECIAL HEARING & SPECIAL EXAMINATION
FOR
CHILD'S PLAY, INC.
CRONDALL CORNERS
4th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Colbert Matz Rosentelt Inc.
 1000 E. JONES BLVD.
 BALTIMORE, MD 21201
 (410) 524-1234

SH-1

THIS PLAN IS THE PROPERTY OF THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS AND IS TO BE USED ONLY FOR THE PURPOSES FOR WHICH IT WAS SUBMITTED. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS.