IN RE: PETITIONS FOR SPECIAL HEARING

AND SPECIAL EXCEPTION – NW/Corner

Cranbrook Road & Ridgeland Road

(Cranbrook Center)

8th Election District

4th Council District

Cranbrook Plaza Enterprises, LLC Petitioners

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

* Case No. 03-246-SPHX

* * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Special Exception filed by the owners of the subject property, Cranbrook Plaza Enterprises, LLC, by Alan Gebhart, Managing Member, through their attorney, Robert A. Hoffman, Esquire. The Petitioners request a special hearing to approve an amendment to the last approved site plan and a special exception for a community building in a B.L. zone, pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.). 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 Alan Gebhart and Dan Smith, representatives of Cranbrook Plaza Enterprises, LLC, property owners; and Terry J. Dezzutti, Mark Miller, Dan Pallace, and Stacey Krainer, representatives of the Merritt Athletic Clubs, the proposed Lessees of the subject property. Also appearing on behalf of the Petitioners were Dan Puciato; Terry Paterniti; Joseph Larson a principal in Spellman, Larson & Associates, Inc., the consultants who prepared the site plan; and Patricia A. Malone, Esquire, attorney for the Petitioners. Appearing as an interested citizen was Paula Faith Kurrus, on behalf of the Springdale Community Association. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel, approximately 12.134 acres in area, primarily zoned B.L. with a small portion on

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the east side of the site zoned R.O. The property is located on the north side of Cranbrook Road, adjacent to its intersection with Ridgeland Road and just south of Warren Road in Cockeysville. The property is improved with a one-story strip shopping center building which tenants include Patricks' Restaurant, Coliseum Restaurant/Tavern, a video store, and other commercial/retail uses. In addition, to the strip building, there are several freestanding buildings on the property, one of which houses a McDonald's Restaurant. Two other freestanding buildings are located in the R.O. zoned portion of the site adjacent to Ridgeland Road and are utilized as office buildings. These two buildings are actually independent of the shopping center and do not have direct access from Cranbrook Road, but rather from Ridgeland Road.

Testimony indicated that a 25,307 sq.ft. area of the strip shopping center building, which was formerly used as a grocery store, has been vacant for some time. The Petitioners propose to lease that area to the Merritt Athletic Clubs, a well-known fitness center franchise in the Baltimore/Metropolitan area. A floor plan of the facility proposed for the subject location was submitted into evidence as Petitioner's Exhibit 2. Typical of the industry, Merritt will offer aerobic and strength training classes as well as a variety of exercise equipment. There will not be a swimming pool, nor will there by any basketball or racquetball courts. It was indicated at the hearing that the proposed facility will be open seven days a week, from approximately 5:30 AM to 10:00 PM, Monday through Friday, and 8:00 AM to 6:00 PM Saturdays and Sundays. Testimony indicated that peak periods of usage are typically between the hours of 9:00AM to 11:00AM and 5:00PM to 7:30PM, which are generally different from the peak hours of operation of the other businesses in the shopping center.

The proposed Merritt Athletic Center is considered a community building, pursuant to Section 230.13 of the B.C.Z.R. That Section permits, by special exception, a "Community building, swimming pool, or other structural or land use devoted to civic, social, <u>recreational</u> and educational activities, including use of the building as a catering hall" in the B.L. zone. (Emphasis added). Athletic facilities and gymnasiums have typically been considered community buildings

under the B.C.Z.R. Testimony and evidence offered was that the use is appropriate at this location and will not be detrimental to the health, safety and general welfare of the locale.

As noted above, Ms. Kurrus appeared on behalf of the Springdale Community, which is located to the rear of the subject site, and indicated their support of the request. It was also indicated that the Greater Timonium Community Council also supports the request. It is to be particularly noted that the Merritt Athletic Club representatives indicated that their facilities typically draw people from the immediate vicinity. The proposed facility is located in close proximity to a large residential community, including a variety of apartment/condominium complexes.

Based upon the testimony and evidence presented, I am persuaded to grant the request. I find that the relief requested meets the special exception requirements of Section 502.1 of the B.C.Z.R. and that an amendment to the last approved site plan to reflect the proposed modifications is appropriate. However, in so granting, I will impose the recommendations made by the Office of Planning relative to landscaping and screening. As noted above, the rear of the subject property abuts the residential community of Springdale. There currently exists some landscaping and buffering, including a fence along the rear property line. This landscaping and fencing should be refurbished as necessary to further enhance the subject property. Thus, I will require that a landscape plan addressing these issues be submitted for review and approval by the Office of Planning prior to the issuance of any permits.

It is also to be noted that Counsel for the Petitioners offered an alternative plan for consideration. That plan, marked as Petitioner's Exhibit 3, shows a potential connection to allow vehicular circulation between the two office buildings on the R.O. zoned portion of the site and the uses on the B.L. zoned portion of the property. The Petitioners are currently contemplating this connection, but due to the change of grade in this area, it is unclear whether such a connection can be made. In the event such a connection is made, a minimal number of parking spaces will be lost in order to allow for a proposed drive aisle. I am satisfied that either plan is appropriate in that sufficient parking exists on the site for all of the tenants. As noted above, the businesses have

varying hours of operation that apparently do not compete with one another. Thus, should the Petitioners desire to make that connection, it will not be necessary to file a new Petition for Special Hearing to amend the site plan, accordingly.

Pursuant to the advertisement, posting of the property and public hearing on this 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 day of January 2003 that the Petition for Special Hearing to approve an amendment to the last approved site plan, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to permit a community building in a B.L. zone, pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

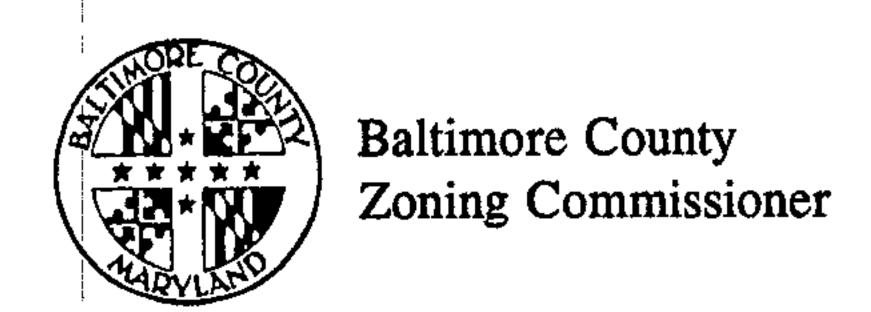
- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any permits, the Petitioners shall submit a landscape plan for review and approval by the Office of Planning. Said plan shall address the existing fence and screening to the rear of the site as well as landscaping along Cranbrook and Ridgeland Roads.

3) When applying for any permits, the site plan and/or landscape plan filed must reference this case and set forth and address the restrictions of this Order

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs



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

Fax: 410-887-3468

January 31, 2003

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

Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING & SPECIAL EXCEPTION NW/Corner Cranbrook Road and Ridgeland Road (Cranbrook Center)

8th Election District – 4th Council District Cranbrook Plaza Enterprises, LLC - Petitioners Case No. 03-246-SPHX

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 Special Exception 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,

LAWRENCE E. SCHMIDT Zoning Commissioner

for Baltimore County

LES:bjs

Mr. Alan Gebhart, Managing Member, Cranbrook Plaza Enterprises, LLC 599 Cranbrook Road, Cockeysville, Md. 21030
 Mr. Terry J. Dezzutti, Merritt Athletic Clubs 2064 Lord Baltimore Drive, Baltimore, Md. 21244
 Mr. Joseph Larson, Spellman Larson & Assoc., Inc. 105 W. Chesapeake Avenue, Towson, Md. 21204
 Ms. Paula F. Kurrus, 10708 Lakespring Way, Cockeysville, Md. 21030
 Office of Planning; People's Counsel; Case/File



ORDER THE SECTIONS

REV 9115198

Case No. 03-246- SPHX

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

.528-598 Cranbrook Road

which is presently zoned BL + RO

ESTIMATED LENGTH OF HEARING _____

Date __ /1-19-02

UNAVAILABLE FOR HEARING

Reviewed By __JRF

City State Zip Code	City State Zip Code
Towson, MD 21204	Towson, MD 21204
Address Telephone No.	Address Telephone No.
210 Allegheny Avenue (410) 494-6221	210 Allegheny Avenue (410) 494-6200
Company	Name
Venable, Baetjer and Howard, LLP	Robert A. Hoffman
Signature	Representative to be Contacted:
1/1/1/1/1//	
Name - Type or Print	Cockeysville, MD 21030 City State Zip Code
Robert A. Hoffman	Address Telephone No.
Attorney For Petitioner:	599 Cranbrook Road (410) 666-3400
City State Zip Code	Signature
70.	
Address Telephone No.	Name - Type or Print
	Alan Gebhart, Managing Member
Signature	Signature
Harry - 13po or 1 mit	By:
Name - Type or Print	Cranbrook Plaza Enterprises, LLC Name - Type or Print
Contract Purchaser/Lessee:	Legal Owner(s):
	perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
	I/We do solemnly declare and affirm, under the penalties of
zoning regulations and restrictions of Baltimore County adopted p	oursuant to the zoning law for Baltimore County.
Property is to be posted and advertised as prescribed by the	e zoning regulations. tising, posting, etc. and further agree to and are to be bounded by the
Special Hearing to amend the last approv	ved site plan.
County, to determine whether or not the Zoning Commission	ner should approve
· · · · · · · · · · · · · · · · · · ·	
owner(s) of the property situate in Baltimore County and when made a part hereof, hereby petition for a Special Hearing	mits and Development Management. The undersigned, legander is described in the description and plat attached hereto and under Section 500.7 of the Zoning Regulations of Baltimore

for the property located at



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 528-598 Cranbrook Road

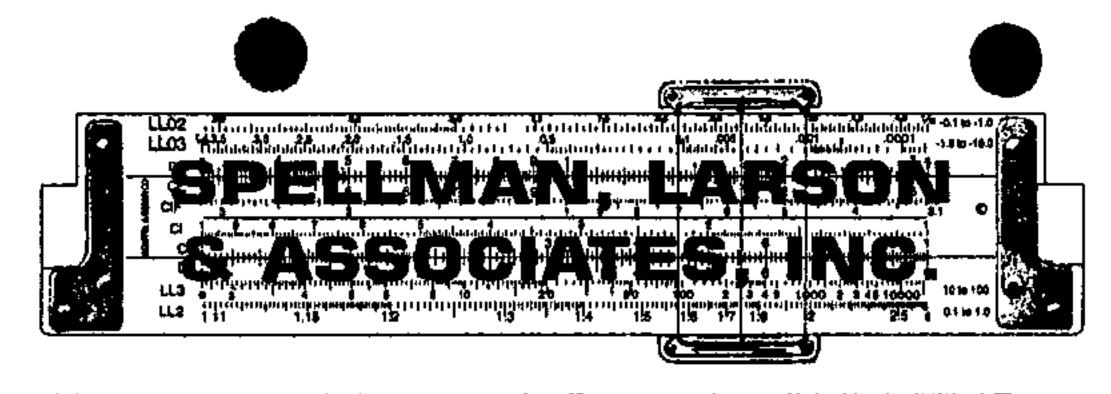
BL + ROwhich is presently zoned This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Special Exception pursuant to Section 230.13 of the Baltimore County Zoning Regulations for a community building,

Property is to be posted and advertised as prescribed by the zoning regulations. l, or we, agree to pay expenses of above Special Exception, 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:	<u>Legal Owner(s):</u>
Name - Type or Print	Cranbrook Plaza Enterprises, LLC Name - Type or Print
Signature	By: Signature
Address Telephone No.	Alan Gebhart, Managing Member Name - Type or Print
City State Zip Code	Signature
Attorney For Petitioner: Robert A. Hoffman	599 Cranbrook Road (410) 666-3400 Address Telephone No.
Name - Type or Print	Cockeysville, MD 21030 City State Zip Code
Signature	Representative to be Contacted:
Venable, Baetjer and Howard,LLP Company	Robert A. Hoffman Name
210 Allegheny Avenue (410) 494-6200 Telephone No.	210 Allegheny Avenue (410) 494-6200 Address Telephone No.
Towson, MD 21204	Towson, MD 21204
No. 03-246-3PHX	OFFICE USE ONLY ESTIMATED LENGTH OF HEARING UNAVAILABLE FOR HEARING
280 09 15 98	Reviewed By JRF Date 11-19-02





ROBERT E. SPELLMAN, P.L.S JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS

105 W. CHESAPEAKE AVENUE TOWSON, MARYLAND 21204 TEL (410) 823-3535 / FAX (410) 825-5215

DESCRIPTION OF PROPERTY OF CRANBROOK SHOPPING CENTER

BEGINNING for the same at a point formed by the intersection of the northerly right-of-way of Cranbrook Road, seventy (70) feet wide and the westerly right-of-way of Ridgland Road, one hundred (100) feet wide, thence departing said point of beginning and running with and binding on the said northerly right-of-way of Cranbrook Road with meridian reference to Maryland State Grid North the two (2) following courses and distances:

- 1) Northwesterly by a curve to the left having a radius of 1410.09 feet, an arc length of 601.72 feet and a chord bearing and distance of North 83 degrees 51 minutes 53 seconds West 597.14 feet thence
- 2) Southwesterly by a curve to the left having a radius of 1670.00 feet an arc length of 483.99 feet and a chord bearing and distance of South 75 degrees 36 minutes 31 seconds West 482.29 feet thence departing said northerly right-of-way of Cranbrook Road
 - 3) North 22 degrees 41 minutes 37 seconds West 93.21 feet thence
 - 4) North 05 degrees 29 minutes 10 seconds East 530.00 feet thence
 - 5) South 84 degrees 30 minutes 50 seconds East 1021.33 feet thence
- 6) North 77 degrees 13 minutes 08 seconds East 48.40 feet to the said westerly right-of-way of Ridgland Road, thence running with and binding on the said westerly right-of-way of Ridgland Road

#246

DESCRIPTION OF PROPERTY OF CRANBROOK SHOPPING CENTER

- 7) South 12 degrees 46 minutes 52 seconds East 148.75 feet thence
- 8) Southwesterly by a curve to the right having a radius of 500.00 feet an arc length of 294.82 feet and a chord bearing and distance of South 04 degrees 06 minutes 39 seconds West 290.57 feet thence
 - 9) South 21 degrees 00 minutes 08 seconds West 28.39 feet thence
 - 10) South 64 degrees 50 minutes 01 seconds West 21.62 feet to the Point Of Beginning.

Containing 12.134 acres of land more or less

11/18/02



NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Balti-more County will hold a public hearing in <u>Towson</u>. <u>Maryland</u> on the property identified herein as follows:

Case: #03-246-SPHX 528-598 Cranbrook Road N/west corner of Cranbrook Road and Ridgeland Road 8th Election District 4th Councilmanic District Legal Owner(s): Cranbrook Plaza Enterprises, LLC, Alan Gebhart, Managing Member Special Hearing: to amend the last approved site plan.

Special Exception: pursuant to zoning regulations for a community building. Hearing: Monday, January 27, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Ave-

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-

1/128 Jan 9 C581353

CERTIFICATE OF PUBLICATION

<u></u>
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on <u>1/9</u> ,20 <u>03</u> .
The Jeffersonian
Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
☐ NE Booster/Reporter
☐ North County News
Diller San

LEGAL ADVERTISING

TIMORE COUNTY, MARYLAND ICE OF BUDGET & FINANCE ICELLANEOUS RECEIPT

No.19213

11-17-02

ACCOUNT 001-006-6150

* 550,00

Special Haring of Special Everphone

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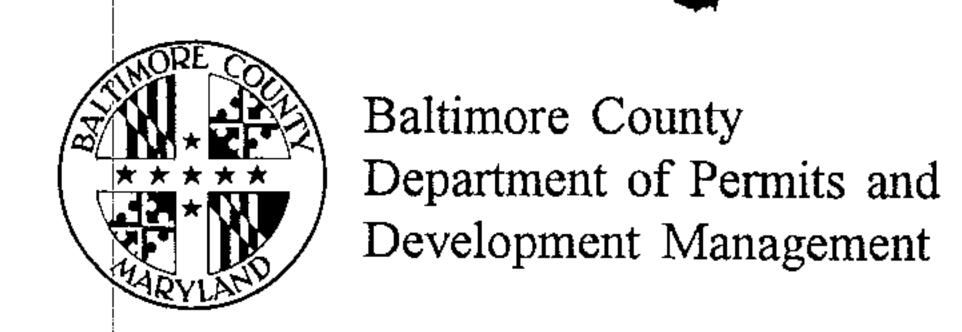
YELLOW - CUSTOMER

PATTI PATTI PASTIKASS ACTI PASTIKASS ACTI PATTI WALLEY PASTIKATE WALLOWS PATTI WALLOWS PATTI PAT

CASHIER

CERTIFICATE OF POSTING

	Petitioner/Developer: CRANBROOK
PLAZA	ENT, LLC ALAN GEBHART
	Date of Hearing/Closing: 1/27/03
Baltimore County Department of Permits and Development Manageme County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204	
Attention: Ms. Gwendolyn Stephens	• •
Ladies and Gentlemen:	
hower cousticaousia ou the blo	perty located at 528-598 CRANBROOK
he sign(s) were posted on	
he sign(s) were posted on	///o3 (Month, Day, Year)
he sign(s) were posted on	(Month, Day, Year) Sincerely,
he sign(s) were posted on	Sincerely,
he sign(s) were posted on	Sincerely, (Signature of Sign Poster and Date)
The sign(s) were posted on	Sincerely, (Signature of Sign Poster and Date) SSG ROBERT BLACK
	Sincerely, (Signature of Sign Poster and Date) SSG ROBERT BLACK (Printed Name)
	Sincerely, (Signature of Sign Poster and Date) SSG ROBERT BLACK (Printed Name) 1508 Leslie Rd
	Sincerely, (Signature of Sign Poster and Date) SSG ROBERT BLACK (Printed Name) 1508 Leslie Rd (Address)
	Sincerely, (Signature of Sign Poster and Date) SSG ROBERT BLACK (Printed Name) 1508 Leslie Rd (Address) Dundalk, Maryland 21222
	Sincerely, (Signature of Sign Poster and Date) SSG ROBERT BLACK (Printed Name) 1508 Leslie Rd (Address)



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

Fax: 410-887-5708

December 18, 2002

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: 03-246-SPHX

528-598 Cranbrook Road

N/west corner of Cranbrook Road and Ridgeland Road

8th Election District – 4th Councilmanic District

Legal Owner: Cranbrook Plaza Enterprises, LLC, Alan Gebhart, Managing Member

Special Hearing to amend the last approved site plan. Special Exception pursuant to zoning regulations for a community building.

Hearings:

Monday, January 27, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon

Director

AJ:rlh

C: Robert Hoffman, Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson 21204 Cranbrook Plaza Enterprises, LLC, Alan Gebhart, Managing Member, 599 Cranbrook Avenue, Cockeysville 21030

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JANUARY 11, 2003.

- (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

Thursday, January 9, 2003 Issue - Jeffersonian

Please forward billing to:

Amy Dontel Venable, Baetjer & Howard 210 Allegheny Avenue Towson, MD 21204 410-494-6244

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: 03-246-SPHX

528-598 Cranbrook Road

N/west corner of Cranbrook Road and Ridgeland Road

8th Election District – 4th Councilmanic District

Legal Owner: Cranbrook Plaza Enterprises, LLC, Alan Gebhart, Managing Member

Special Hearing to amend the last approved site plan. Special Exception pursuant to zoning regulations for a community building.

Hearings:

Monday, January 27, 2002 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 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.

DEPARTMENT OF FERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: <u>03-246-5PHX</u>
Petitioner: Cranbrook Plaza Enterprises, LLC
Address or Location: 532 Cranbrosk Rd.
PLEASE FORWARD ADVERTISING BILL TO:
Name: Pmy Dontell
Address: 210 Altegheny Avenue
Tawson, MD. 21204
Telephone Number: 410-494-6044

Revised 2/20/98 - SCJ



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

January 24, 2003

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

Dear Mr. Hoffman:

RE: Case Number: 03-246-SPHX, 528-598 Cranbrook Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 19, 2002.

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.

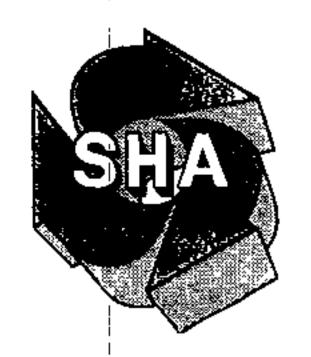
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel

Cranbrook Plaza Enterprises, LLC, Alan Gebhart, Managing Member, 599 Cranbrook Road, Cockeysville 21030



Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor

John D. Porcari Secretary

Parker F. Williams
Administrator

Date: 12.17.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County

Item No. 246

JRF

Dear. Mr. Zahner:

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,

1-

Kenneth A. McDonald Jr., Chief Engineering Access Permits Division



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

December 19, 2002

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

ATTENTION: George Zahner

Distribution Meeting of 12/23/02

Property Owner:

Location:

Item No.:

Dear Mr. Zahner:

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items:

24*p* 242-249, 251-269

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

cc: File

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Arnold Jablon

FROM:

R. Bruce Seeley P. 35

DATE:

January 27, 2003

Zoning Petitions

Zoning Advisory Committee Meeting of <u>December 16, 2002</u>

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

246

241-248, 251, 252, 256, 259

April 20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: December 31, 2002

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

528 - 598 Cranbrook Road

INFORMATION:

Item Number:

03-246

Petitioner:

Cranbrook Plaza Enterprises, LLC.

Zoning:

BL/RO

Requested Action:

Special Exception/Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request contingent upon the following:

- 1. The existing fence along the rear property line adjacent to the residential properties should be repaired and/or replaced as necessary.
- 2. A final landscape plan for planting along Cranbrook Road and Ridgeland Road should be submitted to this office for review and approval prior to the issuance of any building permits.

Prepared by:

~...

Section Chief:

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: January 17, 2003

TO:

Arnold Jablon, Director

Department of Permits & Development Management

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For December 23, 2002

Item Nos. 241, 243, 244, 245, 246, 248, 249, 250, 251, 252, 253, 254, 255, 256,

and 269

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR SPECIAL HEARING AND*

SPECIAL EXCEPTION

528 -598 Cranbrook Road; NW corner

Cranbrook Rd & Ridgland Road

8th Election District

4th Councilmanic District

Legal Owner(s):Cranbrook Plaza Enterprises*

LLC; Alan Gebhardt, Managing Member

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

03-246-SPHX

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and 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 ____ day of December, 2002, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esquire, Venable, Baetjer and Howard, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



Parris N. Glendening
Governor

Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz Secretary Mary Abrams Deputy Secretary

December 20, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue, Room 111
Mail Stop #1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, 12/23/02 re: case numbers 03-241-SPHXA, 03-242-SPH, 03-243-A, 03-244-A, 03-245-A (03-246-SPHX, 03-247-A, 03-248-SPHA, 03-249-A, 03-250-SPHXA, 03-251-A, 03-252-A, 03-253-A, 03-254-A, 03-255-SPH, 03-256-A, 03-269-A

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 12/19/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto

Manager

Metropolitan Planning

Local Planning Assistance Unit

cc: Mike Nortrup

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 03-246-5PHX

Date Completed/Initials	
12-13-02	PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp or front of folder)
	DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)
	TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)
	UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)
	COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)
	POSTPONEMENTS (type postponement letter, make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)
	RESCHEDULING (determine hearing date, type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)
<u> </u>	INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)
. 	ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)
	COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)
**************************************	FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

on Tuesday morning)

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CASE NAME	
CASE NUMBER	
DATE	

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Patricia A. Malone	210 Allecheny Arr.	Towson MD 21204	pamalone Evendble.com
DAN SMITH W	599 CRANBROKERJ	CockEysvillE MD21030	DSM MH34020 AGL. COM
Alan Bestart	599 Granbrode Rd	Carlegalle, TD 2630	aiged mindonna com
JERRY DEZWHI	821 S. Montford kve	BALTIMORE, MD 21224	
MATE Miller	70 PoPlar Spring Blul.		Mm:lle @ Merr. HCh
DAN PALLACE	2066 LORD BALTO DR.	BALTO, MD 21244	DPALLACE OMERITT PROTIE
Dan Puciero	2345 York Rd	Jananium m D Z)093	D PUCIATO @ AOU CIMES
TERRY PATERNITI	334 CRANBROOK RD	COCKEUSVICLE, MD 21030	GEBPROP @ AOL. COM
Stacey Krainer	11 ISIANDRUN C+	BAH: MORE, Md. ZIZZ8	SKRAINER @ Merrittproperties co
· · · · · · · · · · · · · · · · · · ·	105 W. Chesapeake Ave	Towson, MJ 21204	
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CASE NAME_	
CASE NUMBER	
DATE	· · · · · · · · · · · · · · · · · · ·

CITIZEN'S SIGN-IN SHEET

NAME,	ADDRESS	CITY, STATE, ZIP	E- MAIL
Paula Faith Kurrus	10708 Lakespring 2 Jag	Cockeysville, MD 2/030	Faith flower 2@aoc. Com
			
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