

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE – SE/S Cromwell Bridge Rd.,
361' S of the c/I Gleneagle Court * ZONING COMMISSIONER
(1101-1125 Cromwell Bridge Road)
9th Election District * OF BALTIMORE COUNTY
4th Council District
* Case No. 01-405-SPHA
1125 Cromwell Bridge Road, LLC
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, 1125 Cromwell Bridge Road, LLC, by Gary S. Luskin, Managing Member, through their attorney, Robert A. Hoffman, Esquire. The Petitioners request a special hearing to approve an amendment to the previously approved site plan in Case No. 98-225-SPHA, and a variance from Section 409.6.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 362 parking spaces in lieu of the required 470 spaces, for a proposed veterinarian. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Gary A. Luskin for 1125 Cromwell Bridge Road, LLC, owners of the subject property; William P. Monk, a Land Planning and Zoning Consultant with Morris & Ritchie Associates, Inc., who prepared the site plan for this property; Mickey Cornelius, Traffic Engineer with The Traffic Group; and, Patricia A. Malone, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

The property at issue in this case is quite well-known as the "Luskins" property, and sits atop a hill overlooking Cromwell Bridge Road and the Baltimore Beltway (I-695) in Towson. For years, the Luskin's appliance store was visible from these major traffic corridors. However,

ORDER RECEIVED FOR FILING

Date

By

Luskin's ultimately ceased operation and the site is now used for other retail purposes. The property consists of a gross area of 14.10 acres, more or less, zoned B.R. and is improved with two buildings; the original Luskin's building, and another rectangular building to which an addition was added some time ago. The rectangular building and its addition has been divided into five leasable areas as more particularly shown on the site plan. That area of leasable space shown as Area A is contained within a 4800 sq.ft. area of the rectangular-shaped building and is leased by the Big Screen Store, a chain which sells televisions, stereos, and entertainment systems, etc. Leasable Area B contains the balance of the space within that structure (17,400 sq.ft.) and features a K & G Men's Wear Store. The addition consists of approximately 50,000 sq.ft. in area and contains three leasable areas identified as Areas C, D and E. Area C is leased by K & G Lady's Wear and is presently being renovated. Area D sells woodworking supplies and tools, and Area E is a furniture store. Finally, the Luskin's building, which contains 50,000 sq.ft. of space, is shown as leasable Area F and contains a Syms Men's Wear Shop.

The subject of the Petition for Special Hearing relates to a freestanding building which is proposed to be constructed on the south side of the site, towards the rear of the property when one faces same from Cromwell Bridge Road. Proposed leasable Area G will contain 12,000 sq.ft. and house a veterinarian/animal emergency care facility. The proposed facility will provide emergency veterinary service during hours when most veterinarian's offices are closed. The staff will treat injured and ill animals and anticipates peak operating times of between 6:00 PM and 6:00 AM on any given day.

Special hearing relief is requested to amend the previously approved site plan to permit the construction of the proposed building. In this regard, the Petitioners particularly noted that a variance was granted in prior Case No. 98-225-SPHA to permit a setback of 5 feet for the rear yard of the proposed building. This variance will be utilized to construct the proposed building. It is also to be noted that the Petition for Special Hearing was filed to approve this amendment to the original site plan for the property. In this regard, testimony was persuasive that the use is compatible and would not be detrimental to the existing uses on site or neighboring properties

ORDER RECEIVED FOR FILING
Date 6/14/01
By [Signature]

inasmuch as the proposed new building and use therein will operate at hours other than the peak hours of the existing retail shops. That is, most of the clientele visiting the veterinarian will arrive at hours when the retail stores are closed. Thus, there will be little impact on the different uses within this site.

Variance relief is requested in the instant case to approve 362 spaces in lieu of the required 470 spaces. In this regard, the space requirements for the veterinarian were calculated as medical offices, with a space requirement of 4.5 spaces per 1,000 sq.ft. of leasable space. The parking calculations are more particularly shown under Note 7 on the plan. On behalf of the Petitioners, Mr. Cornelius indicated that in view of the different peak hours of operation by the various uses on this property, he did not anticipate any difficulty in accommodating their respective parking needs. In this regard, a traffic study performed by The Traffic Group, dated March 26, 2001 and submitted into evidence as Petitioner's Exhibit 2, indicates that there are generally more than sufficient spaces on the site to accommodate parking for all of these tenants. It is also to be noted that due to the geography and topography of the site, there is little chance of spill-over parking to adjacent properties. Finally, there are no residential uses within the vicinity and thus, the proposed amendment will not impact any residential community.

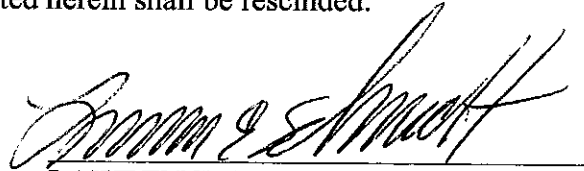
Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of June, 2001 that the Petition for Special Hearing to approve an amendment to the previously approved site plan in Case No. 98-225-SPHA, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 409.6.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 362 parking spaces in lieu of the required 470 spaces, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

ORDER RECEIVED FOR FILING
Date 6/14/01
By [Signature]

- 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.



LAWRENCE E. SCHMIDT

Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 6/14/01
By [Signature]



Baltimore County
Zoning Commissioner

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

June 14, 2001

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

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE
SE/S Cromwell Bridge Road, 361' S of the c/l Gleneagle Court
(1101 - 1125 Cromwell Bridge Road)
9th Election District - 4th Council District
1125 Cromwell Bridge Road, LLC - Petitioners
Case No. 01-405-SPHA

Dear Mr. Hoffman & Ms. Malone:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have 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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Gary A. Luskin, 4 Reservoir Circle, Suite 100, Baltimore, Md. 21208
Mr. William P. Monk, MRA, Inc., 110 West Road, Suite 245, Towson, Md. 21204
Mr. Mickey Cornelius, The Traffic Group, 9900 Franklin Sq.Dr., #H, Baltimore, Md. 21236
People's Counsel; Case File

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



Printed with Soybean Ink
on Recycled Paper



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1101-25 Cromwell Bridge Road

which is presently zoned BR

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

Special Hearing to amend the site plan previously approved in
Case No. 98-225-SPHA.

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
Name - Type or Print _____
Signature _____
Venable, Baetjer and Howard, LLP
Company
210 Allegheny Avenue 410-494-6200
Address Telephone No.
Towson, MD 21204
City State Zip Code

Legal Owner(s):

1125 Cromwell Bridge Road, LLC
Name - Type or Print _____
By: _____
Signature _____
Cary A. Luskin, Managing Member
Name - Type or Print _____
Signature _____
4 Reservoir Circle, Suite 100 410-602-8800
Address Telephone No.
Baltimore, MD 21208
City State Zip Code

Representative to be Contacted:

Robert A. Hoffman
Name
210 Allegheny Avenue 410-494-6200
Address Telephone No.
Towson, MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By LTM Date 4/5/01

Case No. 01-405-SPHA



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1101-25 Cromwell Bridge Road

which is presently zoned BR

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 Variance from Section(s)

Variance from Section 409.6.A.2 of the Baltimore County Zoning Regulations to permit 362 parking spaces in lieu of the required 470 spaces.

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

To be determined at the hearing.

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

I, or we, agree to pay expenses of above Variance, 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

Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP

Company

210 Allegheny Avenue

410-494-6200

Address

Telephone No.

Towson,

MD

21204

City

State

Zip Code

Legal Owner(s):

1125 Cromwell Bridge Road, LLC

Name - Type or Print

By:

Signature

Cary A. Luskin, Managing Member

Name - Type or Print

Signature

4 Reservoir Circle, Suite 100 410-602-8800

Address

Telephone No.

Baltimore,

MD

21208

City

State

Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue

410-494-6200

Address

Telephone No.

Towson,

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By LTm Date 4/5/01

Case No. 01-405-SPMA

R20 9/15/98

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



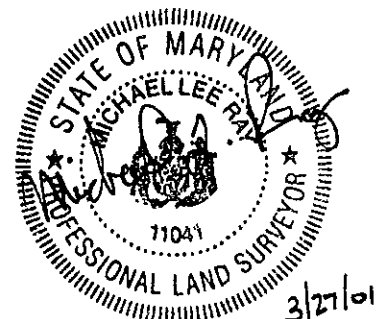
ZONING DESCRIPTION

1101-1125 CROMWELL BRIDGE ROAD
9TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning at a point on the southeast side of Cromwell Bridge Road, having a variable right of way width, at the distances of 361 feet, more or less, as measured northeasterly along said Cromwell Bridge Road, from the southeasterly extension of the center line of Glen Eagles Court, running thence binding on the southeast side of said Cromwell Bridge Road, the following courses and distances: (1) North 66° 21' 59" East, 286.4 feet, more or less, (2) North 23° 57' 00" West, 27.5 feet, more or less, (3) North 63° 24' 12" East, 132.2 feet, more or less, (4) North 56° 12' 10" East 265.7 feet, more or less, to the southwest side of the Baltimore Beltway and thence binding on the southwest side of Baltimore Beltway, (5) South 59° 08' 51" East, 120.2 feet, more or less, (6) South 56° 49' 17" East, 79.6 feet, more or less, (7) South 01° 13' 29" West, 124.9 feet, more or less, (8) South 32° 03' 19" East 144.7 feet, more or less, (9) South 82° 34' 57" East, 325.6 feet, more or less to the outline of the land owned by Luskens, thence binding on the outline of Luskens land, six courses: (10) South 74° 22' 58" West, 208.7 feet, more or less, (11) South 64° 46' 54" West, 906.5 feet, more or less, (12) North 24° 06' 36" West, 150.0 feet, more or less, (13) South 64° 56' 30" West, 479.3 feet, more or less, (14) North 30° 34' 00" East, 630.1 feet, more or less, and (15) North 23° 59' 00" West, 61.1 feet, more or less to the place of beginning.

Containing 12.998 acres of land, more or less in the 9th election district.

#12025



WPM.mak\s\12025\description\032701

- ☐ 3445-A BOX HILL CORPORATE CENTER DRIVE, ABINGDON, MD 21009
- ☒ 110 WEST ROAD, SUITE 245, TOWSON, MD 21204
- ☐ 9090 JUNCTION DRIVE, SUITE 9, ANNAPOLIS JUNCTION, MD 20701

- 410-515-9000 ■ FAX 410-515-9002
- 410-821-1690 ■ FAX 410-821-1748
- 410-792-9792 ■ FAX 410-792-7395

405

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 92937

DATE 4/5/01 ACCOUNT R0010066150

AMOUNT \$ 500.00

RECEIVED FROM 1125 CROMWELL BRIDGE RD LLC

FOR VARIANCE / SPH

405

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
4/05/2001 4/05/2001 09:21:20
REL 4804 CASHIER DOL. DMD. DRYER 2
>> RECEIPT # 136648 REL#
DEPT 5 520 ZONING VERIFICATION
CR (H). 092937

Recpt Tot 500.00
500.00 CR .00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION

Jmk
5/29

CERTIFICATE OF POSTING

RE: Case No.: 01-405-SPAAPetitioner/Developer: LUSKIN, ETALVENABLE % AMY DONTILLDate of Hearing/Closing: 5/29/01

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 #1101-25 CROMWELL

BRIDGE RD. & END MYLANDER LA. (ONSITE)

The sign(s) were posted on

5/13/01

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 5/24/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

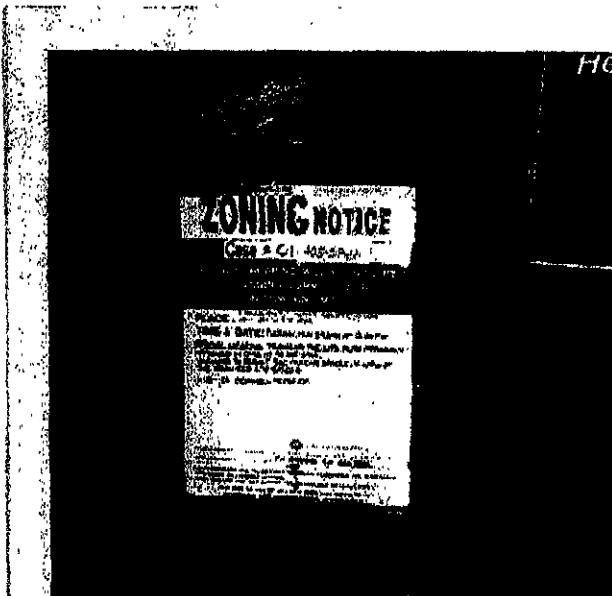
(Address)

HUNT VALLEY, MD. 21031

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-85

(Telephone Number)



01-405-SPAA
1101-25 CR BR RD. 5/29

**NOTICE OF ZONING
HEARING
CHANGE OF DATE**

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: #01-405-SPHA
1101-25 Cromwell Bridge Rd.
S/E S Cromwell Bridge Road,
361' S/W of centerline Glen
Eagles Court
9th Election District
4th Councilmanic District
Legal Owner(s): 1125 Cromwell
Bridge Road LLC

Special Hearing: to amend
the site plan previously ap-
proved in Case no. 98-225-
SPHA; **Variance:** to permit
362 parking spaces in lieu
of the required 470 spaces.
Hearing: Tuesday, May 29,
2001 at 2:00 p.m. in Room
407, County Courts Build-
ing, 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) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

JT/5/703 May 15 C469072

CERTIFICATE OF PUBLICATION

5/17/2001

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 5/15/2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

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: 01-405-SPHA
Petitioner: 1125 CROMWELL BRIDGE ROAD, LLC
Address or Location: 1101-1125 CROMWELL BRIDGE ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: AMY DONTELL
Address: 210 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
Telephone Number: (410) 494-6200



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

April 17, 2001

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: 01-405-SPHA
1101-25 Cromwell Bridge Road
S/E S Cromwell Bridge Road, 361' S/W of centerline Glen Eagles Court
9th Election District – 4th Councilmanic District
Legal Owner: 1125 Cromwell Bridge Road LLC

Special Hearing to amend the site plan previously approved in Case no. 98-225-SPHA;
Variance to permit 362 parking spaces in lieu of the required 470 spaces.

HEARING: Tuesday, May 22, 2001 at 2:00 p.m. in Room 407, County Courts
Building, 401 Bosley Avenue

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

Arnold Jablon
Director

C: Robert A Hoffman, Venable Baetjer & Howard LLP, 210 Allegheny Avenue,
Towson 21204
Cary A Luskin, 1125 Cromwell Bridge Road LLC, 4 Reservoir Circle, Suite 100,
Baltimore 21208

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MAY 7, 2001.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 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
Tuesday, May 8, 2001 Issue – Jeffersonian

Please forward billing to:

Amy Dontell
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

410 494-6200

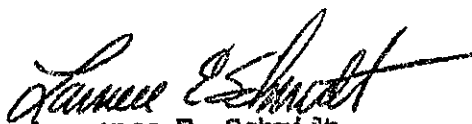
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Variance to permit 362 parking spaces in lieu of the required 470 spaces.

HEARING: Tuesday, May 22, 2001 at 2:00 p.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
ACCOMODATIONS, 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

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

April 25, 2001

NOTICE OF ZONING HEARING CHANGE OF DATE

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: 01-405-SPHA
1101-25 Cromwell Bridge Road
S/E S Cromwell Bridge Road, 361' S/W of centerline Glen Eagles Court
9th Election District – 4th Councilmanic District
Legal Owner: 1125 Cromwell Bridge Road LLC

Special Hearing to amend the site plan previously approved in Case no. 98-225-SPHA;
Variance to permit 362 parking spaces in lieu of the required 470 spaces.

HEARING: Tuesday, May 29, 2001 at 2:00 p.m. in Room 407, County Courts
Building, 401 Bosley Avenue

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

Arnold Jablon *CJZ*
Director

C: Robert A Hoffman, Venable Baetjer & Howard LLP, 210 Allegheny Avenue,
Towson 21204
Cary A Luskin, 1125 Cromwell Bridge Road LLC, 4 Reservoir Circle, Suite 100,
Baltimore 21208

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MAY 14, 2001.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 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
Tuesday, May 15, 2001 Issue – Jeffersonian

WAS MAY 8
Please forward billing to:

Amy Dontell
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

410 494-6200

NOTICE OF ZONING HEARING CHANGE OF DATE

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: 01-405-SPHA
1101-25 Cromwell Bridge Road
S/E S Cromwell Bridge Road, 361' S/W of centerline Glen Eagles Court
9th Election District – 4th Councilmanic District
Legal Owner: 1125 Cromwell Bridge Road LLC

Special Hearing to amend the site plan previously approved in Case no. 98-225-SPHA;
Variance to permit 362 parking spaces in lieu of the required 470 spaces.

WAS MAY 22
HEARING: Tuesday, May 29, 2001 at 2:00 p.m. in Room 407, County Courts
Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT *GDZ*
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL
ACCOMODATIONS, 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

May 25, 2001

Robert A Hoffman
Venable Baetjer & Howard LLP
210 Allegheny Avenue
Towson MD 21204

Dear Mr. Hoffman:

RE: Case Number: 01-405-SPHA, 1101-25 Cromwell Bridge Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 5, 2001.

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

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

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Cary A Luskin, 1125 Cromwell Bridge Road LLC, 4 Reservoir Circle, Suite 100,
Baltimore 21208
People's Counsel



Ink
5/29/01

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 17, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-383, 01-398, 01-399, 01-405 & 01-409

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

APR 18

Section Chief:

Jeffrey W. Long

AFK/JL:MAC



Baltimore County
Fire Department

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

April 17, 2001

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 April 16, 2001

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.

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

379, 383, 395, 396, 397, 398, 399, 400, 402, 404, 405, 406, 407,
409, and 411

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

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





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.12.01

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

RE: Baltimore County
Item No. 405 LTM

Dear Ms. Jackson:

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

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
1101-1125 Cromwell Bridge Road, SE/S Cromwell
Bridge Rd, 361' S of c/l Glen Eagles Ct
9th Election District, 4th Councilmanic

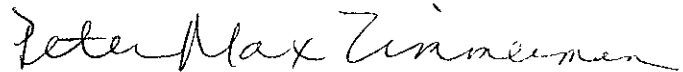
Legal Owner: 1125 Cromwell Bridge Road, LLC
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-405-SPHA

* * * * *

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. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



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 26th day of April, 2001 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 Petitioner(s).



PETER MAX ZIMMERMAN



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS,
SURVEYORS, AND LANDSCAPE ARCHITECTS

LETTER OF TRANSMITTAL

- ☐ 3445-A BOX HILL CORPORATE CENTER DRIVE, ABINGDON, MD 21009
☒ 110 WEST ROAD, SUITE 245, TOWSON, MD 21204
☐ 9090 JUNCTION DRIVE, SUITE 9, ANNAPOLIS JUNCTION, MD 20701

- 410-515-9000
■ 410-821-1690
■ 410-792-9792

- FAX 410-515-9002
■ FAX 410-821-1748
■ FAX 410-792-7395

DATE	4/5/01	JOB NO	12025
ATTENTION	Baltimore Co.		
RE:	1101-1125 CROMWELL BRIDGE RD.		

TO BALTIMORE CO.
DEPT. OF PERMITS & DEVELOPMENT

WE ARE SENDING YOU

☒ Attached

☐ Under separate cover via HAND DELIVERY the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
12	3/15/01		SPL. HRNG. SITE PLAN
3	3/27/01		ZONING DESCRIPTION
1			ZONING MAP EXHIBIT.

THESE ARE TRANSMITTED as checked below:

- ☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 20 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: SAFIEH LAALY

If enclosures are not as noted, kindly notify us at once.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: April 13, 2001

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: **Item No.: 405 (01-405-SPHA)**
Legal Owner/Petitioner: 1125 Cromwell Bridge Road, LLC
Property Address: 1101-25 Cromwell Bridge Road
Location Description: SE/S Cromwell Bridge Rd., 361' SW of centerline Glen Eagles Ct.

VIOLATION INFORMATION: **Case No.: 00-2564**
Defendants: 1125 Cromwell Bridge Road LLC

Please be advised that the aforementioned petition is the subject of a closed violation case.

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

Complaint Intake Form/Code Enforcement Officer's report and notes
State Tax Assessment printout
Code Violation Notice

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/scj

DE ENFORCEMENT REPORT

99-1505

DATE: 5, 3, 00 INTAKE BY: LLW CASE #: 00-256A INSPEC: DP

COMPLAINT LOCATION: ¹¹²⁵
1101 Cromwell Bridge Rd

ZIP CODE: 21 DIST: _____

COMPLAINANT NAME: Balto County Signs PHONE #: (H) 3896 (W) _____

ADDRESS: _____ ZIP CODE: _____

PROBLEM: Erection of wall sign without a permit
"Woodcraft"

Erection of a Joint ID Sign without
NAME of Shopping Center

OWNER/TENANT INFORMATION: Erection of temporary signs off site at entrance on
State Right of way Cromwell Bridge Entrance
(0913206610)

TAX ACCOUNT #: 096 758 1286 ZONING: BM

INSPECTION: 5/4 Woodcraft under construction Check for
interior alteration permits. Sign on top of what will be front
& entrance. Sign on wall facing beltway
5/9 B 374546 B 384216 E 396250 P 378664

REINSPECTION: 4/99 sign 7/99 sign 11/99 5/99

6/13 sign permit obtained Craig happy Faxed copy of
close sheet to Phil Bogart 410 951 6025 close
REINSPECTION: RJP

REINSPECTION: _____

Case Entry/Update
Format : CASREC

Mode : CHANGE
File : PDLV0001

Dt Rec: 5032000 Intake: _____ Act: _____ Case #: 00-2564
Insp: PROPALIS, D Insp Grp: ENF Insp Area: 14 Tax Acct: _____
Address: 1125 CROMWELL BRIDGE RD Apt #: _____ Zip: 21286
Problem Descript.: WALL SIGN W/O PERMIT; PERMIT OBTAINED

Complainant Name (Last): _____ (First): _____
Complainant Addr: _____
Complainant City: _____ State: _____ Zip: _____
Complainant Phone (H): _____ (W): _____
Date of Reinspection: 6112000 Date Closed: 6132000 Delete Code (P): X

F3=Exit
F9=Insert

F5=Refresh
F10=Entry

F6=Select format
F11=Change

CASE NO. 00 2564

DATE CLOSED 6/13/00

INSPECTOR DP

COMMENTS sign permits obtained

CLOSED

PT. WIN

DATE: _____

STAFF: _____

AS/400

DATE: 6-13-2000

STAFF: SS

DATE: 05/03/2000

STANDARD ASSESSMENT INQUIRY (1)

RA1001B

TIME: 14:31:50

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
09 13 206610	09	2-2	06-00	N	NO		04/25/00
1125 CROMWELL BRIDGE ROAD LLC				DESC-1.. IMPS7.076 AC SS			
				DESC-2.. N END ORCHARD TREE			
				PREMISE. 01125 CROMWELL BRIDGE			

C/O ROBERT ERCOLE
ONE SOUTH ST 27TH FL
BALTIMORE

MD 21202-3282 FORMER OWNER: 21ST CENTURY PROPERTIES CO 00000-0000

FCV		PHASED IN		
PRIOR	PROPOSED	CURR	CURR	PRIOR
		FCV	ASSESS	ASSESS
LAND: 883,230	1141,400			
IMPV: 2333,480	2710,600	TOTAL.. 3640,236	1456,090	1371,380
TOTL: 3216,710	3852,000	PREF... 0	0	0
PREF: 0	0	CURT... 0	0	0
CURT: 0	0	EXEMPT.	0	0
DATE: 08/95	09/99			

TAXABLE BASIS		FM DATE
00/01 ASSESS: 1456,090		11/10/99
99/00 ASSESS: 1371,380		06/04/99
98/99 ASSESS: 720,760		06/05/98

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Code Enforcement: 410-887-3351 Extension 7291
Building Inspection: ~~410-887-3853~~ is voice mail

Plumbing Inspection: ~~410-887-3620~~
Electrical Inspection: ~~410-887-3860~~

BALTIMORE COUNTY UNIFORM CODE VIOLATION NOTICE

VIOLATION(S) OF TITLE 3, 7, 18, 24, OR 26 OF THE
BALTIMORE COUNTY CODE, ZONING, OR OTHER
CODES, REGULATIONS, AND POLICIES AS
INDICATED BELOW:

Violation Notice No.

~~119449~~

Case No.:

00 2564

Election District _____ Permit No. _____

Name (s) 1125 Cromwell Bridge Rd LLC

Address One South St 27th floor Baltimore 21202

Location of Violation (if different than address) 1125 Cromwell Bridge Rd

Vehicle License No.: _____ Vehicle ID: _____

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS.

County Code:

§§ _____
§§ _____

Zoning Regulations:

§§ 101 102.1
§§ 450

Building Code (BOCA):

§§ _____
§§ _____

Livability Code (18-66):

§§ _____
§§ _____

Investment Property Act (7-66):

§§ _____

Electrical Code (NEC):

§§ _____

Plumbing Code (NSPC):

§§ _____

Dwelling (CABO):

§§ _____

Other: §§ _____

COMMENTS OR OTHER VIOLATIONS.

- ① Obtain permits for Woodcraft sign
 - ② Failure to erect joint ED sign with shopping center name
- Sign permits 410 887 3896
Failure to comply can result in suspension of all other permits

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE
6/11/00 FAILURE TO COMPLY WILL RESULT IN THE PENALTIES DESCRIBED ON
THE REVERSE SIDE OF THIS VIOLATION NOTICE.

DATE ISSUED: 6/1/00 INSPECTOR: D. Propolis

STOP WORK NOTICE

PURSUANT TO INSPECTION AND IDENTIFICATION OF THE FOREGOING VIOLATIONS,
YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER
PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE
INSPECTIONS AND ENFORCEMENT.

THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN: _____

DATE ISSUED: _____ INSPECTOR: _____

IMPORTANT INFORMATION ON FINES AND PENALTIES PRINTED ON REVERSE SIDE.
PLEASE READ CAREFULLY.

AGENCY

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: April 13, 2001

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: **Item No.: 405 (01-405-SPHA)**
Legal Owner/Petitioner: 1125 Cromwell Bridge Road, LLC
Property Address: 1101-25 Cromwell Bridge Road
Location Description: SE/S Cromwell Bridge Rd., 361' SW of centerline Glen Eagles Ct.

VIOLATION INFORMATION: Case No.: 99-7505

Please be advised that the aforementioned petition is the subject of a closed violation case.

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

Complaint Intake Form
Code Violation Notice
Sign Use Permit

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/scj

DATE: 11 / 1 / 99 INTAKE BY: Mile J. CASE #: 99-7305 INSPEC: Mile J.
No ex. case

COMPLAINT LOCATION: 1125 Cromwell Bridge Rd

ZIP CODE: 21204 DIST: _____

COMPLAINANT NAME: Bald. Co. PHONE #: (H) _____ (W) _____

ADDRESS: _____ ZIP CODE: _____

PROBLEM: Signs erected without permit.

OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: _____ ZONING: _____

INSPECTION: 11-1-99 Saw signs going up. Stopped by at approx 5¹⁵ p.m. Fone man could not produce permit. Issued "stop work."

11-2-99 No permit on file. At 9³⁰ pm - defendant stopped by for permit. John Lewis of Zoning Commission
REINSPECTION: says permit cannot be issued.

Reinspt 11-5-99 for permit

REINSPECTION: Permit received Reinspt 12-5-99 for compliance.

REINSPECTION: _____

Case Entry/Update
Format : CASREC

Mode : CHANGE
File : PDLV0001

Dt Rec: 11011999 Intake: _____ Act: _____ Case #: 99-7505
Insp: JOHNSON, M Insp Grp: ENF Insp Area: 14 Tax Acct: _____
Address: 1125 CROMWELL BRIDGE RD Apt #: _____ Zip: 21204
Problem Descript.: SIGNS ERECTED W/O PERMIT; RECEIVED PERMIT

Complainant Name (Last): _____ (First): _____
Complainant Addr: _____
Complainant City: _____ State: _____ Zip: _____
Complainant Phone (H): _____ (W): _____
Date of Reinspection: 12051999 Date Closed: 12051999 Delete Code (P): X

F3=Exit
F9=Insert

F5=Refresh
F10=Entry

F6=Select format
F11=Change

CASE NO. 99-7505
DATE CLOSED 12-5-99
INSPECTOR M. L. J.
COMMENTS permit received

CLOSED

PT/WIN
DATE: 2/7/00
STAFF: CO

AS/400
DATE: 2/7/00
STAFF: CO



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Code Enforcement: 410-887-3351 Extension 7304
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE VIOLATION NOTICE

VIOLATION(S) OF TITLE 3, 7, 18, 24, OR 26 OF THE
BALTIMORE COUNTY CODE, ZONING, OR OTHER
CODES, REGULATIONS, AND POLICIES AS
INDICATED BELOW:

Violation Notice No.
118725

Case No.:
99-7505

Election District _____ Permit No. _____

Name (s) Claude Neon Signs, Inc.

Address 1808 Cherry Hill Rd. B. Mt. 21213

Location of Violation (if different than address) Big Screen Star-Cromwell Bldg.

Vehicle License No.: _____ Vehicle ID: _____

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

County Code:

§§ _____
§§ _____

Zoning Regulations:

§§ 450
§§ _____

Building Code (BOCA):

§§ _____
§§ _____

Livability Code (18-66):

§§ _____
§§ _____

Investment Property Act (7-66):

§§ _____

Electrical Code (NEC)

§§ _____

Plumbing Code (NSPC):

§§ _____

Dwelling (CABO):

§§ _____

Other: §§ _____

COMMENTS OR OTHER VIOLATIONS

① Apply/receive permits for
signs or remove same

Sign for 887-3896

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE
11-5-99 FAILURE TO COMPLY WILL RESULT IN THE PENALTIES DESCRIBED ON
THE REVERSE SIDE OF THIS VIOLATION NOTICE.

DATE ISSUED: 11-1-99

INSPECTOR: Mike Plummer

STOP WORK NOTICE

PURSUANT TO INSPECTION AND IDENTIFICATION OF THE FOREGOING VIOLATIONS,
YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER
PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE
INSPECTIONS AND ENFORCEMENT.

THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

DATE ISSUED: 11-1-99 at 5:30

INSPECTOR: Mike Plummer

IMPORTANT INFORMATION ON FINES AND PENALTIES PRINTED ON REVERSE SIDE.
PLEASE READ CAREFULLY.

AGENCY



Fee - 10⁰⁰
PERMIT
RECEIPT

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 1125 Cromwell Bridge Rd. Towson, Md.
BUSINESS NAME The Big Screen Store ZONING BM
OWNER'S NAME 21st. Century, Inc. PHONE NO. 410-603-8800 HISTORIC DISTRICT: ☐ Yes ☒ No
MAILING ADDRESS 4 Reservoir Circle Suite 100 Pikesville, Md. 21208
APPLICANT/OWNER'S AGENT Mark M. Nethen PHONE NO. 410-685-7575
SIGN COMPANY NAME Claude Neon Signs PHONE NO. 410-685-7575

TYPE OF SIGN:

TAX ACCOUNT NO. _____ / _____ / _____

☐ Temporary - Including Real Estate/Construction/Event Temporary Sign(s) in the Last Year: ☐ Yes ☐ No
☒ Permanent ☐ Changeable Copy ☒ Wall ☐ Face Change Only ☐ Non-Illuminated
☐ Freestanding ☐ Pylon ☐ Monument ☒ Illuminated (separate electrical permit required)
Size: 4' feet X 50' feet = 200 square feet Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, sides _____ and _____, and rear _____
NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

PROHIBITIONS - including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or government property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.

Work Description (including number of signs, special conditions, materials, locations, and size):

Install one set of neon channel letters on rear of building.
East elevation.
"The Big Screen Store"
on EX WALL AB PER LETTER PREVIOUSLY APPRO'D
PLEASE PRINT OR TYPE LEGIBLY Contingent on one solid wall / not roof sign

OWNER/AGENT CERTIFICATION

I hereby certify, under penalty of law, that the proposed sign will be located so as not to violate any codes and that the information supplied is true, complete, and correct.

Signature Mark M. Nethen Date 11-2-99 Print/Type Name Mark M. Nethen

Notes: White - Office; Yellow - Applicant (keep this copy for your permanent records)

Authority under Section 500.4, BCZR **PDM APPROVAL (SIGN ONLY)**

Signature

Initials

Date

MAR-26-2001 MON 11:30 AM TRAFFIC GROUP

FAX NO. 4109316601

P. 02/07



March 26, 2001

Mr. Cary Lusk
4 Reservoir Circle
Suite 100
Baltimore, Maryland 21208

RE: 1125 Cromwell Bridge Road, LLC
Baltimore County, Maryland
Our Job No.: 2001-0216

Dear Mr. Lusk:

As requested, The Traffic Group, Inc. has undertaken a *PARKING LOT OCCUPANCY STUDY* for the subject property that currently contains Syms, the Big Screen Store, K&G Menswear, Woodcraft, and Bassett Furniture. The total development is served by 386 parking spaces.

The Traffic Group, Inc. undertook our studies from 10 AM to 10 PM on Friday, March 9, 2001 and from 10 AM to 10 PM on Saturday, March 10, 2001, in 30-minute intervals in four areas of the parking lot. Overall, we found that on Friday, March 9, 2001, (at 1:30 in the afternoon), a total of 78 of the 386 parking spaces were occupied resulting in an occupancy rate of 20.2%.

On Saturday, March 10, 2001, the peak parking occupancy occurred at 3 PM when 143 of the 386 parking spaces were occupied, resulting in an occupancy rate of 37%.

Overall, it is our opinion that the current utilization of the parking lot is substantially below the available parking spaces and that the uses currently in place at the property generate parking demand at a rate substantially below the current County Code.

MAR-26-2001 MON 11:30 AM TRAFFIC GROUP

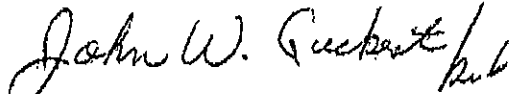
FAX NO. 4109316601

P. 03/07

Mr. Cary Lusk
March 26, 2001
Page 2

After you review this information, if you have any further questions, please call.

Sincerely,



John W. Guckert
President

JWG:smb

cc: Bill Monk
Mickey Cornelius
Joe Caloggero

(2001-0216/wp/Lusk)

MAR-26-2001 MON 11:30 AM TRAFFIC GROUP

FAX NO. 4109316601

P. 04/07

LUSKINS PARKING LOT
BALTIMORE COUNTY, MARYLAND
PARKING LOT STUDY
FRIDAY - MARCH 10, 2001
10 am to 10 pm



TIME	Number of Parked Cars	Number of Marked Spaces	% Of Full Spaces
AM			
10:00	39	386	10.1%
10:30	50	386	13.0%
11:00	53	386	13.7%
11:30	54	386	14.0%
12:00	63	386	16.3%
12:30	64	386	16.6%
1:00	69	386	17.9%
1:30	78	386	20.2%
2:00	67	386	17.4%
2:30	53	386	13.7%
3:00	63	386	16.3%
3:30	57	386	14.8%
4:00	57	386	14.8%
4:30	58	386	14.5%
5:00	57	386	14.8%
5:30	59	386	15.3%
6:00	54	386	14.0%
6:30	48	386	12.4%
7:00	63	386	16.3%
7:30	63	386	16.3%
8:00	50	386	13.0%
8:30	32	386	8.3%
9:00	19	386	4.9%
9:30	7	386	1.8%
10:00	0	386	0.0%
PM			
PEAK HOUR			
4:30	78	386	20.2%

MAR-26-2001 MON 11:30 AM TRAFFIC GROUP

FAX NO. 4109316601

P. 05/07

LUSKINS PARKING LOT
BALTIMORE COUNTY, MARYLAND
PARKING LOT STUDY
SATURDAY - MARCH 10, 2001
10 am to 10 pm



TIME	Number of Parked Cars	Number of Marked Spaces	% Of Full Spaces
AM			
10:00	54	386	14.0%
10:30	87	386	17.4%
11:00	84	386	21.8%
11:30	86	386	22.3%
12:00	88	386	22.3%
12:30	95	386	24.6%
1:00	122	386	31.6%
1:30	110	386	28.5%
2:00	122	386	31.6%
2:30	130	386	33.7%
3:00	143	386	37.0%
3:30	118	386	30.6%
4:00	106	386	27.5%
4:30	110	386	28.5%
5:00	105	386	27.2%
5:30	87	386	22.5%
6:00	73	386	18.9%
6:30	61	386	15.8%
7:00	34	386	8.8%
7:30	13	386	3.4%
8:00	3	386	0.8%
8:30	0	386	0.0%
9:00	0	386	0.0%
9:30	0	386	0.0%
10:00	0	386	0.0%
PM			
PEAK HOUR			
1:00	143	386	37.0%

MAR-26-2001 MON 11:30 AM TRAFFIC GROUP

FAX NO. 4109316601

P. 06/07

LUSKINS PARKING LOT
BALTIMORE COUNTY, MARYLAND
PARKING LOT STUDY
FRIDAY - MARCH 9, 2001
10 am to 10 pm



TIME	AREA "A"	AREA "B"	AREA "C"	AREA "D"	TOTAL
AM					
10:00	27	0	2	10	39
10:30	34	2	2	12	50
11:00	38	0	2	15	53
11:30	33	0	3	18	54
12:00	41	1	2	19	63
12:30	35	2	3	24	64
1:00	39	3	3	24	69
1:30	46	3	5	24	78
2:00	40	1	4	22	67
2:30	33	4	3	13	53
3:00	36	3	3	19	61
3:30	33	3	3	18	57
4:00	37	2	3	15	57
4:30	32	2	2	20	56
5:00	31	3	2	21	57
5:30	34	2	2	21	59
6:00	26	2	1	25	54
6:30	24	3	1	20	48
7:00	33	2	1	27	63
7:30	34	2	1	28	65
8:00	25	2	1	22	50
8:30	15	2	1	14	32
9:00	8	2	1	8	19
9:30	0	0	1	6	7
10:00	0	0	0	0	0
PM					
PEAK HOUR					
1:30	46	3	5	24	78

MAR-26-2001 MON 11:31 AM TRAFFIC GROUP

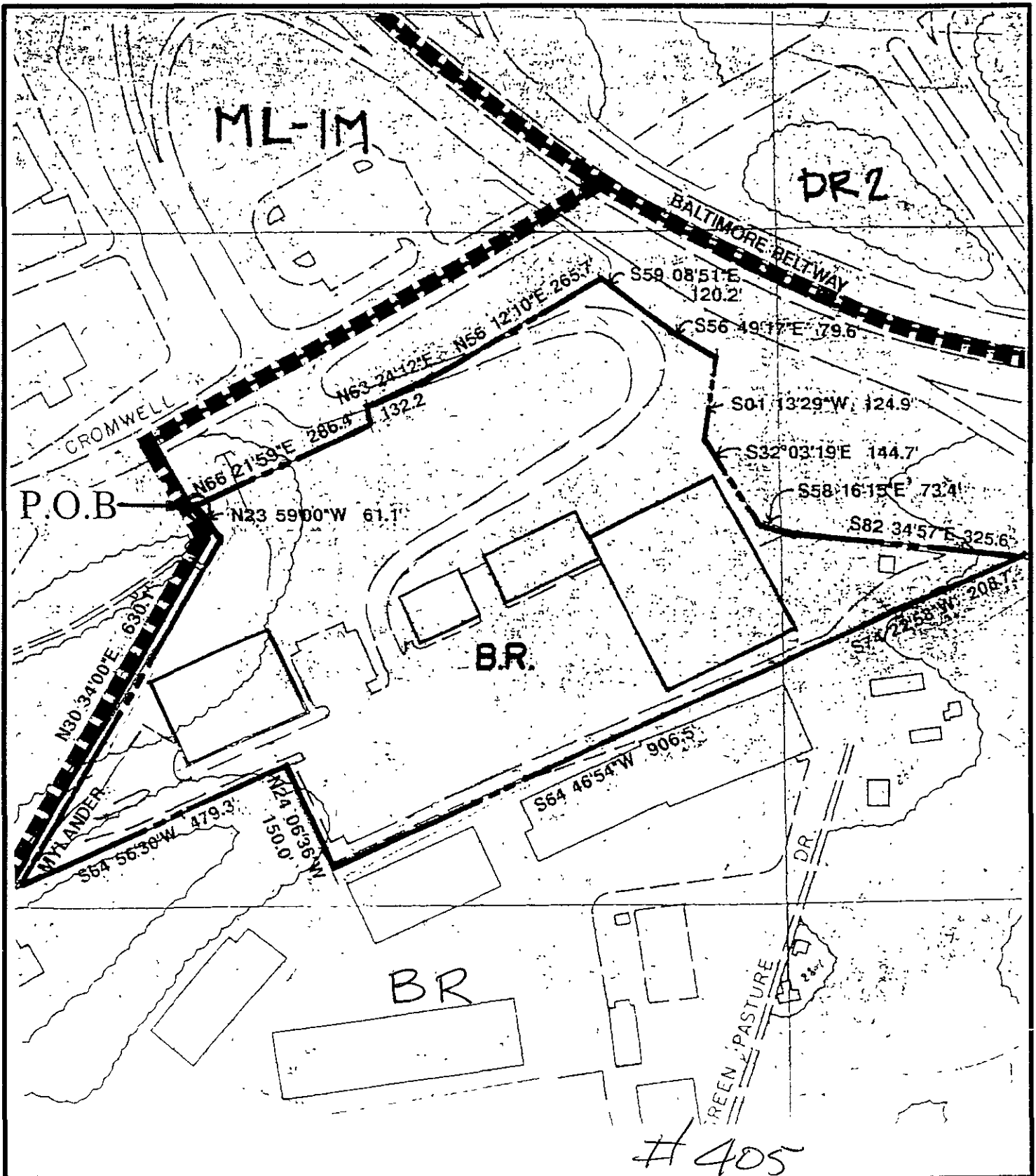
FAX NO. 4109316601

P. 07/07

LUSKINS PARKING LOT
BALTIMORE COUNTY, MARYLAND
PARKING LOT STUDY
SATURDAY - MARCH 10, 2001
10 am to 10 pm



TIME	AREA "A"	AREA "B"	AREA "C"	AREA "D"	TOTAL
AM					
10:00	33	2	6	13	54
10:30	40	4	6	17	67
11:00	54	3	7	20	84
11:30	53	3	9	21	86
12:00	54	2	8	22	86
12:30	56	3	8	27	95
1:00	68	11	9	36	122
1:30	66	4	6	34	110
2:00	70	6	10	36	122
2:30	73	7	10	40	130
3:00	80	8	13	42	143
3:30	70	8	10	30	118
4:00	63	8	10	25	106
4:30	63	6	9	33	110
5:00	60	5	9	31	105
5:30	48	5	8	27	87
6:00	35	3	8	26	73
6:30	25	5	9	22	61
7:00	11	4	9	10	34
7:30	11	0	0	2	13
8:00	3	0	0	0	3
8:30	0	0	0	0	0
9:00	0	0	0	0	0
9:30	0	0	0	0	0
10:00	0	0	0	0	0
PM					
PEAK HOUR					
3:00	80	8	13	42	143



#405

	MORRIS & RITCHE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS 110 WEST ROAD, SUITE 245 TOWSON, MARYLAND 21204 (410) 821-1690 FAX: (410) 821-1748	ZONING MAP TO ACCOMPANY SPECIAL HEARING & VARIANCE APPLICATION 1101-1125 CROMWELL BRIDGE ROAD BALTIMORE COUNTY, MARYLAND			
SCALE: 1"=200'	DATE: 03/26/01	ZONING MAP: N.E. 10-C	DESIGN BY:	REVIEW BY: WM	JOB NO.: 12025

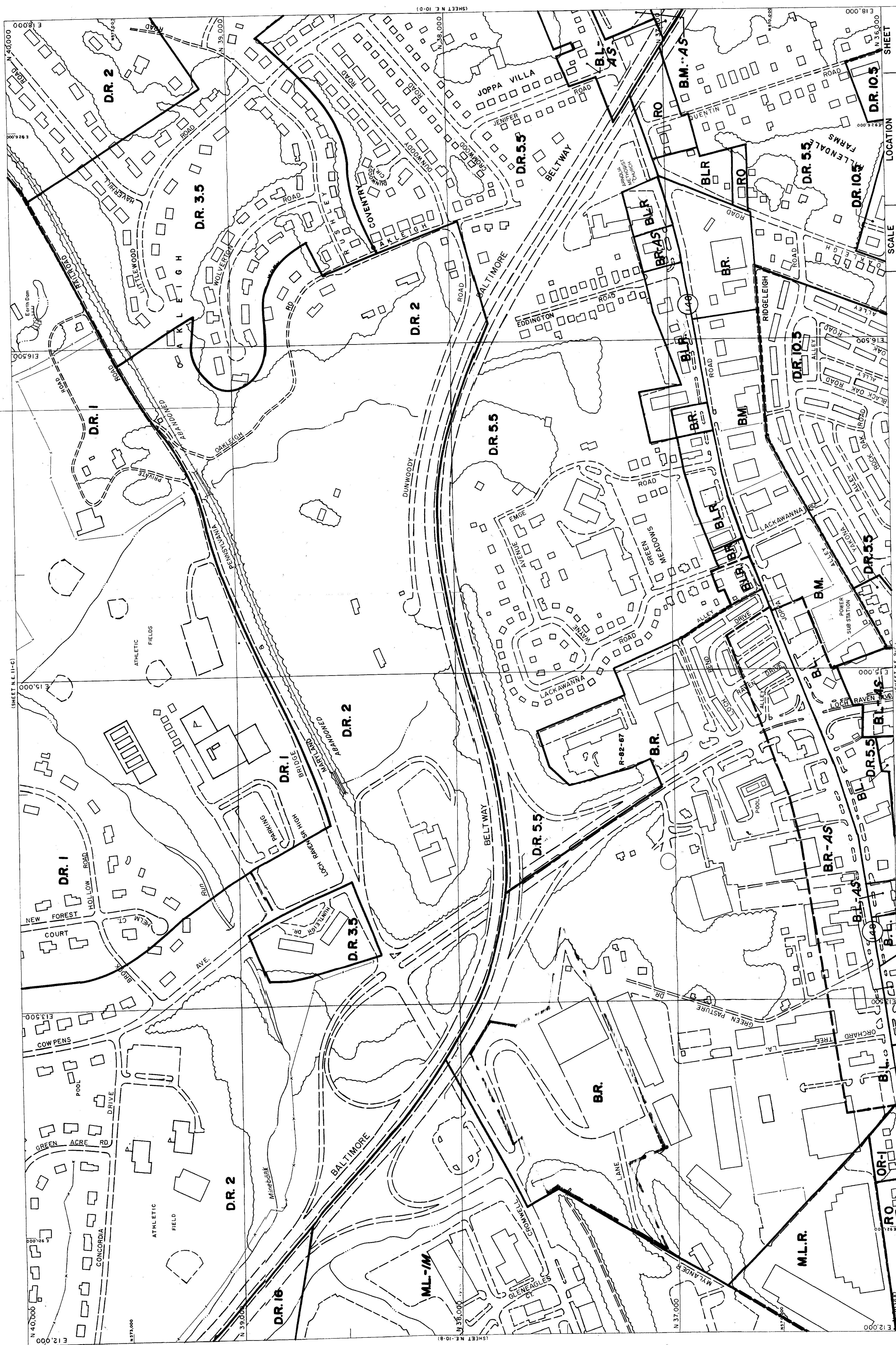
**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00

Joseph B. Bartolotta
Chairman, County Council

	N - NW	N - NE
	R - SW	R - SE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210





(410) 821-1690
FAX (410) 821-1748

1101-1125 CROMWELL, BRIDGE ROAD
BALTIMORE COUNTY, MARYLAND

USE	USE TYPE OF USE	SQUARE FOOTAGE
1	USE TYPE OF USE	4,000
2	USE TYPE OF USE	17,000
3	USE TYPE OF USE	17,000
4	USE TYPE OF USE	8,000
5	USE TYPE OF USE	24,000
6	USE TYPE OF USE	24,000
7	USE TYPE OF USE	122,000
8	USE TYPE OF USE	122,000
9	USE TYPE OF USE	134,200

WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

BUILDING USE TABLE:

[illegible]

100

PA

3181/0350

A handwritten signature in dark ink, appearing to read "J. H. ...". The signature is written in a cursive style with several loops and flourishes. It is located at the bottom right of the page, below the typed name "John H. ...".

By the time the new before the Planning Zoning Commission as a petition for Waiver for the property shown as 110131-12 Council District 360, located in the vicinity of Wynnton Lane and the Baltimore Riverfront, 11400 N. Totten. The petition was filed by the owners of the property, 11400 N. Totten, Baltimore, Maryland 21206.

31 Century Properties Company, by Gary Luckins, and the current Petitioners, Wynnton Sports, Activity, Inc., by Kym A. Becker, the petitioners seek relief from Section 30-3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a site and setbacks of 20 feet in lieu of the required 30 feet and a rear and side setback of 5 feet in lieu of the required 10 feet.

In test for a proposed one-story building of 61,320 sq. ft. the subject property and relief sought are more particularly described on the site plan attached which was accepted into evidence at petitioner's Exhibit 1.

Appearing at the hearing on behalf of the petitioners were Jason Gorman, a representative of Sports Activity, Inc., Steve Grogan, and William P. Webb, to represent Totten Planning and Totten Capital, appearing as an interested party. Ms. Wynnton Sports was represented by the petitioners.

Davidson Lewis Council District 360. There were no relevant precedents.

Findings and evidence offered reflected that the subject property consists of a 1.4-acre site of 1110 acres, more or less, zoned R-1, and improved with a site of retail and commercial uses. Specifically, this

[illegible]

associated with this property and the amount of parking required for existing and proposed uses, time required variations are necessary. As stated above, this property is unique in its property and configuration. In order to locate this new tenant on the property, new improvements will be required to the existing parking lot and additional landscaping provided.

Mr. Wayne Starnes, a representative of the Town of Lake Geneva Community Council, appeared in full support of the staff request and testified that he believes the proposed use will be a welcome addition to the area. However, Mr. Starnes requested that a landscaping plan be prepared for review and approval by Multnomah County, that demonstration be given to landscaping needs for the entire site and not just the area surrounding the proposed sports authority store. Therefore, as a condition of approval of the variations relief sought, a restoration shall be imposed at the end of this order recommending Mr. Starnes' request.

It should also be noted that the concerns identified by the Office of Planning and Zoning (OPZ), dated August 18, 1995, are discussed at the hearing and addressed with in accordance with the following: It was agreed that landscaping at the proposed building will not be visible for either Council Ridge Road or the Ballislee Boulevard (I-505). It will be necessary to submit landscaping elevation drawings to the Office of Planning

- 2 -

[illegible]

which is not readily visible to motorists on the Baltimore Parkway will not be necessary for the Plaintiff to submit a plan to the Board for review and approval by the Board. However, the Plaintiff shall be required to comply with all zoning regulations imposed upon them by the B.C. Locality. In the opinion of the Deputy Zoning Commissioner, the Plaintiff has satisfactorily demonstrated that the location of the Sports Activity Building will not interfere with the annual Fourth of July fireworks play which takes place on this site.

The B.C.M.A. specifically Section 30.1, established a two-step process for the granting of variances. The two-step process was adopted and identified by the Court of Special Appeals in the case of CECILE, 445a. 107 Md. App. 631 (1995). The question in this case, issued January 1, 1995, and answered by the Honorable J. C. Mitchell, is whether the Plaintiff is required to establish the following:

First, the Plaintiff (Petitioner) must prove, and this step Zoning Commissioner find, that the use properly meets the criteria to be placed (or was conducted) as -- in and of itself -- unique and unusual in its nature or different from the nature of surrounding properties; and that the uniqueness and peculiarity of the subject property cause zoning provisions to impact disproportionately upon that property.

- 5 -

case and set forth and address the restrictions of
this order.

[Handwritten signature]
TERRY L. GIBSON
Deputy Acting Compliance
Officer
1-11-80

[illegible][illegible]

[illegible][illegible][illegible][illegible]

CERTIFICATE OF PUBLICATION
 I, the undersigned, Clerk of the County of _____, State of _____, do hereby certify that the within and foregoing publication is a true and correct copy of the original as the same appears in the records of the County of _____, State of _____, and that the same has been duly filed for record in the County of _____, State of _____, and that the same has been duly published in the _____, a weekly newspaper published in _____, Baltimore County, Md., once in each of _____ successive weeks, the first publication appearing on _____, 19____.

Date of Filing, _____
 Printed by _____
 Published by _____
 Location of property, _____
 Location of signs, _____
 Remarks, _____
 Number of Signs, _____

Date of record, _____
 By _____

THE JEFFERSONIAN
A. H. Henderson

Baltimore County
Department of Permits and
Development Management

Development Permitting
111 West Chesapeake Avenue
Eatonville, Maryland 2104

September 13, 1995

Mr. J. Sawyer
1200 E. 76th Road #2
Ft. Lauderdale, FL 33319

RE: 1200 Boyl St.
Eatonville, FL 33428
Nationwide Life Century Prop.

Dear Mr. Sawyer:

After having the very thorough "200" which consists of approximately 1000 photos taken by the County's Aerial Photography Unit, we returned the photo to you. The photos were taken on 9/12/95 and are attached for your review. The photos were taken from the West side of the road.

The property is located on the West side of the road and is approximately 1000 feet wide and 1000 feet deep. The property is currently owned by the County and is being sold to the County. The property is currently being used as a parking lot and is being sold to the County. The property is currently being used as a parking lot and is being sold to the County. The property is currently being used as a parking lot and is being sold to the County.

I am enclosing a copy of the aerial photograph of the property for your review. The aerial photograph was taken on 9/12/95 and is attached for your review. The aerial photograph was taken on 9/12/95 and is attached for your review. The aerial photograph was taken on 9/12/95 and is attached for your review.

Sincerely,

W. Paul Richards Jr.
W. Paul Richards, Jr.
County of Baltimore

cc: [illegible]

[illegible]

8201 - Planning & Design
DATE: 10/15/95
PROJECT: 111 West Chesapeake Ave.
TOWNSHIP: 111
COUNTY: BALTIMORE
DATE: 10/15/95

Mr. Bill Monk
William Monk, Inc.
Countryside Commons
111 West Chesapeake Ave.
Towson, MD 21204

Re: The Sports Authority Proposed Site
111 West Chesapeake Ave.
Towson, MD

Dear Mr. Monk:
This letter is in response to your letter dated 10/11/95 regarding your request for a preliminary site plan for the proposed site at 111 West Chesapeake Ave. in Towson, MD. The Sports Authority is currently reviewing your request and will provide a response within 30 days.

Sincerely,
John L. Lister
John L. Lister
County Planner

WILLIAM MONK, INC.
PLANNING, LANDSCAPE DESIGN
ENVIRONMENTAL CONSULTING
222 ROBERT AVENUE, TOWSON, MD 21204

TO: ZADM
DATE: 10/11/95
PROJECT: COUNTRYSIDE COMMONS ROAD

RECEIVED BY: [Signature]
DATE: 10/11/95

WE ARE SENDING YOU [] Attached [] Under separate cover [] The following items:

☐ Site plan
☐ Copy of letter
☐ Photos
☐ Plans
☐ Site plan
☐ Site plan
☐ Site plan

RECEIVED BY: [Signature]
DATE: 10/11/95

THESE ARE TRANSMITTED as checked below:

☐ For approval
☐ For review and comment
☐ For review and comment
☐ For review and comment

REMARKS:

COPY TO: [Signature]

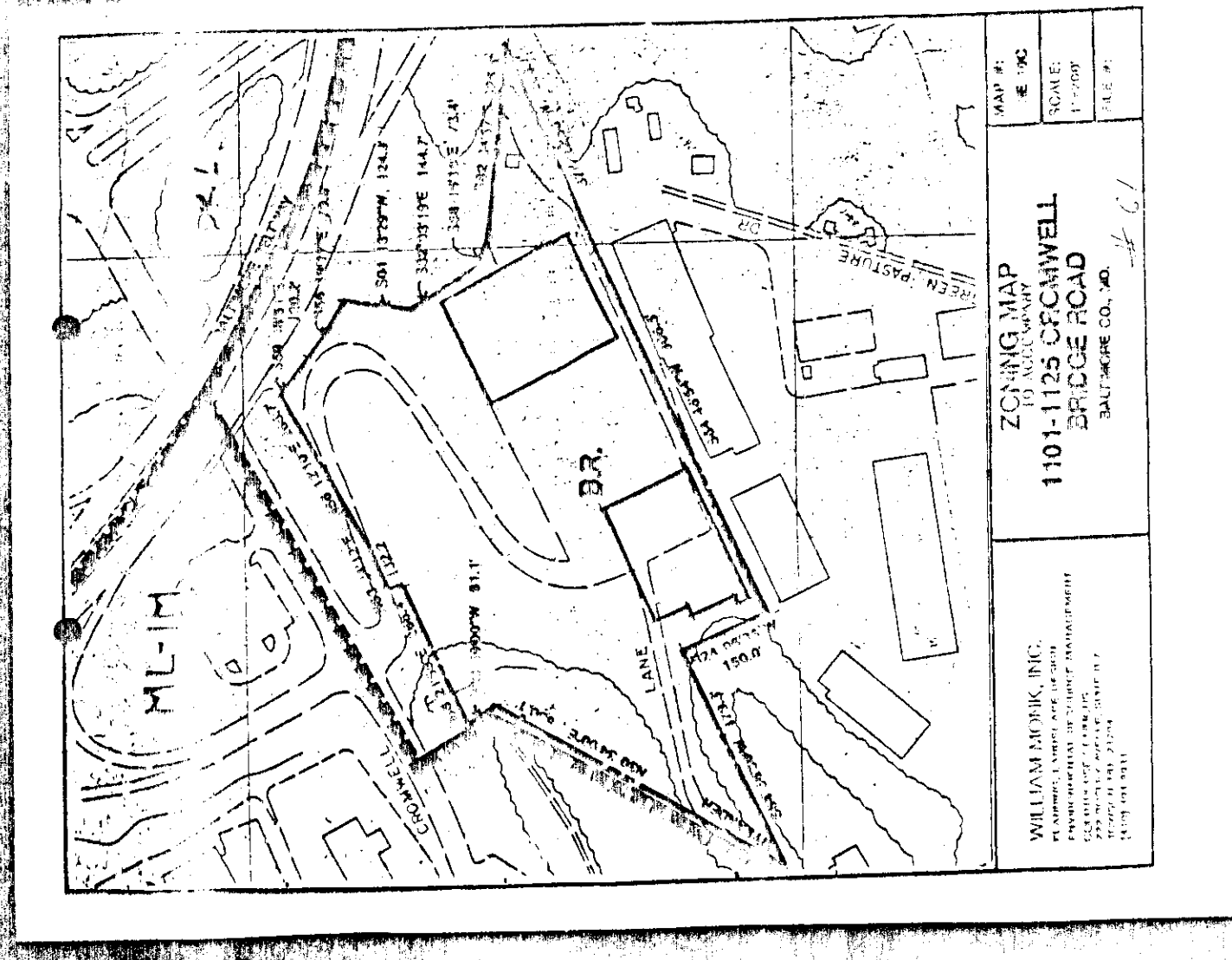
PLEASE PRINT CLEARLY

NAME: [Signature]
ADDRESS: [Signature]
CITY: [Signature]
STATE: [Signature]
ZIP: [Signature]

DATE: 10/11/95

PROJECT: COUNTRYSIDE COMMONS ROAD

RECEIVED BY: [Signature]
DATE: 10/11/95



Baltimore County Government
Department of Economic Development
Planning & Design
111 West Chesapeake Ave.
Towson, MD 21204

August 28, 1995

RE: Sports Authority
111 West Chesapeake Ave.
Towson, MD 21204

Dear Sir:

On 8/28/95, the Planning & Design Committee (PDC) considered your request for a preliminary site plan for the proposed site at 111 West Chesapeake Ave. in Towson, MD. The PDC has reviewed your request and has determined that the proposed site is suitable for the proposed use. The PDC has also determined that the proposed site is suitable for the proposed use. The PDC has also determined that the proposed site is suitable for the proposed use.

Sincerely,
John L. Lister
John L. Lister
County Planner

William Monk, Inc.
Sports Authority
August 28, 1995
Page 2

Your plan will be submitted for general compliance with all applicable requirements. Comments on the plan will be submitted to the Planning & Design Committee (PDC) for review. The PDC will provide a response within 30 days.

Please note that a Sports Authority is required. Should you have additional questions regarding this matter, please do not hesitate to call me.

Sincerely,
Donald T. Rouse
Donald T. Rouse
Development Manager

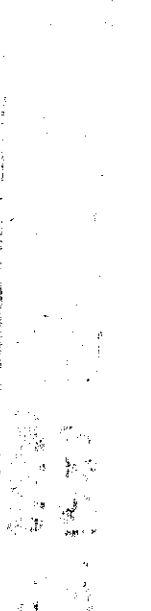
Baltimore County
Department of Economic Development
Planning & Design
111 West Chesapeake Ave.
Towson, MD 21204

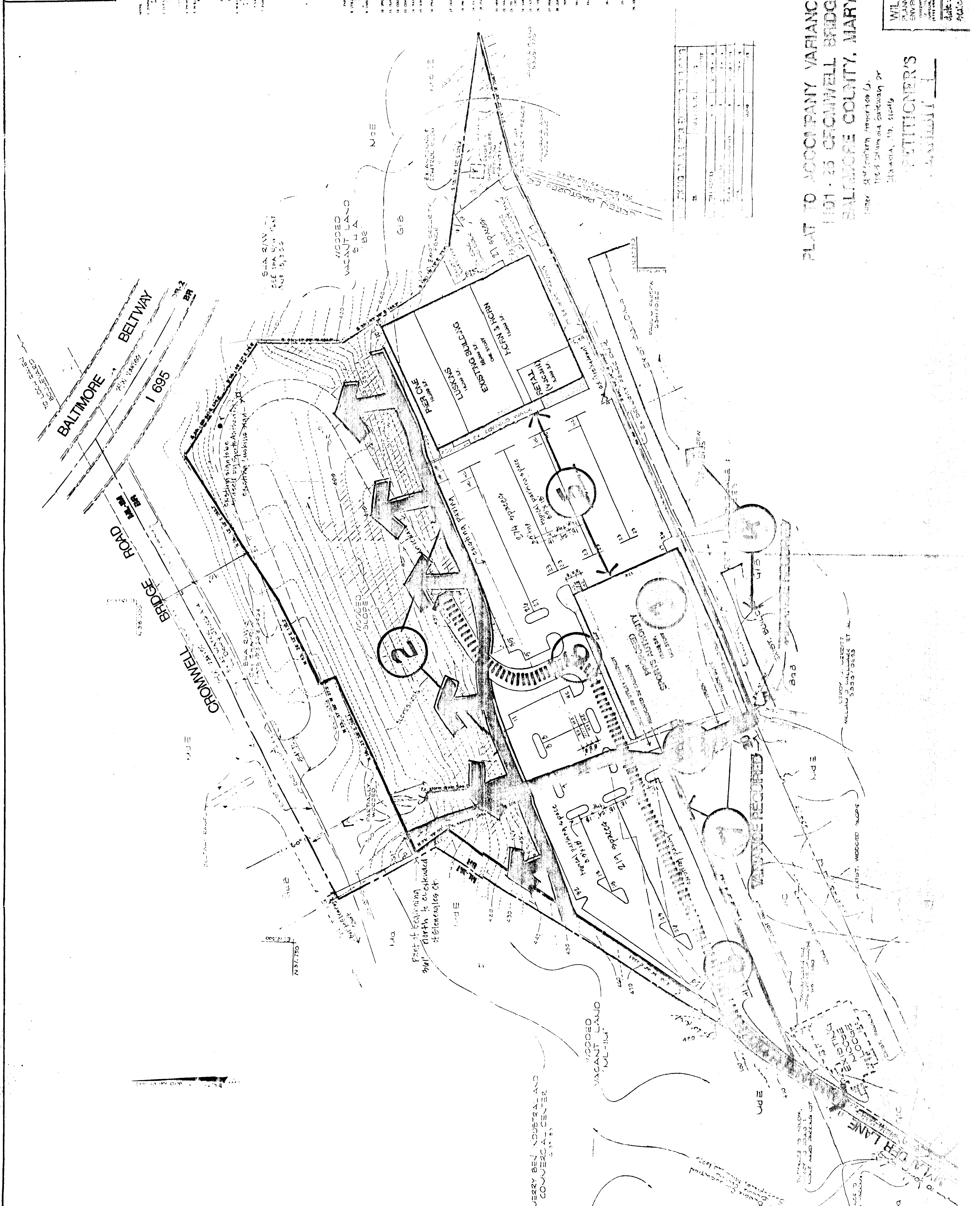
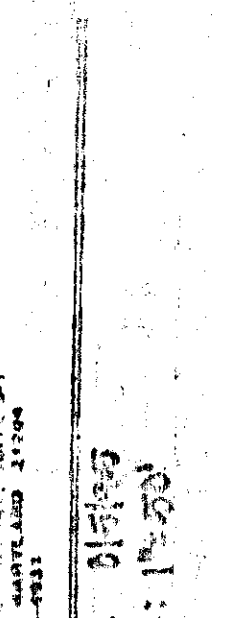
September 14, 1995

Dear Mr. Monk:

The Planning & Design Committee (PDC) has reviewed your request for a preliminary site plan for the proposed site at 111 West Chesapeake Ave. in Towson, MD. The PDC has determined that the proposed site is suitable for the proposed use. The PDC has also determined that the proposed site is suitable for the proposed use. The PDC has also determined that the proposed site is suitable for the proposed use.

Sincerely,
John L. Lister
John L. Lister
County Planner

[illegible]

[illegible]