

IN RE: PETITION FOR SPECIAL HEARING
NW/Corner of Cranbrook Road
and Ridgeland Road
8th Election District
3rd Councilmanic District
(532 Cranbrook Road)

Alan Gebhart
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-286-SPHX

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Special Exception filed by the legal owner of the subject property, Alan Gebhart. The Petitioner is requesting special hearing and special exception for property he owns at 532 Cranbrook Road, Cranbrook Shopping Center in the Cockeysville area of Baltimore County. The special hearing request is filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to amend a previously approved site plan. The special exception request is filed pursuant to Section 502 of the Baltimore County Zoning Regulations (B.C.Z.R.), to use the described property as a catering hall in a BL zone.

The property was posted with Notice of Hearing on March 15, 2004, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on February 23, 2004 to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 500.7 of the B.C.Z.R. *Special Hearings*

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

ORDER RECEIVED FOR FILING

Date 3/30/04

By [Signature]

Section 502.1 of the B.C.Z.R. - *Special Exceptions*

Before any special exception may be granted, it must appear that the use for which the special exception is requested will not:

- A. Be detrimental to the health, safety or general welfare of the locality involved;
- B. Tend to create congestion in roads, streets or alleys therein;
- C. Create a potential hazard from fire, panic or other danger;
- D. Tend to overcrowd land and cause undue concentration of population;
- E. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
- F. Interfere with adequate light and air; [Bill No. 45-1982]
- G. Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the spirit and intent of these Zoning Regulations; [Bill No. 45-1982]
- H. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations; nor [Bill No. 45-1982]
- I. Be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains in an R.C.2, R.C.4, R.C.5 or R.C.7 zone. [Bill No. 74-2000]

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing relief was Joseph Larson, the engineer who prepared the plat to accompany the petitions, Wayne Resnick and Dan Smith who would operate the catering hall, and Alan Gebhart, Petitioner. Charles E. Brooks, Esquire represented the Petitioner. No protestants or citizens appeared at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

This property is located at 532 Cranbrook Road in the Cranbrook Shopping Center at the northwest corner of Cranbrook Road and Ridgeland Road. The Cranbrook Shopping Center consists of 12.134 acres and is zoned BL & R-O. The portion of the property that involves the

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Date 3/30/04
By J.R. Jensen

proposed catering hall consists of 0.56 acres and is located in the BL zoned area of the center. The Petitioner introduced Petitioner's Exhibit No. 1, which is a revised plat to accompany the petition. The only difference between this and the original plan is a slight change in the northern dimensions of the proposed catering hall. The revised legal description of the special exception is shown in Petitioner's Exhibit No. 2.

Mr. Brooks proffered that the shopping center's main tenant is the Merritt Athletic Club but that there was a vacancy, which could easily accommodate a catering hall. He proffered that a stand-alone catering hall is needed in the area, as similar facilities were found only in hotels. He proffered that the Petitioner would expend between \$2 and \$3 million dollars to complete the catering hall. Mr. Resnick, whose family is well known for successfully operating such facilities in the area, would oversee the building and operation of the catering hall.

Mr. Brooks proffered that there was more than sufficient parking for the facility as 632 spaces would be provided while only 561 spaces are required. He noted that this property is the subject of a request for rezoning under the Comprehensive Rezoning process and enjoys a recommendation by the staff for approval. He indicated that the project would not violate any of the provisions of Section 502.7 of the B.C.Z.R and there would be no adverse impact on the surrounding community.

Findings of Fact and Conclusions of Law

I find that the Petitioners' request for special exception is based upon the list of special exceptions given in Section 230.13 of the B.C.Z.R. under the grouping of community building or other structure. This section specifically lists use of a building as a catering hall as being eligible for special exception. I further find that, since the proposed catering hall will be located in the interior of the shopping center which has sufficient parking, there will be no adverse impact on the surrounding community nor will this use violate any of the criteria of Section 502.1 of the

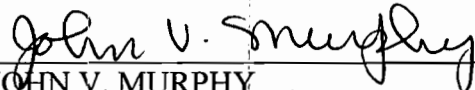
B.C.Z.R. Having determined to grant the special exception, I will grant the special hearing to amend the site plan accordingly.

Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and for the reasons given above, the special hearing and special exception requests shall be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 30 day of March, 2004, that the Special Exception request filed pursuant to Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to use the described property as a catering hall in a BL zone, be and is hereby GRANTED; and

IT IS FURTHER ORDERED, that the Petitioner's request for Special Hearing filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to amend a previously approved site plan, be and is hereby GRANTED.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING

Date 3/30/04

By R. J. Jernigan

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

March 30, 2004

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

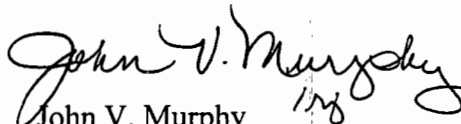
Re: Petition for Administrative Variance
Case No. 04-286-SPHX
Property: 532 Cranbrook Road

Dear Mr. Brooks:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special hearing and special exception have been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the 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,


John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Alan Gebhart
599 Cranbrook Road
Cockeysville, MD 21030

Joe Larson
Spellman, Larson & Associates, Inc.
Suite 406, Jefferson Building
Towson, MD 21204

Visit the County's Website at www.baltimorecountyonline.info





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

Cranbrook Shopping Center
for the property located at 532 Cranbrook Road
which is presently zoned BL & R-0

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

AN AMENDMENT TO A PREVIOUSLY APPROVED SITE PLAN

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.

Contract Purchaser/Lessee:

Name - Type or Print

X [Signature]
Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Charles E. Brooks Esq.

Name - Type or Print

X [Signature]
Signature

Law Office of Charles E. Brooks

Company

610 Bosley Avenue 410-296-2600

Address Telephone No.

Towson MD 21204 -

City State Zip Code

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Alan Gebhart

Name - Type or Print

X [Signature]
Signature

Name - Type or Print

Signature

599 Cranbrook Road 410-666-3400

Address Telephone No.

Cockeysville MD 21030

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 BSK Date 12/19/03

Case No. 204-286-SP4X

20 9/15/98



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at Cranbrook Shopping Center
532 Cranbrook Road

which is presently zoned BL & R-0

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

AS A CATERING HALL IN A BL ZONE

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]
Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Charles E. Brooks, Esq.

Name - Type or Print

X [Signature]
Signature

Law Office of Charles E. Brooks

Company

610 Bosley Avenue

410-296-2600

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

Alan Gebhart

Name - Type or Print

X [Signature]
Signature

Name - Type or Print

Signature

599 Cranbrook Road

410-666-3400

Address

Cockeysville

MD

Telephone No.

21030

City

State

Zip Code

Representative to be Contacted:

Charles E. Brooks Esq.

Name

610 Bosley Avenue

410-296-2600

Address

Towson

MD

21204

City

State

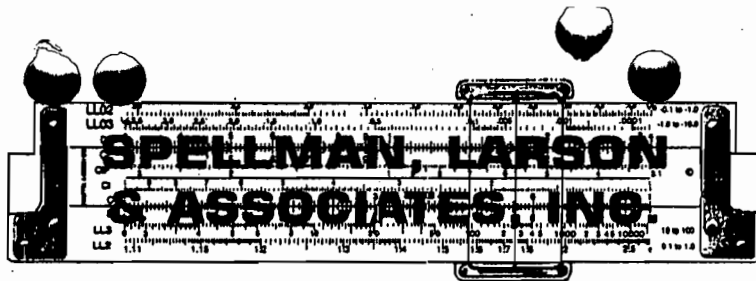
Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____

Reviewed By BR Date 12/19/03

Case No. 04-286-SPHX



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

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 31034

DATE 12/11/03 ACCOUNT K001-006-6150

AMOUNT \$ 705.00

RECEIVED FROM:

FOR: Special Hearing & Special Exception

DISTRIBUTION

CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS

ACTUAL

TIME

DATE

12/22/2003 12/19/2003 10:29:51

RECEIPT # 221465 12/19/2003

DEPT 5 528 ZONING VERIFICATION

CR NO. 031034

Receipt Tot

\$705.00

OK

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: # 04-286-SPHX

532 Cranbrook Road, Cranbrook Shopping Center

N/West corner of Cranbrook Road and Ridgeland Road

8th Election District - 3rd Councilmanic District

Legal Owner(s): Alan Gebhart

Special Hearing: to permit an amendment to a previously approved site plan. **Special Exception** for the use as a catering hall in a BL zone.

Hearing: Tuesday, February 24, 2004 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

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

2/018 Feb. 5

C648009

CERTIFICATE OF PUBLICATION

2/5/, 2004

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 2/5/, 2004.

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

J. Wilkinson

LEGAL ADVERTISING

CORRECTED 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: # 04-286-SPHX

532 Cranbrook Road, Cranbrook Shopping Center
N/west corner of Cranbrook Road and Ridgeland Road
8th Election District - 3rd Councilmanic District
Legal Owner(s): Alan Gebhart

Special Hearing: to permit an amendment to a previously approved site plan. **Special Exception:** for the use as a catering hall in a BL zone.

Hearing: Monday, March 22, 2004 at 9:00 a.m. in Room: 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

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3/008 Mar. 4

C652192

CERTIFICATE OF PUBLICATION

3/4, 2004

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 3/4, 2004.

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

S. Wilkinson

LEGAL ADVERTISING

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532 Cranbrook Road, Cranbrook Shopping Center.

N/West corner of Cranbrook Road and Ridgeland Road

8th Election District - 3rd Councilmanic District

Legal Owner(s): Alan Gebhart

Special Hearing to permit an amendment to a previously approved site plan. **Special Exception** for the use as a catering hall in a BL zone.

Hearing: Tuesday, March 30, 2004 at 9:00 a.m. in Room 407, County Courts Building, 401 Bostey 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 3/8/01 Mar. 23

C656254

CERTIFICATE OF PUBLICATION

3/23/, 2004

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 3/23/, 2004.

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

J. Wilkinson

LEGAL ADVERTISING

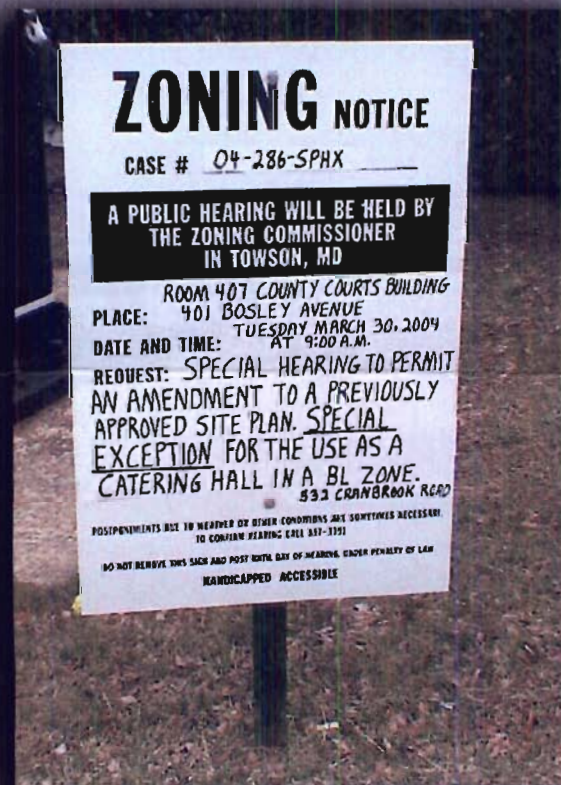
CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

RE: Case Number 04-286-SPHX Date March 17, 2004
Petitioner/Developer ALAN GEBHART/CHARLES E. BROOKS ESQ. ETAL
Date of Hearing/Closing MARCH 30, 2004

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 ROAD
CRANBROOK SHOPPING CENTER

The sign(s) were posted on MARCH 15, 2004



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 Maryland 21030
(City, State, Zip Code of Sign Poster)

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

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND SPECIAL EXCEPTION *
532 Cranbrook Road; NW corner * ZONING COMMISSIONER
Cranbrook Road & Ridgeland Road *
8th Election & 3rd Councilmanic Districts * FOR
Legal Owner(s): Alan Gebhart *
Petitioner(s) * BALTIMORE COUNTY
* 04-286-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
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 5th day of January, 2004, a copy of the foregoing Entry of Appearance was mailed to Charles E Brooks, Esquire, Law Office of Charles E Brooks, 610 Bosley Avenue, Towson, MD 21204, Attorney for Petitioner(s).

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

RECEIVED

JAN 05 2004

Per.....

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 5, 2004 Issue - Jeffersonian

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

410-666-3400

NOTICE OF ZONING HEARING

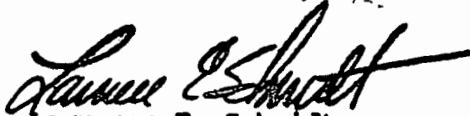
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Legal Owner: Alan Gebhart

Special Hearing to permit an amendment to a previously approved site plan. Special Exception for the use as a catering hall in a BL zone.

Hearing: Tuesday, February 24, 2004, at 10:00 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 4, 2004 Issue - Jeffersonian

Please forward billing to:

Alan Gebhart
599 Cranbrook Road
Cockeysville, MD 21030

410-666-3400

CORRECTED NOTICE OF ZONING HEARING

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Lawrence E. Schmidt

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TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 23, 2004 Issue - Jeffersonian

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

410-666-3400

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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 Permits and
Development Management**

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



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

January 15, 2004

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:

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532 Cranbrook Road, Cranbrook Shopping Center
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Hearing: Tuesday, February 24, 2004, at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, reading "Timothy M. Kotroco".

Timothy Kotroco
Director

TK:klm

C: Charles E. Brooks, Esq., 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 MONDAY, FEBRUARY 9, 2004.**
- (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.



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

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

February 4, 2004

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Legal Owner: Alan Gebhart

Special Hearing to permit an amendment to a previously approved site plan. Special Exception for the use as a catering hall in a BL zone.

Hearing: Monday, March 22, 2004 at 9:00 a.m. in Room 407, County Courts Building
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Charles E. Brooks, Esq., 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 SATURDAY, MARCH 6, 2004.**
- (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.

**Department of Permits and
Development Management**

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



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

March 16, 2004

CORRECTED 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: 04-286-SPHX

532 Cranbrook Road, Cranbrook Shopping Center
N/west corner of Cranbrook Road and Ridgeland Road
8th Election District – 3rd Councilmanic District
Legal Owner: Alan Gebhart

Special Hearing to permit an amendment to a previously approved site plan. Special Exception for the use as a catering hall in a BL zone.

Hearing: Tuesday, March 30, 2004 at 9:00 a.m. in Room 407, County Courts Building
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Charles E. Brooks, Esq., 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 MONDAY, MARCH 15, 2004.**
- (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.

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: 04- 286- SPH X

Petitioner: ALAN GEBHART

Address or Location: 532 CRANBROOK RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: ALAN GEBHART

Address: 599 CRANBROOK RD.

COCKEYSVILLE, MD. 21030

Telephone Number: 410-666-3400

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

March 15, 2004

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

Dear Mr. Brooks:

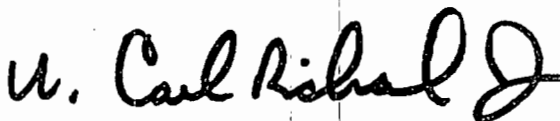
RE: Case Number:04-286-SPHX, 532 Cranbrook Road

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

WCR: clb

Enclosures

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

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

March 23, 2004

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

Dear Mr. Brooks:

RE: Case Number: 04-286-SPHX, 532 Cranbrook Road

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

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is stylized with a large, flowing "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

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





**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

January 5, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: December 29, 2003

Item No.: 286

4. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

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

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: February 2, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For January 5, 2004
Item Nos. 280, 281, 282, 284, 285, 286,
288, 289, 290, 291, 292, and 299

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

RWB:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: February 23, 2004

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

RECEIVED

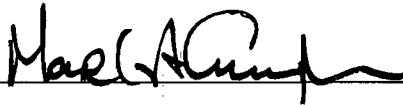
FEB 24 2004

SUBJECT: Zoning Advisory Petition(s): **Case 4-286**

ZONING COMMISSIONER

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:



Section Chief:



AFK/LL

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 1-7-04

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

RE: Baltimore County
Item No. 286 BPR

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,

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

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.201.7165 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

**Department of Permits
Development Management**

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



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

February 4, 2004

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

Dear Mr. Brooks:

RE: Case Number: 04-286-SPHX, 532 Cranbrook Road, Cranbrook Shopping Center

The above matter, previously scheduled for February 24, 2004, has been postponed. Once the hearing has been rescheduled you will be notified by mail.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very truly yours,

A handwritten signature in black ink, appearing to read "Timothy Kotroco", is written over a horizontal line.

Timothy Kotroco
Director

TK:klm

C: Alan Gebhart, 599 Cranbrook Road, Cockeysville 21030

**Department of Permits and
Development Management**

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



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

March 16, 2004

Charles E. Brooks
610 Bosley Avenue
Towson, MD 21204

Dear Mr. Brooks:

RE: Case Number: 04-286-SPHX, 532 Cranbrook Road

The above matter, previously scheduled for March 22, 2004, has been postponed. Once the hearing has been rescheduled you will be notified by mail.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very truly yours,

A handwritten signature in black ink, appearing to read "Timothy Kotroco", is written over the typed name.

Timothy Kotroco
Director

TK:klm

C: Alan Gebhart, 599 Cranbrook Rd., Cockeysville 21030
Joe Larson, Jefferson Building, Ste. 406, Towson 21204



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 FOR A SPECIAL EXCEPTION TO ZONING, CRANBROOK CENTER,
EIGHTH DISTRICT, BALTIMORE COUNTY, MARYLAND**

BEGINNING for the same at the two following courses and distances from the cut-off connecting the west side of Ridgland Road and the north side of Cranbrook Road: Viz-westerly along the north side of Cranbrook Road 320 feet, more or less, and leaving the north side of Cranbrook Road and running radially from Cranbrook Road northerly 175 feet, more or less to the beginning of this Description, running thence northerly 175 feet, more or less, westerly 169 feet, more or less, southerly 125 feet, more or less, easterly 105 feet, more or less, southerly 50 feet, more or less, and easterly 64 feet, more or less, to the place of beginning.

CONTAINING 0.56 acres more or less.

March 30, 2004

File#D12110301



Pet #2

03/18/2004
3:06 PM

Baltimore County 2004 Comprehensive Zoning Map Issues

Issuance Number	Owner, Petitioner	Location	Existing Zoning and Acres	Requested Zoning and Acres	Preliminary Staff Recommendations	Comment
3-073	Cranbrook Plaza Enterprises, LLC	Northwest Corner of Cranbrook Rd and Ridgeland Rd	BL 12.035 RO 1.922 <u>Total 13.957</u>	BM 13.957 <u>Total 13.957</u>	RO 1.772 DR 3.5 0.520 BM 11.665 <u>Total 13.957</u>	
3-074	Walter L. Brewer, Jr.	Northeast Corner of Roosevelt St and Broad St	OR 2 2.735 <u>Total 2.735</u>	BL 2.735 <u>Total 2.735</u>	OR 2 2.735 <u>Total 2.735</u>	
3-075	Walter L. Brewer, Jr.	Northwest Corner of York Rd and Harding Rd	RO 0.810 <u>Total 0.810</u>	BL 0.810 <u>Total 0.810</u>	RO 0.810 <u>Total 0.810</u>	
3-076	Westminster Road LLC	113 Westminster Rd, 320' North of HarvestView Rd	ML 0.002 RO 1.298 DR 10.5 0.030 <u>Total 1.330</u>	OR 2 1.330 <u>Total 1.330</u>	O 3 1.330 <u>Total 1.330</u>	
3-077	David E. Altfield	4 Parks Ave, 240' North of Padonia Rd	BL 0.434 OR 1 0.328 <u>Total 0.762</u>	BL 0.762 <u>Total 0.762</u>	BL CCC 0.434 OR 1 0.328 <u>Total 0.762</u>	

Det. #13

Det. #13

LAW OFFICES
CHARLES E. BROOKS
610 BOSLEY AVENUE
TOWSON, MARYLAND 21204

(410) 296-2600
FAX (410) 296-2379

CHARLES E. BROOKS, ESQUIRE

January 20, 2004

Timothy Kotroco, Director
Department of Permits and
Development Management
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case Number: 04-286-SPHX
532 Cranbrook Road, Cranbrook Shopping Center
N/west corner of Cranbrook Road and Ridgeland Road
8th Election District – 3rd Councilman District
Legal Owner: Alan J. Gebhart

Dear Mr. Kotroco:

The above referenced has been scheduled for Tuesday, February 24, 2004 at 10:00 a.m. in Room 407 at the County Courts Building.

This letter is to request a Postponement due to the fact that I have a previously scheduled trial in the Circuit Court for Anne Arundel County on February 24, 2004 at 9:00 a.m. for two (2) consecutive days. Nizar Bechara vs. Wen C. Cheng, Case Number: C-02-84902, see attached Pretrial Order.

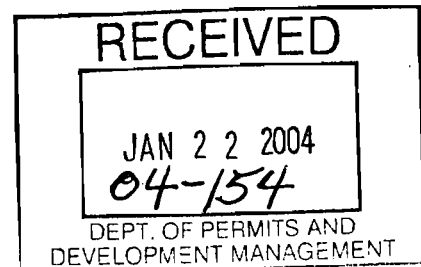
Should you have any questions, please do not hesitate to contact my office.

Respectfully submitted,

Charles E. Brooks

Charles E. Brooks, Esquire

CEB/maj
Enclosure
cc: Alan J. Gebhart



NIZAR BECHARA

Plaintiff

VS

WEN C CHENG

Defendant

* IN THE
* CIRCUIT COURT
* FOR
* ANNE ARUNDEL COUNTY
* CASE NO. C-02-84902

* * * * *

PRETRIAL ORDER

This Court having conducted a pretrial conference with counsel and the parties, in accordance with Md. Rule 2-504.2, it is March 18, 2023, by the Circuit Court for Anne Arundel County,

ORDERED that the parties shall comply with the following provisions :

Pursuant to the Civil Differentiated Case Management (DCM) Plan adopted by this Court as required by Md. Rule 16-202 ***only actions ready for trial will be assigned for trial and tried.***

The deadlines and dates set forth herein are firm dates and may not be changed by the parties or counsel without the prior approval of the Administrative Judge or his designee, the Civil DCM Judge, to prevent manifest injustice. In the absence of a genuine emergency or other good cause, last minute continuances will not be granted.

All counsel are advised that in any dispute concerning whether counsel has complied with this Order, ***the Court will not be guided by any agreements made between counsel to modify this Order***, unless expressly approved by the Court. Failure to comply with the provisions of this Order may lead to the imposition of sanctions against the parties and/or their counsel, which may include dismissal, entry of default or monetary sanctions as may be appropriate.

This case must be concluded by the Case Time Standard Deadline which is:

July 20, 2024

☐ **CASE SETTLED**

1. The parties have reached a full and final resolution of all issues in this case as a result of which trial is not necessary. The settlement terms are as follows:

☐ The parties reached an agreement which was placed on the record. The agreement, as placed on the record, is incorporated herein by reference as a final order subject to enforcement.

Robert P. Duckworth, Clerk

By: TLH Deputy

03 DEC -1 PM 2:40

RA

- ☐ Specific terms of agreement:

- ☐ All parties shall execute all releases or other documents necessary to conclude this case. A Line of Dismissal or Order of Satisfaction must be filed on or before _____, 20____. If a Line of Dismissal or Order of Satisfaction has not been filed as directed, this case shall be dismissed by the Court, sua sponte, and sanctions may be imposed.
- ☐ Open costs shall be paid by the _____.
- ☐ Settlement terms are satisfied. Clerk to close case forthwith.

~~2~~ **CASE NOT SETTLED/NOT READY FOR TRIAL**

2. After conducting a Pretrial Conference, this case is not ready for trial because:

- ☐ Discovery has not been concluded as required by the previous orders of the court. No further discovery shall be permitted, except the following: _____

_____ *None* _____

All remaining discovery shall be concluded on or before: _____, 20____. De bene esse **depositions**, if any, are not controlled by this deadline, but are subject to the provisions of Rule 2-412. The parties are expected to cooperate with each other to coordinate deposition dates.

- ☐ ADR has not been concluded as previously ordered. The parties are ordered to participate in the following ADR: _____

ADR shall be concluded on or before: _____, 20____.

- ☐ Motions are pending as follows: _____

_____ *None* _____
A hearing on the motions is set for: _____, 20____, at _____ a.m./p.m., before Judge _____.

- ☐ Amendments to pleadings are necessary. Only the following amendments shall be permitted: _____

_____ *None* _____
These amendments shall be filed on or before _____, 20____.

- ☐ Other reasons: _____

No other discovery, amendments, or motions shall be permitted. A trial date will not be set in this case until all parties and counsel comply with this Order or the Court determines that, as a result of sanctions imposed, this case is ready for trial.

- ☐ A follow-up Pretrial Settlement Conference is scheduled before:
- ☐ DCM Judge or designee, or

☐ Judge /Master _____ on _____
20 ____ at _____ a.m./p.m.

The attorneys who will try the case, all parties and insurance representatives *with full authority to settle the case, shall be present and prepared to discuss, in good faith, settlement of all issues in this case.*
Time estimate _____

☒ **CASE READY FOR TRIAL**

3. The Court has determined that all discovery has been completed, all reasonable efforts to settle the matter have been exhausted, all necessary motions have been resolved and the case is ready for trial. **No other discovery, amendments, or motions shall be permitted** (other than Motions in Limine).

Trial on the merits:

This case is SCHEDULED for trial beginning on Feb 24, 2004
at 7:00 a.m./p.m. before ☐ Judge _____ ☐ any judge.

It is estimated that trial shall last 2 ☒ day(s) ☐ week(s)
☒ Jury Trial Panel: 20; Alternates 2 ☐ Court Trial

This is a firm trial date. No continuances will be granted except to prevent manifest injustice, and in accordance with Md. Rule 2-508. Last minute continuances will not be granted absent extraordinary circumstances.

4. **Experts & Witnesses**

No party shall be permitted to call any expert at trial or any other witnesses except those designated in discovery.

5. **Documents and Exhibits**

The parties shall exchange copies of all documents and exhibits to be offered as evidence at trial (except impeachment evidence) within 30 days of this Order. All exhibits shall be pre-marked by the parties (plaintiffs to use numbers and defendants to use letters). All such documents shall be deemed authentic, unless a party files objections to authenticity within 15 days thereafter. Other objections to the admissibility of the documents or exhibits are not deemed waived by the failure to object to authenticity.

All parties should familiarize themselves with the use of the Court's audio-visual equipment and must contact the Court at least two (2) days in advance of trial to make arrangements for such equipment to be available.

6. **Voir Dire, Jury Instructions & Verdict Sheet**

Counsel and/or the parties are directed to consult with each other and prepare for submission to the Court joint Voir Dire, Jury Instructions and a Verdict Sheet which are not the subject of any disagreement. Counsel may separately submit any disputed voir dire questions, instructions and/or verdict sheet for consideration by the trial judge. Whenever possible, the parties should utilize the

latest edition of the Maryland Civil Pattern Jury Instructions (MPJI), published by MICPEL. It shall be sufficient to identify the requested instruction by MPJI number and title without including the full text. The aforementioned papers must be filed no later than twenty days prior to the trial date unless otherwise directed herein.

On the first day of trial, counsel should be prepared to provide the trial judge a diskette containing the Voir Dire, Jury Instructions and Verdict Sheet in WordPerfect or Word format so that modifications can be made, if necessary.

7. **Motions In Limine, and/or Pretrial Memoranda**

Any Motions In Limine or pretrial memoranda must be filed no later than twenty days prior to the trial date.

8. **Settlement**

The Court does not over-book trials; therefore, if a settlement is reached, the parties shall **promptly** file **original** settlement documents with the Clerk with a copy to the DCM office. Unless such documents are filed at least seven (7) days prior to the trial date, all parties, counsel and representatives must appear on the trial date. Trial dates shall not be continued by consent pending the completion of a settlement. Trial dates may only be canceled or continued by the Civil DCM Judge.

9. **Request for Accommodation/Interpreter**

Please notify the Court Administrator (410)222-1404 as early as possible of any reasonable accommodation needed because of a disability or the need for an interpreter. Any other questions regarding this Order should be addressed to the Office of Civil Case Management (410) 222-1215.

10. **Any other matter**

Plaintiff wants a Jury Trial
Will not settle

Recommended by:

Master in Chancery

[Signature]

Judge

CIVIL CLERK to mail copies / Copies distributed by chambers:

[Signature]

Attorney for Plaintiff

[Signature]

Attorney for Defendant

Attorney for

Attorney for

CIRCUIT COURT FOR ANNE ARUNDEL COUNTY

Robert P. Duckworth

Clerk of the Circuit Court

7 Church Circle

Post Office Box 71

Annapolis, MD 21404-0000

(410)-222-1397, TTY for Deaf: (410)-222-1429

Civil (410)222-1431

Case Number: 02-C-02-084902

Charles E Brooks Esq
Law Offices Of Charles E Brooks
610 Bosley Avenue
Towson, MD 21204

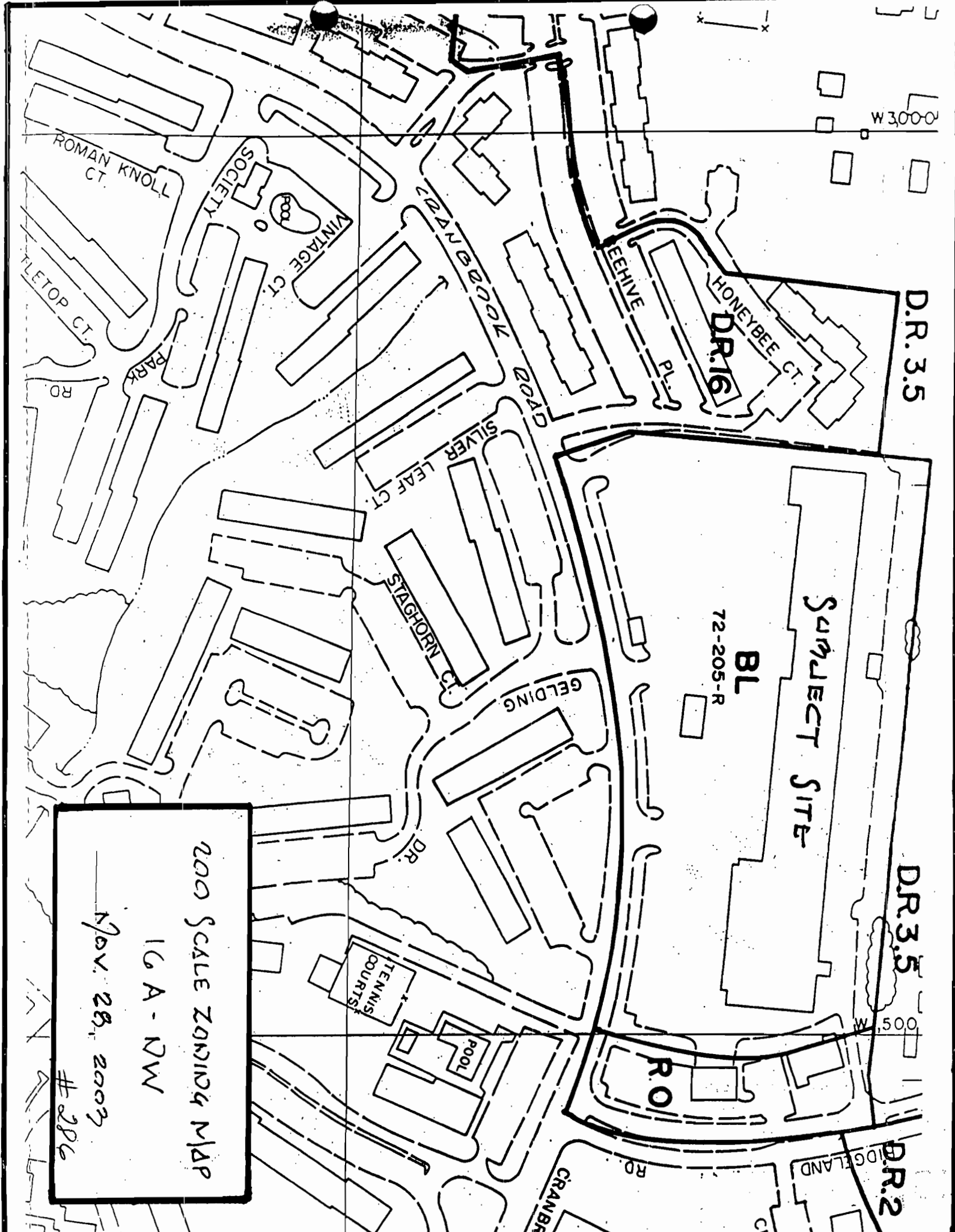
FOLD HERE

DEC 2 2000

DATE _____

E-MAIL

BALTIMORE, MD 21234



D.R. 3.5

D.R. 3.5

D.R. 2

D.R. 16

SUBJECT SITE

BL

72-205-R

R.O.

R.O.

CRANBERRY

BRIDGE LAND

TENNIS COURTS

POOL

GELDING

STAGHORN CT

SILVER LEAF CT

ROAD

VINTAGE CT

SOCIETY

ROMAN KNOLL CT

TLETOP CT

PARK

R.O.

200 SCALE ZONING MAP
16A - NW
Nov. 28, 2003
#286

PARKING CALCULATIONS

(REFER TO ZONING CASE NO. 00-401-A)

THE 2004 EXISTING FLOOR AREA = 112,025 SQ. FT.

PARKING REQUIRED = 0 SPACES/1000 SQ. FT.

= 0 x 112,025

= 0.61 SPACES

PARKING PROVIDED = 632 SPACES

ZONING PETITION NOTE

THIS PLAT ACCOMPANIES A ZONING PETITION FOR SPECIAL EXCEPTION TO ALLOW THE USE AND OPERATION OF A MANQUET & CATERING FACILITY IN A BL ZONE.

ALSO TO INCLUDE A ZONING PETITION FOR SPECIAL HEARING TO AMEND A PREVIOUSLY APPROVED SITE PLAN.

ZONING HISTORY

(CONTINUED FROM BELOW)

CASE NO. 09-246 SPX

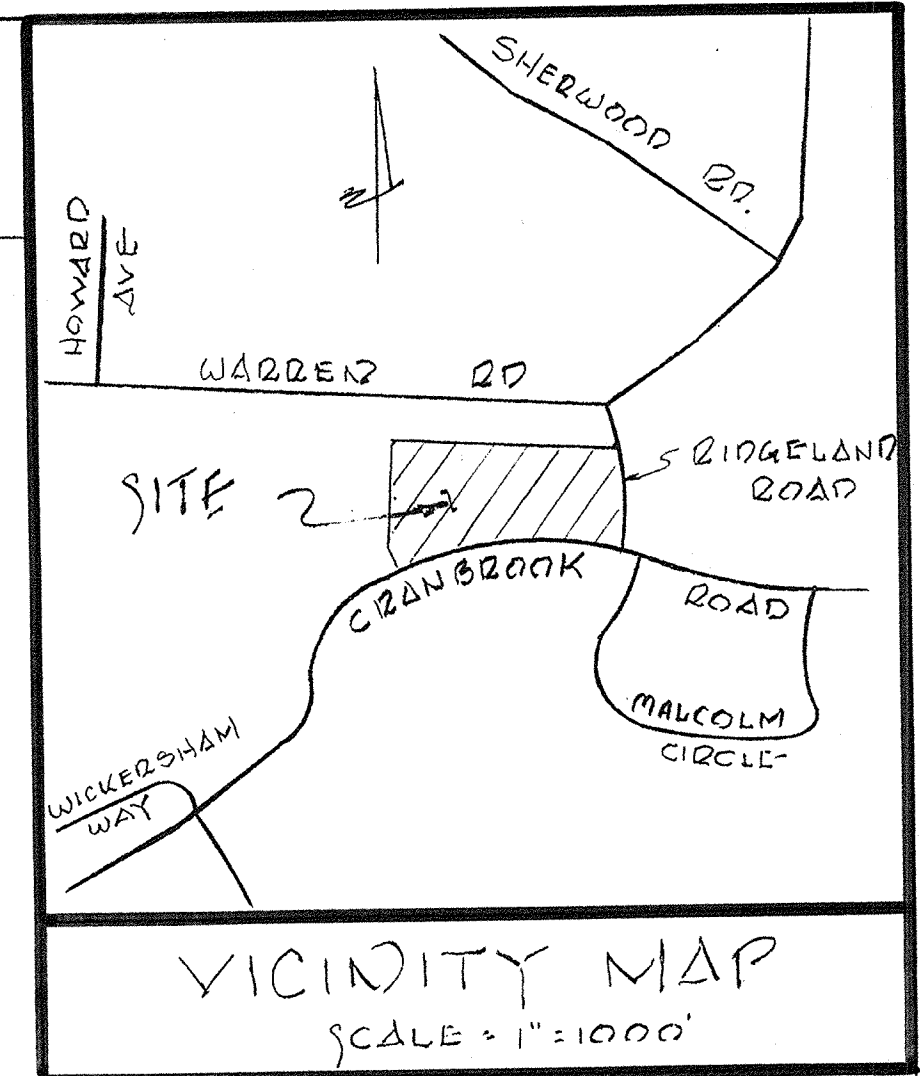
SPECIAL HEARING GRANTED TO APPROVE AN AMENDMENT TO THE LAST APPROVED SITE PLAN.
SPECIAL EXCEPTION GRANTED TO APPROVE A COMMUNITY BUILDING IN A BL ZONE.

CASE NO. 09-529-X

SPECIAL EXCEPTION GRANTED TO PERMIT THE USE & OPERATION OF 70 AMUSEMENT DEVICES

PERMIT INFORMATION

THE LATEST WORK PERFORMED ON THE SUBJECT PROPERTY WAS FOR THE MERRITT ATHLETIC CLUB. PERMIT NO. 9514211



VICINITY MAP
SCALE = 1" = 1000'

SITE DATA

SITE AREA = 12.174 ± ACRES
EXIST. ZONING = BL & R-0
EXIST. USE = SHOPPING CENTER
COUNCILMANIC DISTRICT = 325
TAX MAP 51 PARCEL 520
TAX ACCT. NO. 2900003602
DEED REF. 14046/TIG 4945/560
DEED REF. 5249/957
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 CHEESAPEAKE BAY CRITICAL AREA, A 100 YEAR FLOOD PLAIN OR A HISTORIC DISTRICT.

CERTIFICATION



REVISIONS		
NO.	DATE	DESCRIPTION
1	12-16-03	REV. PER FILING CONFERENCE
2	3-30-04	REV. FOR HEARING - BLDG EXPANSION

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 AND SPECIAL HEARING

CRANBROOK CENTER

592 CRANBROOK ROAD

SCALE: 1" = 100'	DES. BY: [Signature]	SHT. 1 OF 1
DATE: NOV. 20, 2003	DRN. BY: [Signature]	

ZONING

HISTORY

CASE NO. 71-201 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. 74-76 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. 77-126A

VARIANCE GRANTED TO PERMIT 505 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 ARTIST'S 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 ARTIST'S PAINTING STUDIO.

CASE NO. 81-110X

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

CASE NO. 00-401 A

PETITION TO PERMIT 810 PARKING SPACES IN LIEU OF 540 DISMISSED.
PETITION FOR ZONING VARIANCES TO AMEND AN APPROVED PLAN, TO PERMIT DRIVE THRU LADE, 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 PLAT, TO PERMIT EXISTING IDENTIFICATION SIGN TO HAVE 177.2 SQ. FT. IN LIEU OF 190' 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 523 CRANBROOK ROAD.

(CONTINUED @ TOP OF SHEET)

OWNER

CRANBROOK PLAZA ENTERPRISES LLC

592 CRANBROOK RD

COCKEYSVILLE, MD 21030

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