IN RE: PETITIONS FOR SPECIAL EXCEPTION NW/Corner of Cranbrook Road and Ridgeland Avenue and Topaz Road 8th Election District 3rd Councilmanic District **(532 Cranbrook Road)**	* * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 03-529-X
Alan Gebhart *Petitioner*	*	

* * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Special Exception for the property located at 532 Cranbrook Road, within the Cranbrook Shopping Center, in Cockeysville. The Petition was filed by Alan Gebhart, Property Owner. Special Exception relief is requested to permit the use and operation of 30 amusement devices in lieu of the maximum permitted 4 amusement devices in the "Coliseum Sports Bar", pursuant to Section 422.A of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the petition for Special Exception. Petitioner's Exhibit No. 2 is a floor plan of the restaurant use.

Appearing at the requisite public hearing held for this case were Alan Gebhart, the Petitioner, Paul Boeltcher, Dan S. Smith and Gabriel Webster, all on behalf of the Coliseum Restaurant, Inc. Also present was Joseph Larson, a consultant with Spellman, Larson & Associates, Inc., the preparers of the site plan. The Petitioner was represented by Charles E. Brooks, Esquire. Also present was Paula Faith Kurrus, who resides nearby.

The overall property under consideration is a 12.134 acre tract, split-zoned BL & RO. The property is located in Cockeysville and is located immediately adjacent to the northwestern corner of the intersection of Cranbrook Road and Ridgeland Road. The property is improved as

ORDER RECEIVED FOR FILING
Date 7/1/03
By

a strip shopping center and is known as the "Cranbrook Shopping Center". The shopping center features a variety of uses, including retail stores, restaurants and the like. There are also several freestanding buildings within the center and a large parking macadam field.

The subject of the Petition for Special Exception relates to one of the tenants of the shopping center, namely the "Coliseum Sports Bar". This is an 11,000 sq. ft. restaurant facility which has seating for up to 450 individuals. The restaurant has a sports oriented theme and features numerous televisions, sports memorabilia displays, etc.

Special Exception relief is requested to approve the use and operation of up to 30 amusement devices within the subject restaurant. Relief is requested pursuant to Section 422.A of the Baltimore County Zoning Regulations (B.C.Z.R.). That section allows amusement devices to be permitted as of right in the BL zone when used in combination with a restaurant or similar uses. However, the section limits no more than 4 amusement devices unless a special exception for an arcade is obtained. An arcade is defined under Section 101 of the B.C.Z.R. as "a building or part of a building in which 5 or more pinball machines, video games, or other similar player operated amusement devices are maintained." As detailed on Petitioner's Exhibit No. 3, the Petitioner proposes the installation of a number of entertainment games within the restaurant. These include up to 6-coin-operated pool tables, 4-Golden Tees, 2-basketball hoop games, 4-Mega Touches, etc.

Testimony and evidence was presented which is persuasive to a finding that the proposal is entirely consistent with the existing use and will not be detrimental to the health, safety or general welfare of the locale. Mr. Gebhart, the owner of the shopping center, testified that he does not believe that the proposed use will cause adverse impact to adjacent properties or other

tenants of the shopping center. Additionally, a series of photographs depicting the interior of the building and existing layout were submitted.

Based upon the uncontradicted testimony and evidence offered, I am persuaded that the relief should be granted. The Petitioner has produced testimony and evidence sufficient to satisfy the requirements of Section 50-2.1 of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's special exception request should be granted.

THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County, this 11th day of July, 2003, that the Petitioner's request for Special Exception relief from Section 422.A of the B.C.Z.R., to permit the use and operation of 30 amusement devices in lieu of the maximum permitted 4 amusement devices in the "Coliseum Sports Bar", be and is hereby GRANTED.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

7/11/03

Baltimore County
Zoning Commissioner

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

July 11, 2003

Charles E. Brooks, Esquire
610 Bosley Avenue
Towson, Maryland 21204

Re: Petition for Special Exception
Case No. 03-529-X
Property: 532 Cranbrook Road

Dear Mr. Brooks:

Enclosed please find the decision rendered in the above-captioned case. The petition for special exception has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

c: Alan Gebhart
599 Cranbrook Road
Cockeysville, MD 21030

Joe Larson
Spellman, Larson & Assoc., Inc.
105 Chesapeake Avenue
Towson, MD 21205

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

Cranbrook Shopping Center

for the property located at 532 Cranbrook Rd.

which is presently zoned BL. & R-O

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

The use and operation of 30 amusement devices in lieu of the allowed 4 devices in the Coliseum Sports Bar per BCZR Section 422.A

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be 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

X Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Alan Gebhart
Name - Type or Print

X Signature

Name - Type or Print

Signature

599 Cranbrook Road — 410-666-3400
Address — Telephone No.

Cockeysville — MD — 21030
City — State — Zip Code

Attorney For Petitioner:

Charles E. Brooks Esq.
Name - Type or Print

Charles E. Brooks
Signature

Law Office of Charles E. Brooks
Company

610 Bosley Avenue — 410-296-2600
Address — Telephone No.

Towson — MD — 21204
City — State — Zip Code

Representative to be Contacted:

Charles E. Brooks Esq.
Name

610 Bosley Avenue — 410-296-2600
Address — Telephone No.

Towson — MD — 21204
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By SDD **Date** 05-06-05

Case No. 03-529-X

REV 09/15/98

ORDER RECEIVED FOR FILING 7/11/03

SPELLMAN, LARSON & ASSOCIATES, INC.

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

03-529-X

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

5/02/03

03-329 X

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

03-579X

No. 22384

DATE 5-6-03 ACCOUNT R001 6150

AMOUNT $ 380.00

RECEIVED FROM: Charles E. Brooks

FOR: Special Exception App.
Crawfordville Place -
132 Crawford Rd

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
5/08/2003	5/07/2003	10:41:38	2

REG W002 WALKIN JEWA JEE
RECEIPT # 259005 5/07/2003 OPLN
DEPT 5 528 ZONING VERIFICATION
CR NO. 022384
Recpt Tot $380.00
340.00 CK .00 CA
40.00- CH
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: #03-529-X
532 Cranbrook Road
N/west corner of Cranbrook Road and Ridgeland Road
8th Election District,
3rd Councilmanic District
Legal Owner(s): Alan Gebhart
Special Exception: to permit the use and operation of 30 amusement devices in lieu of the allowed 4 devices in the Coliseum Sports Bar.
Hearing: Wednesday, June 25, 2003 at 2:00 p.m. in Room 407, County Office Building, 111 W. Chesapeake 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 concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
JT/6/670 June 10 C608785

CERTIFICATE OF PUBLICATION

6/13/, 2003

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 6/10/, 2003.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: BECKY HART Date: JUNE 13, 2003

RE: Case Number 03-529-X

Petitioner/Developer: CHARLES BROOKS/ALAN GEBHART ETAL.

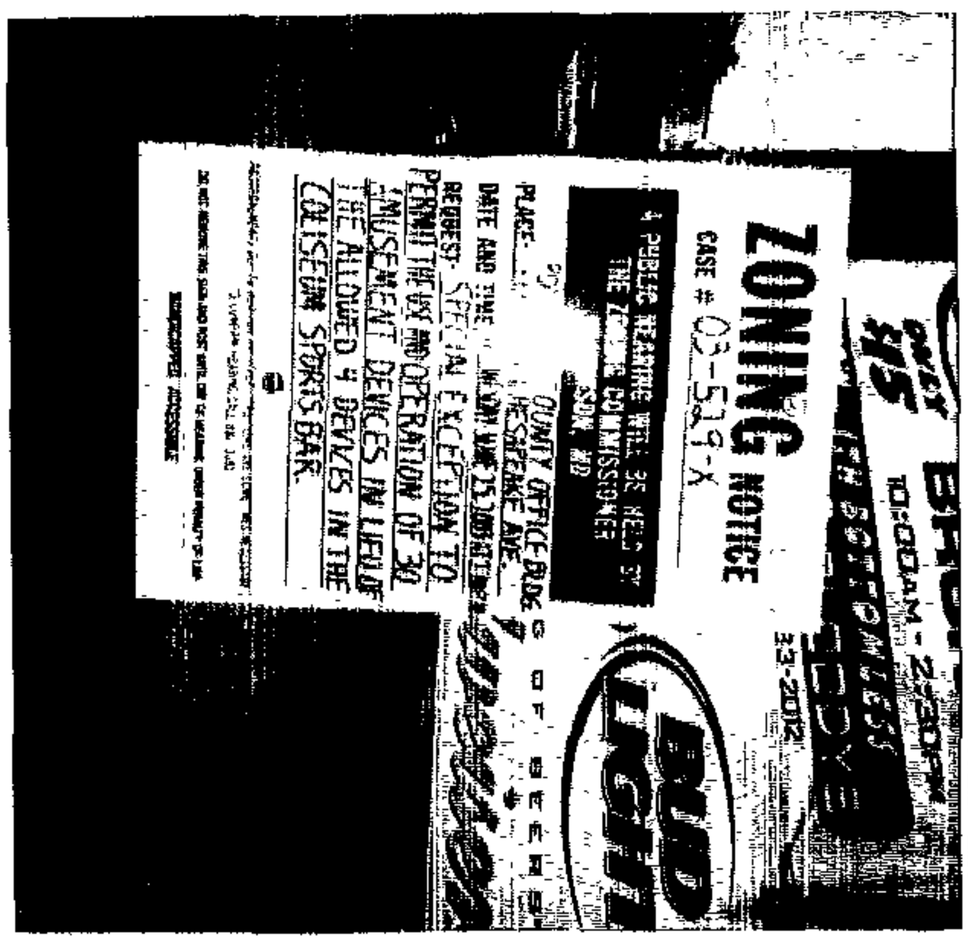
Date of Hearing/Closing: JUNE 25, 2003

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 532 CRANBROOK RD ON SITE

The sign(s) were posted on JUNE 10, 2003 (Month, Day, Year)

SIGN KNOCKED DOWN JUNE 11, 2003

REPOSTED JUNE 12, 2003



532 CRANBROOK RD,

Linda O'Keefe
(Signature of Sign Poster)

LINDA O'KEEFE
(Printed Name of Sign Poster)

523 PENNY LANE
(Street Address of Sign Poster)

HUNT VALLEY MD 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

Revised 3/1/01 - SCJ

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

May 14, 2003

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: 03-529-X
532 Cranbrook Road
N/west corner of Cranbrook Road and Ridgeland Road
8th Election District – 3rd Councilmanic District
Legal Owner: Alan Gebhart

Special Exception to permit the use and operation of 30 amusement devices in lieu of the allowed 4 devices in the Coliseum Sports Bar.

Hearings: Wednesday, June 25, 2003 at 2:00 p.m. in Room 407, Co. Office Building, 111 W. Chesapeake Avenue

Arnold Jablon
Director

AJ:rlh

C: Charles E. Brooks, Esquire, 610 Bosley Avenue, Towson 21204
Alan Gebhart, 599 Cranbrook Road, Cockeysville 21030

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 10, 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.

Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 10, 2003 Issue - Jeffersonian

Please forward billing to:
Cranbrook Enterprises
599 Cranbrook Road
Cockeysville, MD 21030

410-666-3400

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: 03-529-X
532 Cranbrook Road
N/west corner of Cranbrook Road and Ridgeland Road
8th Election District – 3rd Councilmanic District
Legal Owner: Alan Gebhart

Special Exception to permit the use and operation of 30 amusement devices in lieu of the allowed 4 devices in the Coliseum Sports Bar.

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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 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: 03-529-X.

Petitioner: CRANBROOK PLAZA ENTERPRISES LLC

Address or Location: 532 CRANBROOK RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: CRANBROOK PLAZA ENTERPRISES LLC

Address: 597 CRANBROOK RD.
COCKEYSVILLE, MD. 21030

Telephone Number: 410-666-3400

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

June 20, 2003

Charles E. Brooks, Esq.
Law Office of Charles E. Brooks
610 Bosley Avenue
Towson, MD 21204

Dear Mr. Brooks:

RE: Case Number: 03-529-X, Cranbrook Shopping Center, 532 Cranbrook Rd.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 6, 2003.

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.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Alan Gebhart, 599 Cranbrook Road, Cockeysville 21030

Printed with Soybean Ink
on Recycled Paper

Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

May 12, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: May 12, 2003

529

Item No.: 512, 514-516, 518-526, 528-531

Dear Ms. Hart:

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.

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

cc: File

Printed with Soybean Ink
on Recycled Paper

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

SHA
State Highway Administration
Driven to Excel

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Acting Administrator*

Date: 5·9·03

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

RE: Baltimore County
Item No. 525 JRA

Dear. Ms. Hart:

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

Sim 6/25

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 14, 2003

RECEIVED
MAY 15 2003
ZONING COMMISSIONER

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03- 519, 03-521 and 03-529**

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

Section Chief: Lynn Lanham

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 23, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For May 19, 2003
Item Nos. 512, 514, 515, 516, 517, 518,
520, 521, 522, 524, 525, 526, 527,
528, 529, 530, and 531

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 EXCEPTION 532 Cranbrook Rd – Cranbrook Shopping Ctr NW corner of Cranbrook Rd & Ridgeland Rd 8th Election & 3rd Councilmanic Districts Legal Owner(s): Alan Gebhart Petitioner(s)	* * *	BEFORE THE ZONING COMMISSIONER FOR
		*	BALTIMORE COUNTY
		*	03-529-X

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

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
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of May, 2003, a copy of the foregoing Entry of Appearance was mailed to Charles E Brooks, Esquire, 610 Bosley Avenue, Towson, MD 21204, Attorney for Petitioner(s).

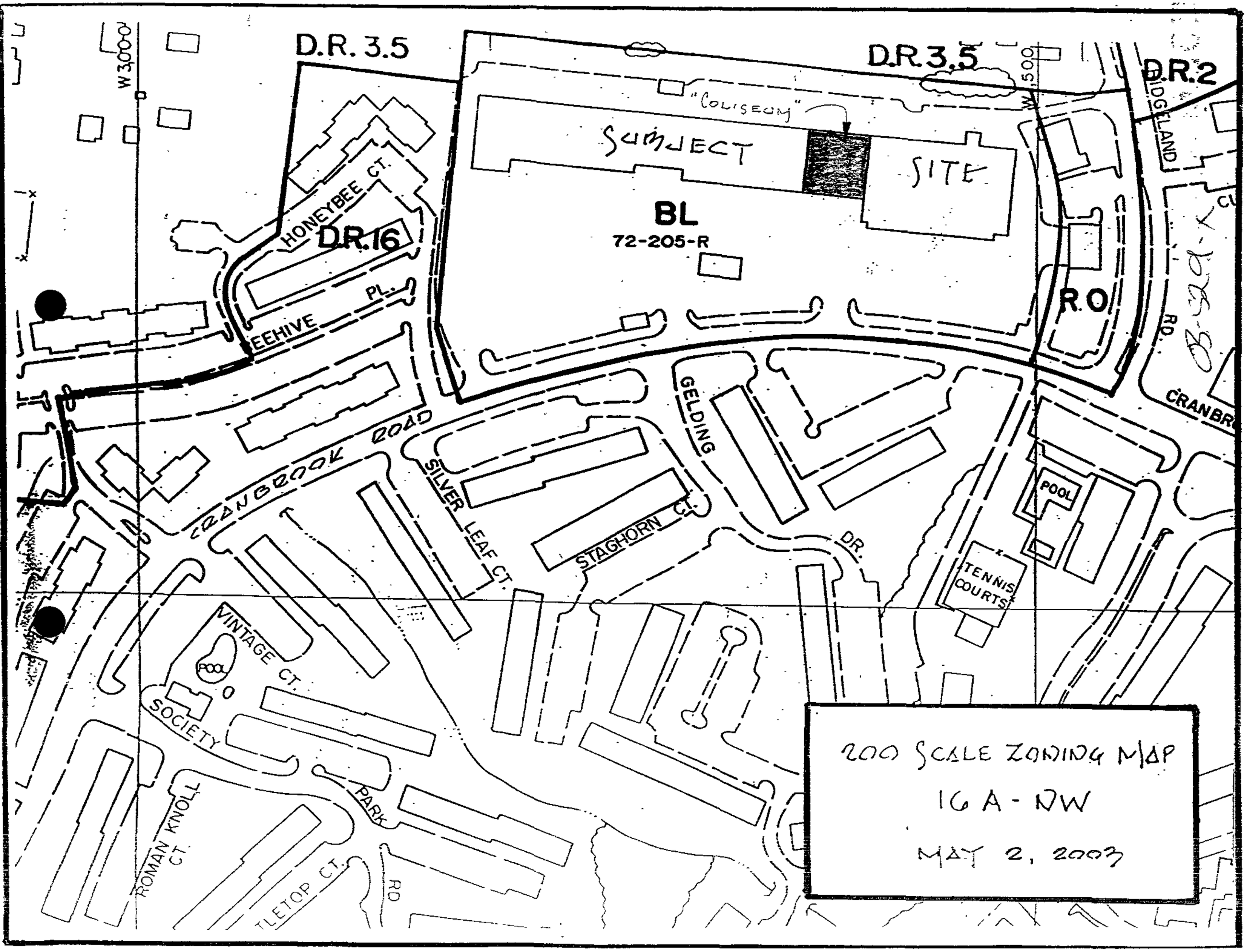
Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

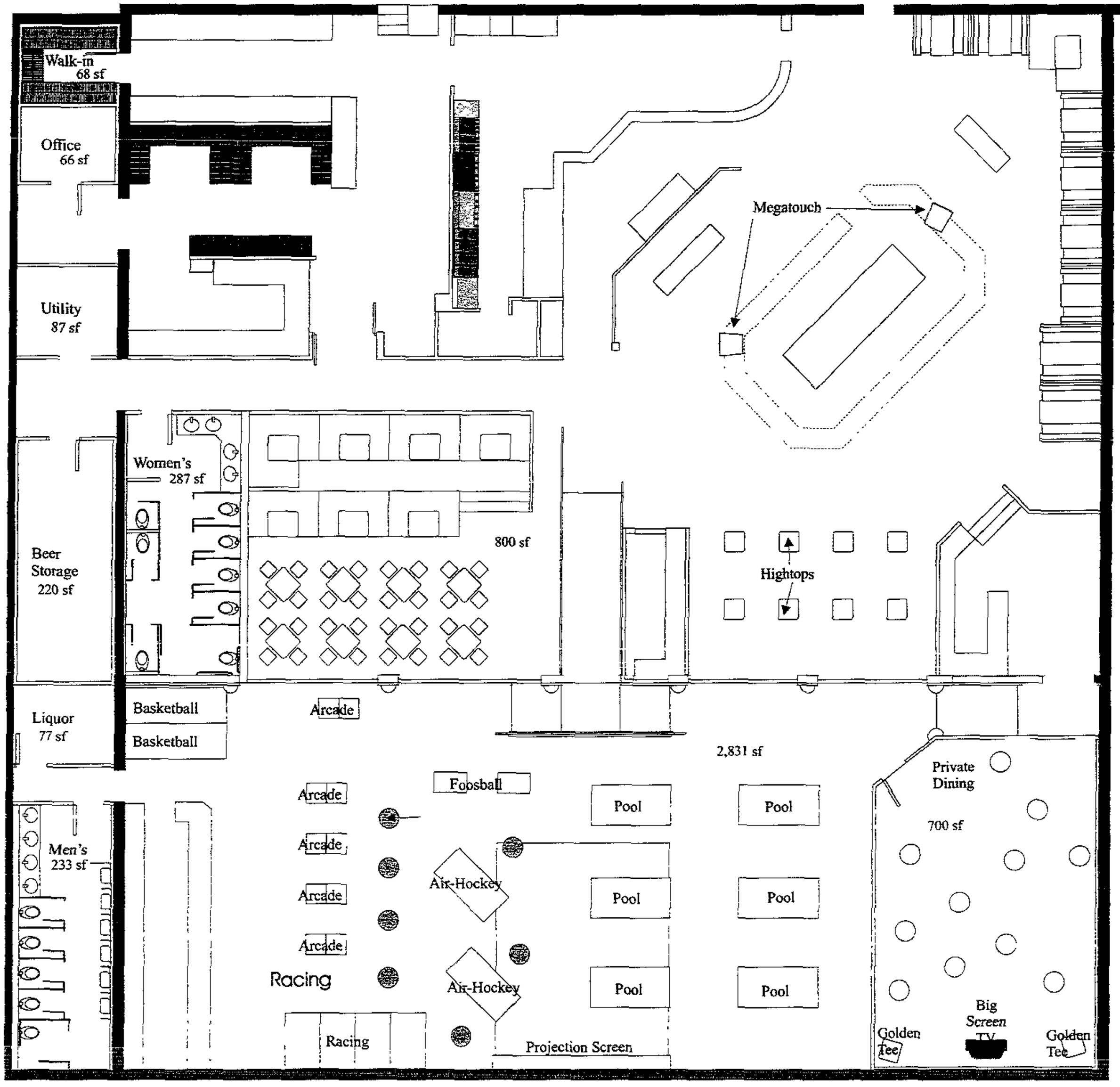
PLEASE PRINT CLEARLY

CASE NAME 532 Cranbrook Rd.
CASE NUMBER 03-529-X
DATE 6/25/03

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
JOSEPH LARSON	105 W. Chesapeake Ave	Towson, Md 21204	—
Paul Boettcher	10316-B Malcolm Circle	Cockeysville, MD 21030	theschinez@hotmail.com
DAN S. SMITH	2 KATHSWAY Ct	BALT., MD 21234	DSMITH3402@AOL.com
Gabriel Webster	10337-A Malcolm Circle	Cockeysville, MD 21030	gmw7@cornell.edu
Paula Faith Kurrus	10708 Lakespring Way	Cockeysville, MD 21030	PFKurrus@aol.co


D.R. 3.5
D.R. 3.5
D.R. 2
W 3000
W 5000
"COLISEUM"
SUBJECT
SITE
BL
72-205-R
D.R. 16
HONEYBEE CT.
BEEHIVE PL.
R.O.
RIDGELAND RD.
CRANBROOK ROAD
SILVER LEAF CT.
GELDING DR.
STAGHORN CT.
POOL
TENNIS COURTS
VINTAGE CT.
POOL
SOCIETY PARK
ROMAN KNOLL CT.
TLETOP CT.
RD
200 SCALE ZONING MAP
16 A - NW
MAY 2, 2003


Walk-in
68 sf
Office
66 sf
Utility
87 sf
Megatouch
Women's
287 sf
Beer
Storage
220 sf
800 sf
Hightops
Liquor
77 sf
Basketball
Basketball
Arcade
2,831 sf
Private
Dining
700 sf
Fopsball
Arcade
Arcade
Arcade
Arcade
Men's
233 sf
Air-Hockey
Air-Hockey
Racing
Racing
Pool
Pool
Pool
Pool
Pool
Pool
Projection Screen
Golden
Tee
Big
Screen
TV
Golden
Tee

DATE: JUNE 23, 2003

TO: CEB

FROM: SMF

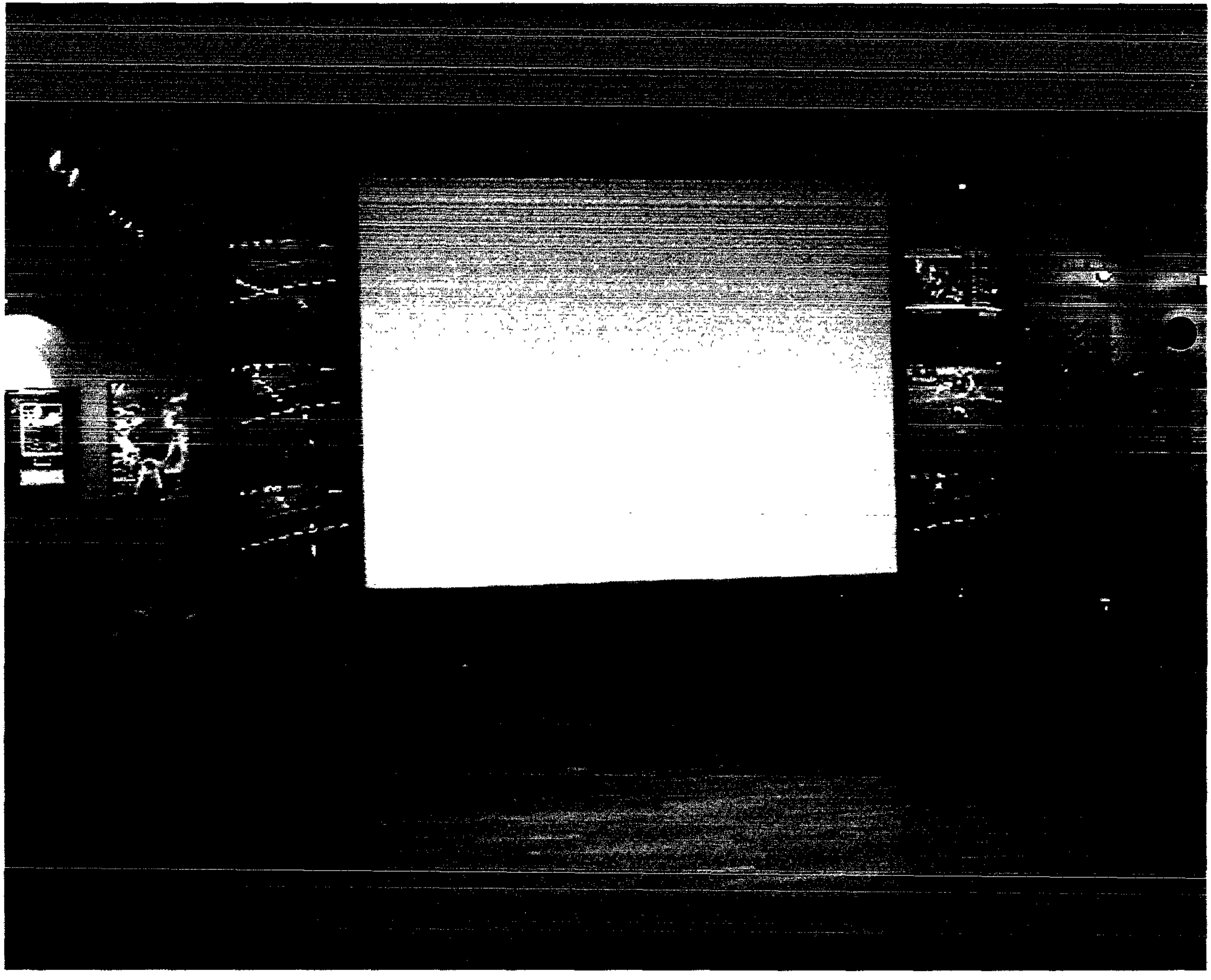
RE: COLISEUM SPORTS BAR

THIS IS A PROPOSED LIST OF THE MACHINES THAT ARE GOING TO GO INTO THE COLISEUM IF THE SPECIAL EXCEPTION LICENSE IS GRANTED:

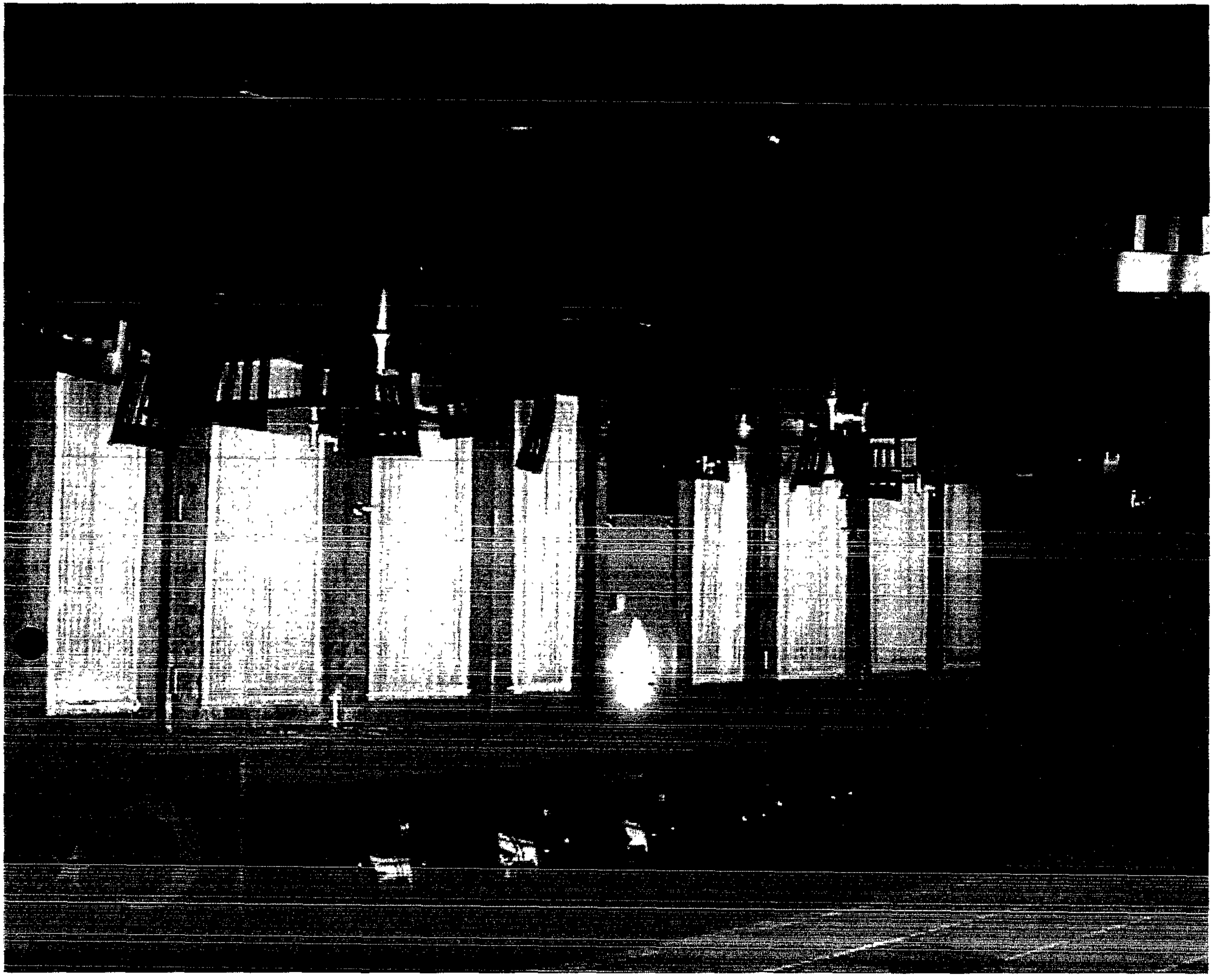
6	POOL TABLES - COIN OPERATED
2	BASKETBALL HOOP GAMES
4	GOLDEN TEES
2	FOOS BALL
4	MEGA TOUCHES
2	AIR HOCKEY
3-4	DRIVING GAMES
1-2	FIGHTER PILOT GAMES
3	SHOOTING GAMES

THE COUNTY WILL RECEIVE $150.00 PER YEAR, PER LICENSE, WHICH WILL APPROXIMATELY BE - $ 4,500.00

10 % ENTERTAINMENT TAX WILL BRING THE COUNTY APPROXIMATELY – $38 – 48,000 PER YEAR.



34



(23)

TOTAL (131)

PETITION

We, the undersigned, do hereby and herewith support the Petition for Special Exception for the Coliseum Sports Bar to have and operate thirty amusement devices instead of the allowed four devices in the Coliseum Sports Bar.

We believe that the granting of this special exception will provide additional entertainment and sports related opportunities for the patrons of the Coliseum Sports Bar.

Pet 5

Signature	Address
[illegible]	Cockeysville MD 21030
[illegible]	cockeysville MD 21030
[illegible]	cockeysvill MD 21030
[illegible]	Cockeysville, MD 21030
[illegible]	Cockeysville, MD 21030
[illegible]	Cockeysville MD 21030
[illegible]	Cockeysville, MD 21030
[illegible]	COCKEYSVILLE MD 21030
Charles C. Tuch	Owings Mills, MD 21117
[illegible]	Cockeysville, MD 21030
Christina Ruberti	PARKVILLE MD 21234
Robin Sim	Ellicott City, MD 21042
Maurice J. Boyd	Cockeysville MD 21030
Johanne A. Boyd	Cockeysville Md 21030
Michele Evans	
Alida Holyoke	2 Warren Lodge Ct Cockeysville MD 21042
Natalie Brown	"
[illegible] Bennett	9 Beehive Place 21030
[illegible]	601A CRANBROOK Rd
[illegible]	19517 Graystone Rd Whitehall Md 21161
[illegible]	COCKEYSVILLE MD 21030
[illegible]	8300 Alston Rd. Towson MD 21204
[illegible]	802 Murphehurst Lane Mohlton Md 21111

PETITION

We, the undersigned, do hereby and herewith support the Petition for Special Exception for the Coliseum Sports Bar to have and operate thirty amusement devices instead of the allowed four devices in the Coliseum Sports Bar.

We believe that the granting of this special exception will provide additional entertainment and sports related opportunities for the patrons of the Coliseum Sports Bar.

Signature	Address
[illegible]	11816 Mays Chapel Rd
[illegible]	3053 Sounding Dr. 21040
[illegible]	5308 Holder Ave
[illegible]	679 Kirkcaldy Way
[illegible]	8-A Aspinwood Way
[illegible]	36 Glenwood Pl. Bel Air.
[illegible]	2904 Cinjaren Ave
[illegible]	385 Point To Point Rd 21015
[illegible]	19517 Graystone Rd 21161
[illegible]	15 Tradewind Circle 21030
[illegible]	6451 N. Charles St
BRIGHTON GARDENS	Towson 21212
[illegible]	10504 Longranch Rd
[illegible]	11 Roundridge Rd 21093
[illegible]	3 Victoria Falls Ct 21152
[illegible]	1309 Clover Valley Way 21040
[illegible]	133 Versailles Cir, Towson, 21204
[illegible]	10901 Lakespring Way
[illegible]	5 Thurkill Court
[illegible]	4C Foal Ct. Cockeysville
[illegible]	4C Foal Ct Cockeysville
[illegible]	8001 Harris Ave Parkville, Md
[illegible]	10919 Powers Ave, Cockeysville, MD 21030

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PETITION

We, the undersigned, do hereby and herewith support the Petition for Special Exception for the Coliseum Sports Bar to have and operate thirty amusement devices instead of the allowed four devices in the Coliseum Sports Bar.

We believe that the granting of this special exception will provide additional entertainment and sports related opportunities for the patrons of the Coliseum Sports Bar.

Signature	Address
[illegible]	205 Fetter Road Lutherville, MD 21093
Molly M. Pugh	38 Stillway Ct.
[illegible]	1301 Colbury Rd Apt. I
[illegible]	8503 Westford Rd. Lutherville, MD 21093
Todd Evans	55 Deputator Ct Cockeysville, MD 21030
[illegible]	601 Crumbrook Rd. Apt F Cockeysville, MD 21030
Brian Rosenberger	5903 Twilight Court Balto Md 21206
Shirley Jones	10314 Malcolm Cir.
[illegible]	934-4 Dulaney Valley Rd., Towson, MD 21204
[illegible]	10 Acorn Circle, Towson, MD
[illegible]	10316-B Malcolm Circle Cockeysville, 21030
[illegible]	934-4 Dulaney Valley Rd.
[illegible]	5A Hogarth Circle
[illegible]	38 Stillway Ct Cockeysville, MD 21030
Aimee M. Voskell	302-H Wellingborough Way Cockeysville, MD 21030
[illegible]	Cranbrook Rd, Cockeysville, MD
Rebecca A. Klein	3001 Bachman Rd. Manchester, MD 21102
Tom Klein	342 Forelands Garth Abingdon Md 21009
Dawn Dudley	Tres Belles 580 Cranbrook Rd
[illegible]	580 Cranbrook Rd
[illegible]	574 Cockeysville MD
Jan E. Fay	84 Tradewind
Daniel [illegible]	302-H Wellingborough Way Cockeysville, MD 21030

PETITION

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We believe that the granting of this special exception will provide additional entertainment and sports related opportunities for the patrons of the Coliseum Sports Bar.

Signature	Address
J. Ryan Flickinger	302 Wellingborough Way Cockeysville, MD 21030
Michael Mann	17 Sparks Farm Rd.
Chris Mann	17 Sparks Farm Rd.
Sarah Koop	Cockeysville, MD 21030
[illegible]	Fallston MD 21047
Brian Siatkowski	10332-D Malcolm Dr. Cockeysville, MD 21030
Tony Sauer	10312 F MAlcolm Cr. 21030
[illegible]	10303 F malcolm Ct cockeysville MD 21030
Ronald W. Prayda	10919 Powers Ave. Cockeysville, MD 21030
[illegible]	6619 Bonne Ridge Dr Baltimore MD 21204
[illegible]	6619 Bonie Ridge Dr. Baltimore MD 21204
[illegible]	10314 Mc Cr
[illegible]	3 North Belvedere Apts, Balto, MD 21204
Pat Boettcher	303 Savannah Rd 21021
Lori Kleinman	7219 Brookfalls Ter. Balto, MD 21209
Ana Gutierrez	114 Margate Rd Lutherville Md 21093
Mandy Bonas	13413 Blythenia Rd. Phoenix, Md 21131
Dayna Miles	43 Quiet Stream Ct, Timonium, MD 21093
Jennifer Bu[illegible]	10614 Airmacoa Rd Parkton MD 21120
Bert Beach	579 Warren RD Cockeysville MD 21030
DAMEAN Hook	1807 Sandee Ct Edgewood MD 21040
STEPHEN SCHRO	5401 CATALPA RD. 21212
Pete DeVasher	1810 RAMBLING Rd. LA#201 BALTO. MD 21209

(24)

PETITION

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We believe that the granting of this special exception will provide additional entertainment and sports related opportunities for the patrons of the Coliseum Sports Bar.

Signature	Address
	16305 Maloney CR
	16942 White Hall Rd
	16 Ridgewood Ave
	2 Sundown Ct.
	206 St. David Court
	6L Honeybee Ct
	10326 Smoke Pl.
	1 Prickett Court
	3C Spring Head Ct.
	6010 Northbrook RD.
	2 KATHSWAY Ct
	602 Clover Crest Wa
	10909 Cranbrook Hills Pl #G 21030
	16 Believe Place #5 21030
	5 Lemon Grove Ct. 21030
	10614 LAKESPRING 21030
	69 Valley Ridge 21030
	10036 Ct MALCOLM Cir 21030
	4K Kings Crossing Ocean Ville 21030
	13 Wellers Branch
	6 Breezy Tree Ct. Apt G Timonium MD 21093
	8931 McClean Blvd Baltimore Md 21234
	3204 Cranbrook Rd
Vincent J. Mullen	10409 Cranbrook Hill Pl

PETITION

We, the undersigned, do hereby and herewith support the Petition for Special Exception for the Coliseum Sports Bar to have and operate thirty amusement devices instead of the allowed four devices in the Coliseum Sports Bar.

We believe that the granting of this special exception will provide additional entertainment and sports related opportunities for the patrons of the Coliseum Sports Bar.

Signature	Address
Dupheunie Brall	2424 Chelwoodcircle Apt.301 Timonium
[illegible]	3499 Malcolm Cir. Apt. 202 Cockeysville
[illegible]	
Gary Pelle	2937 E. Joppa Rd
Byron Cameron	3243 Harrehill Rd
Vincent Mullen	10409 Crowbrook Hill Rd
Aaron Rome	5 Granada Dr (21093)
[illegible]	1400 Cashmere
Susan Regner	8625 Ellen Rd. 21234
Mary Bunch	May Ave - 21286
[illegible]	116 Wagner Way 21050
Rick Page	210 Edgehill Rd
Michael Wood	10310 A Malcolm C
[illegible]	10931 Cunningham Cir. Rd
Kristin Cushing	4 Paisley Ct.
Jillian Bowers	6 Longbottom Ct.

PARKING CALCULATIONS

(REFER TO ZONING CASE NO. 90-491-A)

THE GROSS EXISTING FLOOR AREA = 108,989 SQ.FT.

PARKING REQUIRED = 5 SPACES / 1000 SQ.FT.

= 5 x 108.9

= 545 SPACES

PARKING PROVIDED = 699 SPACES

ZONING PETITION NOTE

THIS PLAT ACCOMPANIES A ZONING PETITION FOR SPECIAL EXCEPTION TO ALLOW THE USE AND OPERATION OF 30 AMUSEMENT DEVICES IN LIEU OF THE ALLOWED 4 DEVICES IN THE COLISEUM SPORTS BAR PER BCZR SECTION 422.A.

NORTH

ZONING HISTORY

(CONTINUED FROM BELOW)

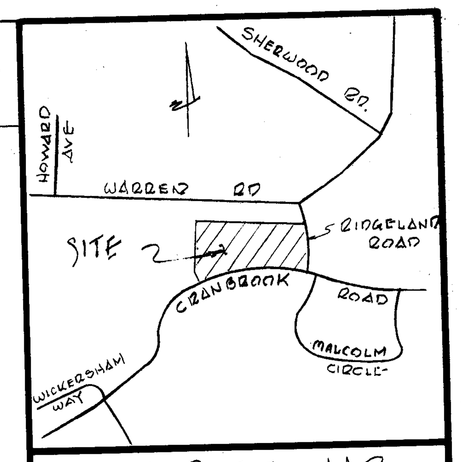
CASE NO. 03-240 SPHX

SPECIAL HEARING GRANTED TO APPROVE AN AMENDMENT TO THE LAST APPROVED SITE PLAN.

SPECIAL EXCEPTION GRANTED TO APPROVE A COMMUNITY BUILDING IN A BL ZONE.

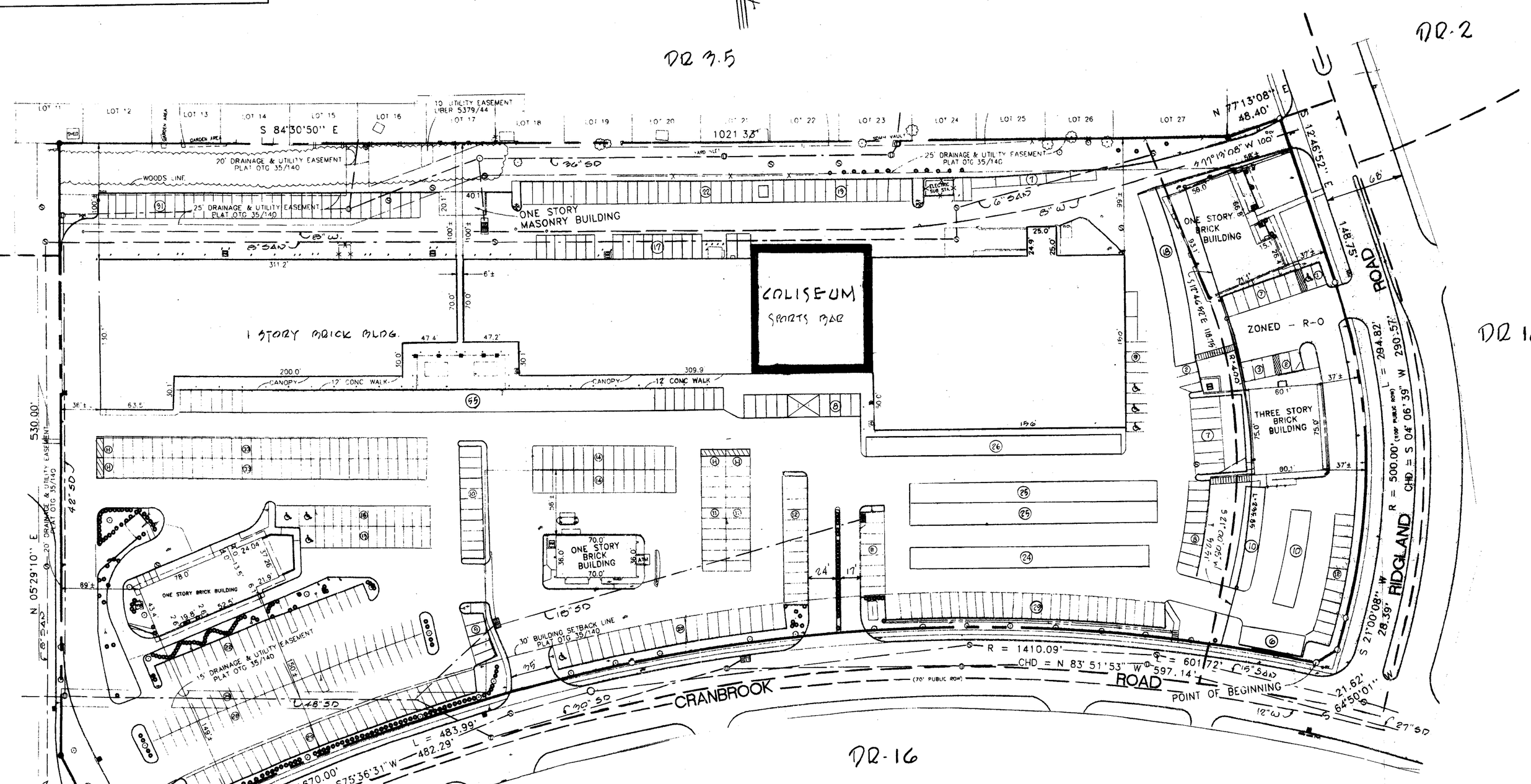
PERMIT INFORMATION

THE LATEST WORK PERFORMED ON THE SUBJECT PROPERTY WAS FOR THE MERRITT ATHLETIC CLUB. PERMIT NO. B 514211



VICINITY MAP

SCALE = 1" = 1000'



SITE DATA

SITE AREA = 12.174 ± ACRES

EXIST. ZONING = BL & RO

EXIST. USE = SHOPPING CENTER

COUNCILMANIC DISTRICT = 4TH

TAX MAP 51 PARCEL 320

TAX ACCT. NO. 2000003602

DEED REF. 14046/716 4848/569 8243/989

PLAT REF. 35/140

UTILITIES - SEWER - EXISTING

WATER - EXISTING

F.A.R. PERMITTED = 3.0

F.A.R. PROPOSED = 0.22

ZONING MAP 16A - NW

GENERAL NOTE

THE SUBJECT PROPERTY IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA, A 100 YEAR FLOOD PLAIN OR A HISTORIC DISTRICT.

Rd No 1

REVISIONS		
NO.	DATE	DESCRIPTION
1	5-6-03	REV. PER FILING CONFERENCE

SPELLMAN, LARSON & ASSOCIATES, INC.

CIVIL ENGINEERS AND LAND SURVEYORS

SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204

PHONE: 823-3535

AMENDED PLAT

PLAT TO ACCOMPANY

PETITION FOR SPECIAL EXCEPTION

CRANBROOK CENTER

892 CRANBROOK ROAD

8TH ELECTION DIST. BALTO. CO. MD

SCALE: 1" = 100' DATE: MAY 2, 2003 DES. BY: DRN. BY: SHT. 1 OF 1

ZONING HISTORY

CASE NO. 71-281 ASPH

VARIANCE GRANTED TO PERMIT A 0' REAR YARD SETBACK IN LIEU OF 25' AND A 0' SIDEYARD SETBACK IN LIEU OF 25'

SPECIAL HEARING GRANTED TO PERMIT OFFSTREET PARKING IN A RESIDENTIAL ZONE.

CASE NO. 72-205 R

RECLASSIFICATION GRANTED FROM DR16 TO BL

CASE NO. 74-96 XA

SPECIAL EXCEPTION GRANTED TO ALLOW FOR THE CONSTRUCTION OF A 2 STORY OFFICE BLDG.

VARIANCE GRANTED TO ALLOW A SIDEYARD SETBACK OF 5' AND A REAR YARD SETBACK OF 2' IN LIEU OF THE REQUIRED 25' & 30' RESPECTIVELY

CASE NO. 77-126 A

VARIANCE GRANTED TO PERMIT 565 PARKING SPACES IN LIEU OF THE REQUIRED 634

CASE NO. 80-108 XASPH

VARIANCE GRANTED TO PERMIT 24 PARKING SPACES IN LIEU OF THE REQUIRED 33.

SPECIAL EXCEPTION DENIED TO PERMIT AN ARTISTS PHOTO PAINTING STUDIO IN AN EXIST. OFFICE BLDG.

SPECIAL EXCEPTION GRANTED TO ALLOW OFFICES ON THE GROUND FLOOR FOR GENERAL OFFICE USE EXCLUDING MEDICAL & DENTAL OFFICES AND ARTISTS PAINTING STUDIO.

CASE NO. 81-110X

SPECIAL EXCEPTION GRANTED FOR A COMMUNITY CARE CENTER (GROUND FLOOR)

CASE NO. 90-491 A

PETITION TO PERMIT 810 PARKING SPACES IN LIEU OF 529 DISMISSED.

PETITION FOR ZONING VARIANCES TO AMEND AN APPROVED PLAN, TO PERMIT DRIVE THRU LANE, TO PERMIT DIRECT ACCESS PARKING ON A VEHICULAR TRAVELWAY, TO PERMIT A DRIVEWAY 10' IN WIDTH FOR ONE WAY MOVEMENTS, TO PERMIT LANDSCAPING AS REQUESTED, TO PERMIT EXISTING IDENTIFICATION SIGN AS SHOWN ON PLAN, TO PERMIT EXISTING IDENTIFICATION SIGN TO HAVE 177.2 SQ. FT. IN LIEU OF 150' AND TO PERMIT SAID SIGN TO BE SITUATED ON THE OPPOSITE SIDE OF THE THOROUGHFARE FROM RESIDENTIAL LAND, TO PERMIT SAID SIGN TO BE SITUATED ON THE FRONTAGE THOROUGHFARE IN LIEU OF THE SIDE THOROUGHFARE ALL GRANTED.

CASE NO. 02-019X

SPECIAL EXCEPTION GRANTED FOR APPROVAL OF A SERVICE GARAGE LOCATED AT 828 CRANBROOK ROAD.

(CONTINUED @ TOP OF SHEET)

OWNER

CRANBROOK PLAZA ENTERPRISES LLC

900 CRANBROOK RD

COCKEYSVILLE, MD 21030

410-666-3200

03-529-X 200081