IN RE: PETITION FOR SPECIAL HEARING
NE/Corner Owings Mills Boulevard and
Crondall Lane
(11299 Owings Mills Boulevard)
4th Election District

2nd Council District

*

Crondall Corner Associates, LLC, Legal Owner/Petitioner

- BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * CASE NO. 05-326-SPH

* * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

ж

This matter comes before this Zoning Commissioner for consideration of a Petition for Special Hearing filed by the legal owner of the subject property, Crondall Corner Associates, LLC, through its attorney, Robert A. Hoffman, Esquire. The Petitioners request a special hearing, pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), seeking approval of an on-site joint identification sign in the M.L.-I.M. zone for commercial use tenants located in a commercial zone (B.L.), pursuant to Section 450.4.7 of the 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 William S. Berman, a Partner of Crondall Corner Associates, LLC, property owners. Also appearing were Kenneth Colbert with Colbert Matz Rosenfelt, Inc., the engineer who prepared the site plan for the property, and Arnold Jablon and David Karceski, attorneys at law, representing Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the southeast corner of Owings Mills Boulevard and Crondall Lane in Owings Mills. The property contains a gross area of 4.69 acres, more or less, split zoned M.L.-I.M. and

ORDER RECEIVED FOR FILING

Oate

Oate

OACENED FOR FILING

OATE

O

OFFICE STATE OF FILTERS

B.L., and is improved with a 40,020 sq.ft. office building known as Crondall Corner, which is occupied by various retail tenants. As shown on the site plan, the building is located in the center portion of the site, which is entirely zoned B.L. The balance of the property is zoned M.L.-I.M. In this regard, testimony indicated that during the 2004 Comprehensive Zoning Map Process, the County Council rezoned the existing building envelope to B.L. (Business, Local) to allow the Petitioner the opportunity to offer a wider range of commercial and retail uses not available by the ML-IM zone use regulations. However, as shown on the site plan, the building is separated from Owings Mills Boulevard by a large parking field, an access drive to Owings Mills Boulevard, a joint commercial stormwater management pond that serves the subject property and an adjacent mini-storage establishment, and significant vegetative screening. In order to provide identification for all of its tenants, the Petitioner proposes installing a freestanding joint identification monument sign at the corner of Owings Mills Boulevard and Crondall Lane. Since the building is located in the B.L. zoned portion of the site, and the sign in the M.L.-I.M. zoned portion of the property, the requested special hearing relief is necessary.

Adverse Zoning Advisory Committee (ZAC) comments were submitted by the Office of Planning in which it recommended a denial of the request. The site plan originally filed in this case indicated that the proposed sign would be pole-mounted and approximately 144 sq.ft. in area per side. The Office of Planning comment indicated that the proposed pole-mounted sign was out of character with existing signage along Owings Mills Boulevard and should be a "low, ground-mounted" type sign. In response to the Office of Planning's comment, Petitioner redesigned the proposed sign and modified its request. The Petitioners now seek relief to permit a ground-mounted rather than pole-mounted sign, with a total sign face area of 100 sq.ft. per side, as more particularly shown on the revised sign detail plan marked as Petitioner's Exhibit 2.

Mr. Jablon and Mr. Karceski proffered, on behalf of Petitioner, that the revised sign detail complies with all applicable height and area regulations applicable to ML-IM zoned freestanding signage. Indeed, a sign height of 25 feet and sign face area of 100 sq.ft. are permitted in the ML-IM zone by right. Further testimony and evidence offered indicated that this 4.69± acre parcel is unique by virtue of its irregular shape, limited visibility from Owings Mills Boulevard and Crondall Lane due to topographical features, and significant landscaping installed pursuant to a County-approved landscape plan to screen the on-site storm water management facility. I find that such physical characteristics and constraints required that the existing commercial building be set back a significant distance from Owings Mills Boulevard, as shown on the aerial photograph accepted into evidence as Petitioner's Exhibit 5, and as such, limits visibility into the site for oncoming motorists. These site features, as well as the split-zoning of the property, contribute to its uniqueness.

After due consideration of the testimony and evidence presented, I find that the proposed sign, as revised and shown on Petitioner's Exhibit 2, is appropriate in the location proposed and should be granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property, and that the special hearing request will not have any adverse impact on the surrounding area, including adjacent and other nearby ML zoned businesses.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested, as modified, shall be granted.

THEREFORE, IT IS ORDERED by this Zoning Commissioner for Baltimore County this day of March 2005, that the Petition for Special Hearing seeking approval of a joint identification monument sign in the M.L.-I.M. zone for commercial use tenants located in a

A FELING

ORDER REC

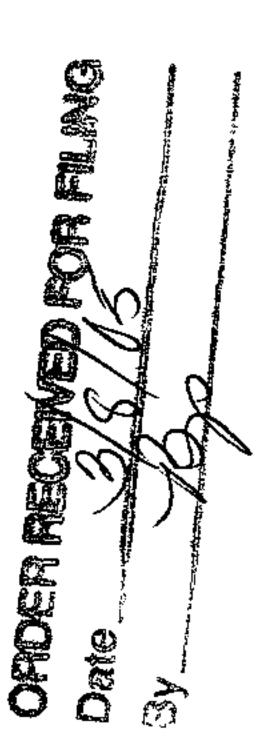
commercial zone, pursuant to Section 450.4 of the B.C.Z.R., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following conditions:

- 1) The Petitioner may apply for its sign permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at its 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) The proposed sign shall be designed and constructed substantially in accordance with the revised sign detail shown in Petitioner's Exhibit 2, complete with a monument-style base of metal and/or brick building materials and shall not exceed 15 feet in height from the highest point at grade.

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

WJW:bjs

WILLIAM Y. WEEMAN, III
Zoning Commissioner
for Baltimore County



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
William J. Wiseman III, Zoning Commissioner

March 8, 2005

Arnold Jablon, Esquire David Karceski, Esquire Venable, LLP 210 Pennsylvania Avenue Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
NE/Corner Owings Mills Boulevard and Crondall Lane
(11299 Owings Mills Boulevard)
4th Election District — 2nd Council District
Crondall Corner Associates, LLC - Petitioners
Case No. 05-326-SPH

Dear Messrs. Jablon & Karceski:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has 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,

WILLIAM J. WISEMAN, III

Zoning Commissioner

for Baltimore County

cc: Mr. William S. Berman, Crondall Corner Associates, LLC 11299 Owings Mills Boulevard, Owings Mills, Md. 21117 Mr. Kenneth Colbert, Colbert Matz Rosenfelt, Inc. 2835 Smith Avenue, Baltimore, Md. 21209 Office of Planning; People's Counsel; Case File



WJW:bis



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

Northeast Intersection of Owings for the property located at Mills Blvd. and Crondall Lane

which is presently zoned BL/ML-IM

I/We do solemnly declare and affirm, under the penalties of

ESTIMATED LENGTH OF HEARING ____

Reviewed By _____ Date 17/30/04

UNAVAILABLE FOR HEARING __

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

DIANZ

Case No. 05-326-5PU

THOSE THOSE

Defte

R\$1 9|15|98

SEE ATTACHED

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.

			perjury, that I/we are the is the subject of this Peti-	legal owner(s) of the	ne property which
<u>Contract Purchaser/Les</u>	see:		Legal Owner(s):		
			Crondall Corner	Associates,	LLC
Name - Type or Print		· — · · · · · · · · · · · · · · · · · ·	Name - Type or Prim		
Signature		<u> </u>	Signature		. <u></u>
			William S. Be	rman, Partner	
Address		Telephone No.	Name - Type or Print		·· · ·· ·· ·· ·· ·· ·· ·· ·· ·· ·· ·· ·· ·
Sity	State	Zip Code	Signature	<u> </u>	410-902-029
Attorney For Petitioner:			11299 Owings	Mills Blvd, S	
			Address		Telephone No.
Robert A. Hoffman, Esc	quire		Owings Mills,	MD 21117	•
lame - Type or Print Out AMA	un Sh	<u>,</u>	City	State	Zip Code
ignature		 	Representative to b	e Contactea:	
Venable LLP			Robert A. Hoffma	n, Esquire	
олграпу			Name		<u></u>
210 Allegheny Avenue	41	0-494-6262	210 Allegheny Av	enue 410	- 494-6262
ddless		Telephone No.	Address	··	Telephone No.
Idwson, Maryland 2128	35		Towson, Maryland	21285	
ity	State	Zip Code	City	State	Zip Code
R			<u>O</u> FFIC	E USE ONLY	



Northeast Intersection of Owings Mills Blvd. & Crondall Lane

Special Hearing to permit an on-site joint identification sign in the ML-IM zone for commercial use tenants located in a commercial zone (BL), pursuant to Section 450.4.7 of the Baltimore County Zoning Regulations.

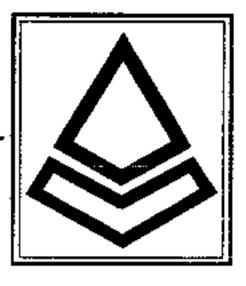
ORDER REGENTED FOR FILLING

TO1DOCS1/#198673 v1

#7326

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION SPECIAL HEARING 11299 OWINGS MILLS BLVD

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

- BINDING ON THE AFOREMENTIONED EAST SIDE OF OWINGS MILLS BOULEVARD BY A CURVE TO THE LEFT HAVING A RADIUS OF 2899.79 FEET, AN ARC LENGTH OF 381.95 FEET
- 2. NORTH 85 DEGREES 40 FEET 53 MINUTES EAST 76.72 FEET
- 3. NORTH 32 DEGREES 48 MINUTES 26 SECONDS EAST 65.00 FEET
- 4. NORTH 76 DEGREES 48 MINUTES 26 SECONDS EAST 175.00 FEET
- 5. SOUTH 21 DEGREES 11 MINUTES 34 SECONDS EAST 158.13 FEET
- 6. SOUTH 61 DEGREES 08 MINUTES 38 SECONDS EAST 109.12 FEET
- 7. SOUTH 13 DEGREES 32 MINUTES 32 SECONDS EAST 312.61 FEET
- 8. TO A POINT ON THE AFOREMENTIONED NORTH SIDE OF CRONDALL LANE; THENCE BINDING ON SAID RIGHT-OF-WAY BY A CURVE TO THE RIGHT HAVING A RADIUS OF 1,402.40 FEET, A LENGTH OF 402.67 FEET
- 9. NORTH 85 DEGREES 24 MINUTES 38 SECONDS WEST 64.90 FEET
- 10. NORTH 42 DEGREES 52 MINUTES 11 SECONDS WEST 57.67 FEET

TO THE POINT OF BEGINNING. CONTAINING 4.69 ACRES OF LAND, MORE OR LESS. BEING ALL OF THE PROPERTY RECORDED IN DEED RECORDED IN LIBER 12466, FOLIO 560. ALSO KNOWN AS 11299 OWINGS MILLS BLVD. LOCATED IN THE 4TH ELECTION DISTRICT.

J:\970511des.doc ,P 4

H 326

2835 Smith Avenue, Suite G Baltimore, Maryland 21209 Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

4	
	7

A CONTRACT OF THE PROPERTY OF							Carried Sec. Beautiful
- <u> </u>	100 mg					~ ~	
HIS	ر این		္ကတ္ဆက္လုိ	An internal of Justice and an internal of the second of th			
	ک سب بوست سیس کی محت بین داکم سد بخشیده معادد مد	The object in				ő ō	
\$ 6	a care in the care					m/m	
				امر آمر ۱۹۰۸ پر دخان اور			5
The second second	The state of the s	A STATE OF THE PARTY OF THE PAR		ing a series of the series of	And the second of the second o	- D- w	
A CARLON COMMENTS OF THE PROPERTY OF THE PROPE				ON FOR THE STATE OF THE STATE O		in 5	gg di till gregger Stander verstig med Normalise de till stander
						OB	
2						5	.
	() () () () () () () () () ()	an ass		, i new diameter. To gradustica		TO HAVE TO VACO	
` ≜ ∵ 17			7365	e di Maniga Kanasangka			
Ž						<u>'0</u> 5	
			9 - 20 - 3 - 4 - 6 - 6 - 6 - 6 - 6 - 6 - 6 - 6 - 6	THE STATE OF THE S	The state of the s		Aug. Comments of the comments
	and Takes Like a Makes			- 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2			
							A Salvins
				∂	8		
Ş. L				% E			
						हेन्द्र महिलारे क्षा क्षेत्र के क क्षेत्र के क्षेत्र के	שׁ
2				14			
7	ist of a polytopical and the polytopical and the contraction					and the state of t	27 (3 (35) 27 / 4 44 4 12 (3 (35) 27 / 4 27 (4) 4 2 (4) 2 (3) 2 (3) 2 (4) 4
			1			7 mm	And the second
						and the second	
						A Samuel Andrews Comments of the Comments of t	
						5	
							\$25 (\$20 m) 1
		400					
				TO CASE OF SANS			
and the second s	ine in all the second s	A Commission of the Commission	Andrews Comments	alay a Sacridon da 19 - Angle A. Colombia (1971 - 1971 - Angle A. Colombia (1971 - 1971 - 1971)		and a second and a	Elizabeth and Elizabeth Elizabeth de Santania Elizabeth and Elizabeth
	Selventine of the second						
and the state of t	المستخدم ا المستخدم المستخدم الم المستخدم المستخدم ا	en en von en	Section 1	in the same of the same in the			all the second of the second o
			and the second second	2000 - 14 - 15 - 15 - 15 - 15 - 15 - 15 - 15			
	The way the form of the second	The second secon					A CAMPAGE AND A
And the second s	The state of the s						
					3		
	with the same of t	2 of Chin All All Assembly Marin Alberta (1985) 14 14 Marin Alberta (1985)					Andread to the second
		Fanda State St The Contract State St					TOTAL CONTRACTOR
DELINE OF THE PARTY OF THE PART	ૹૹઌ૽૽ઌ૽ૺ૾૽૽ૡૣૻૻૼ૽ૺૣૺ૽ૼૺૺૺ ઌૢ૽ઌઌ૿ૺઌૢઌઌૡ૽૱ઌ૽ઌ૽૽૱૽ૺૺૺૺૺૺૺૺૺૺૺૺૺૺ	e () Joseph Billion Ta de matter de la company	A CONTRACTOR OF THE PARTY OF TH				
		ا الله (العالم) المنظمة المنظمة المنظمة المنظمة	A Property of				
							·
	A Bay is	araga dalah	1				
	•						7 . F
		• · · ·	2-4-3		<u> </u>		9 49-2

The Tolera County Act and Legislanes County Dy authority of the Zonning Act and Legislanes of Ballinoise County will bold a public hearing in Towson. Maryland on the property identified berein as follows:

Case: #05-326-SPH

N/east intersection of Owings Mills Boulevard and Crondall Lane

E/side of Owings Mills Blvd., 40 ft. north of Crondall Lane

4th Election District - 2nd Councilmanic District

E/side of Owings Mills Blvd., 40 ft. north of Crondall Lane
4th Election District - 2nd Councilmanic District
Legal Owner(s): Crondall Corner Associates, William S.
Berman, Partner
Special Hearing: to permit an on-site joint identification
sign in the ML-IM zone for commercial use tenants
located in a commercial zone(BL).
Hearing: Monday, February 14, 2005 at 9:00 a.m. in
Room. 407, County Courts Building, 401 Bostey
Avenue, Towson 21204.

WILLIAM WISEMAN

Zoning Commissioner for Baltimore County

NOTES (1) Hearings are Handicapped Accessible; for page 2 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.

1/357 Jan. 27

CERTIFICATE OF PUBLICATION

1271,2005
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing on
OH <u>116× 11,</u> 20 <u>0.</u>
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
☐ NE Booster/Reporter
☐ North County News

LEGAL ADVERTISING

CERTIFICATE OF POSTING

	RE: Case No.: 05-326-594
	Petitioner/Developer: (ROWDALL
	CORNER ASSOC.
	Date of Hearing/Closing: 2/14/05
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204	
ATTN: Kristen Matthews {(410) 887-3394}	•
Ladies and Gentlemen:	r í
This letter is to certify under the penalties of perj posted conspicuously on the property located at:	ury that the necessary sign(s) required by law were
- WIELLSECTION OF	- OWINGS MICCS BLYD
AND CRONDAGE LANE	
The sign(s) were posted on	1/29/00
(1	Month, Day, Year)
- Si	incerely,
	Robert Black 2/1/05
	(Signature of Sign Poster) (Date)
	SSG Robert Black
	(Print Name)
in a property of the compact of the contract o	1508 Leslie Road
	(Address)
	Dundalk, Maryland 21222
	(City, State, Zip Code)
	(410) 282-7940
	(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY

Thursday, January 27, 2005 Issue - Jeffersonian

Please forward billing to:

Amy Dontell 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: 05-326-SPH

N/east intersection of Owings Mills Boulevard. and Crondall Lane E/side of Owings Mills Blvd., 40 ft. north of Crondall Lane 4th Election District – 2nd Councilmanic District Legal Owners: Crondall Corner Associates, William S. Berman, Partner

Special Hearing to permit an on-site joint identification sign in the ML-IM zone for commercial use tenants located in a commercial zone (BL).

Hearing: Monday, February 14, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM WISEMAN

ZONING COMMISSIONER FOR BALTIMORE COUNTY

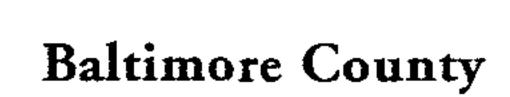
NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(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





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

January 7, 2005

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: 05-326-SPH

N/east intersection of Owings Mills Boulevard. and Crondall Lane E/side of Owings Mills Blvd., 40 ft. north of Crondall Lane 4th Election District – 2nd Councilmanic District Legal Owners: Crondall Corner Associates, William S. Berman, Partner

Special Hearing to permit an on-site joint identification sign in the ML-IM zone for commercial use tenants located in a commercial zone (BL).

Hearing: Monday, February 14, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Robert A. Hoffman, 210 Allegheny Ave., Towson 21285
William Berman, 11299 Owings Mills Blvd., Ste. 200, Owings Mills 21117

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JANUARY 29, 2005.

- (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 <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 Adv	ertising:				
Item Number or Case	Number _	Epontall		-326-	584
Petitioner.	Crondo	1/ Copner	A1100	iates 16	<u></u>
Address or Location	N/E .	Intensection Idall Lan	of Owing	s = 11/5 5	? Ivd. and
PLEASE FORWARD		- ,,			
Name.	And	DON Fell			
Address	216 A11	expens 1	frences		
	Touson	Mary	· B	21200	7-
1 					•
Telephone Number:	•	410 494	6244		

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

February 8, 2005

Robert A. Hoffman Venable, LLP. 210 Allegheny Avenue Towson, Maryland 21285

Dear Mr. Hoffman:

RE: Case Number: 05-326-SPH

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 30, 2004.

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,
U. Callaball S.

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

People's Counsel C:

Crondall Corner. Assoc, Inc. William S. Berman 11299 Owings Mills Blvd. Owings Mills 21117

Fire Department

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



Baltimore County

James T Smith, Jr, County Executive John J Hohman, Chief

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

January 4, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: January 31, 2005

Item No.:

319-333

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments at this time.

Lieutenant Franklin J. Cook Fire Marshal's Office (0)410-887-4881 (C)443-829-2946 MS-1102F

cc: File



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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: January 24, 2005

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For January 17, 2005

Item Nos. 319, 320, 323, 324, 325, 326,

327, 330, 331, 332, and 333

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

RWB:CEN:jrb

cc: File



TO:

Tim Kotroco

PDM

FROM:

John D. Oltman, Jr Joo

DEPRM

DATE:

February 3, 2005

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of January 10, 2005.

__X__ The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-319

05-323

05-325

05-326

05-327

05-330

05-332

05-333

Reviewers:

Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: January 27, 2005

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

11299 Owings Mills Blvd.

INFORMATION:

Item Number:

5-326

Petitioner:

Crondall Corner, LLC.

Zoning:

ML-IM/BL

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning is of the opinion that the subject request is not consistent with the spirit and intent of the ML zone, or in keeping with the Baltimore County Master plan for Owings Mills. Freestanding signs along the Owings Mills Boulevard are low, ground mounted and often are incorporated with a wall treatment. The proposal would set an undesirable precedent for allowing commercial signage within the Manufacturing Zones with countywide implications. As such, this office recommends that the petitioner's request be DENIED.

Division Chief:

AFK/LL:MAC:



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

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

LTM

Maryland Department of Transportation

Date: 1.10.05

Baltimore County

Item No. 324

RE:

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

Dear, Ms. Matthews:

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,

Steven D. Foster, Chief

1. J. Hoell

Engineering Access Permits Division

PETITION FOR SPECIAL HEARING RE:

NE of Owings Mills Blvd & Crondall Lane;

E/S Owings Mills Blvd, 40 N Crondall Lane *

4th Election & 2nd Councilmanic Districts

Legal Owner(s): Crondall Corner Associates,*

LLC; William S. Berman, Partner

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

05-326-SPH

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 and 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 13th day of January, 2005, a copy of the foregoing Entry of Appearance was mailed to Robert A Hoffman, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

People's Counsel for Baltimore County

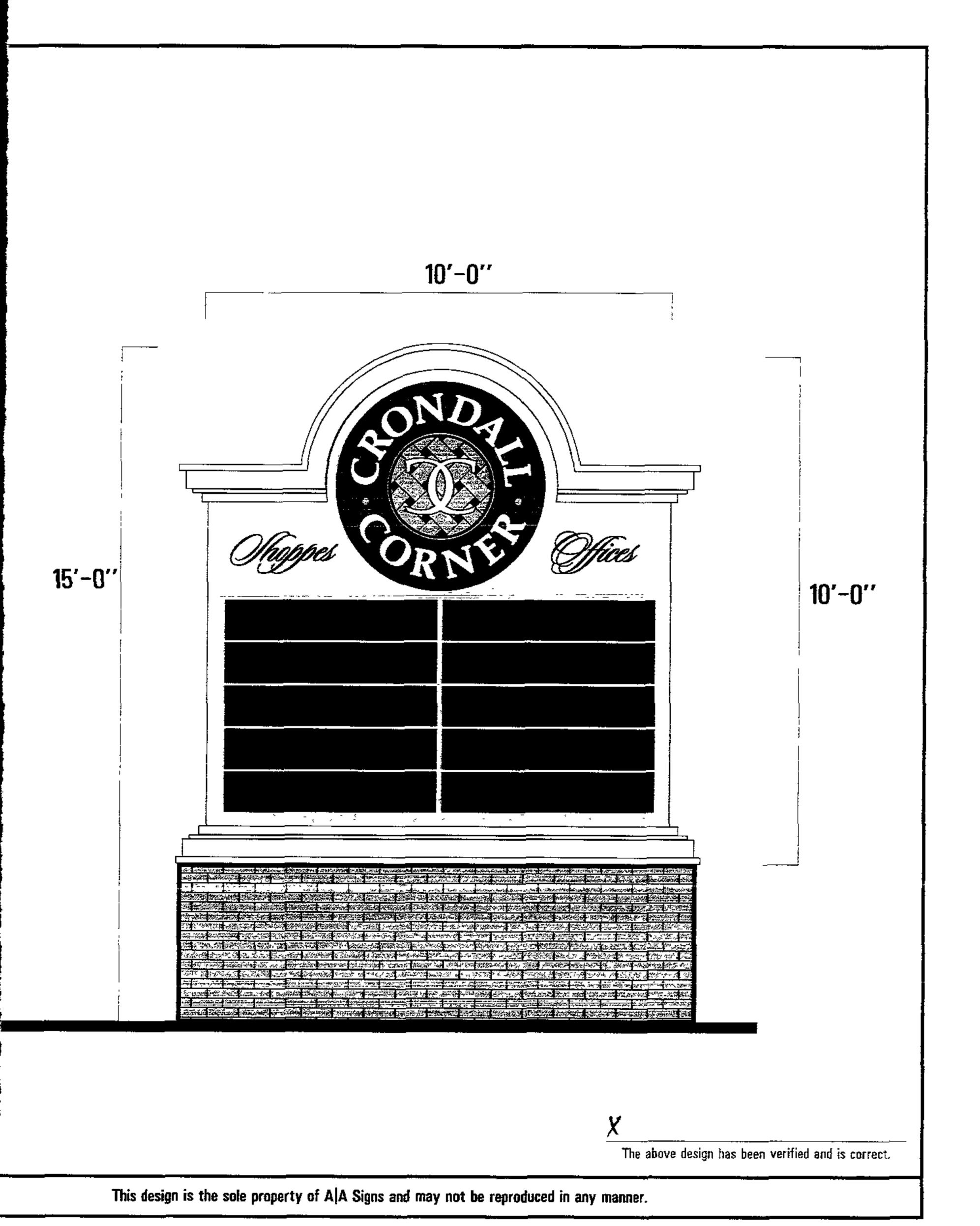
	Case No.:	05-326	SPH	
--	-----------	--------	-----	--

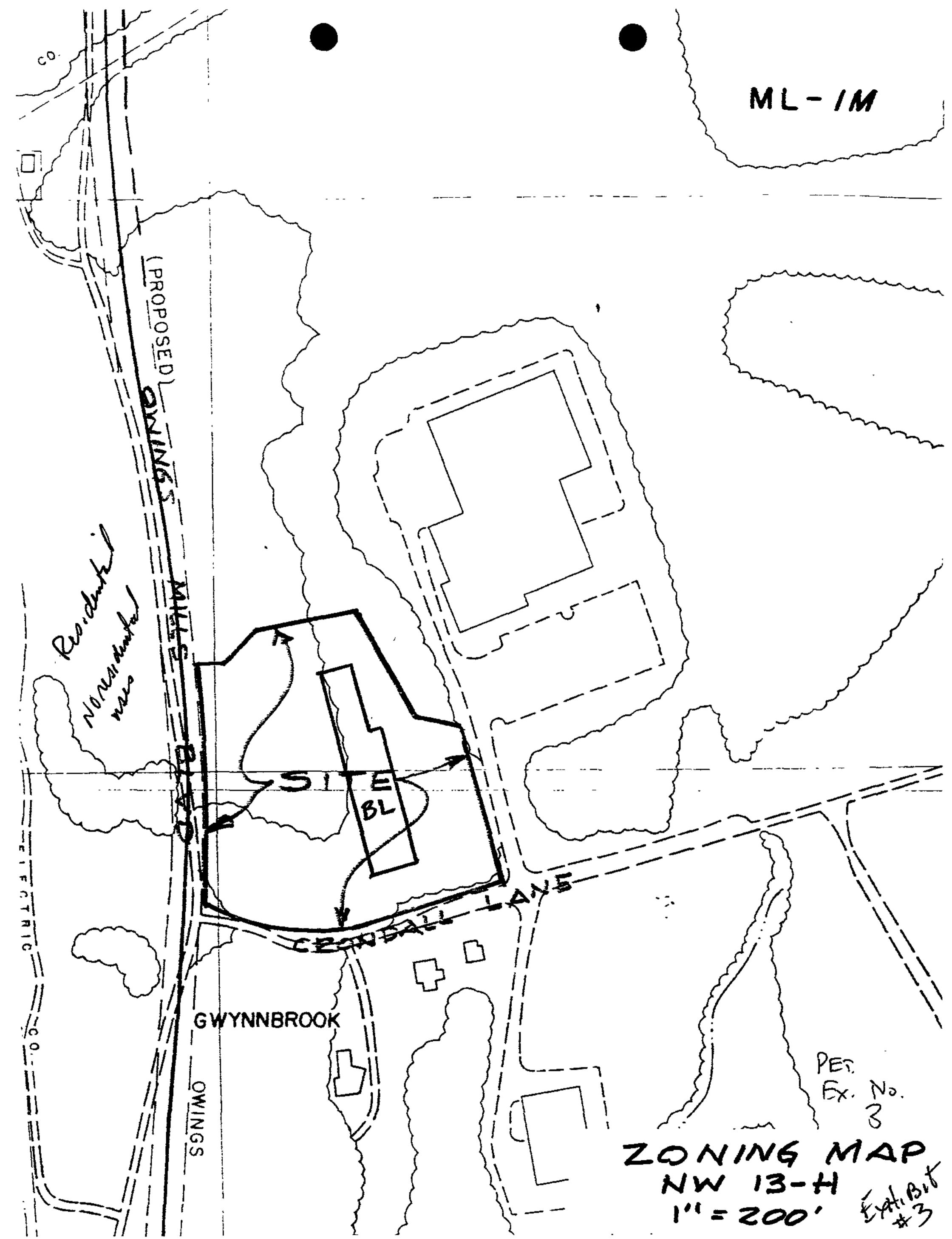
Exhibit Sheet

Petitioner/Developer

Protestant

	_ , ,, ,,,,,	
No. 1	Site PLAN	
No. 2	SIGN Examplar	
No. 3	ZONING MAP- Wass.	
No. 4	CV-Wlbut	
No. 5	Auril	
No. 6	toPo- Elevations	
No. 7	PHOTO 5- LINE 8 51/2	
No. 8		•
No. 9		
No. 10		
No. 11		-
No. 12		
	i de la companya de	





RESUME

PROFESSIONAL BACKGROUND AND EXPERIENCE

KENNETH J. COLBERT 2835 SMITH AVENUE, SUITE G BALTIMORE, MD 21209

PROFESSIONAL STATUS: Professional Engineer, Maryland, PE No. 9752

EDUCATION: University of Missouri-Rolla

Rolla, Missouri

B.S. in Civil Engineering

PROFESSIONAL BACKGROUND AND EXPERIENCE:

Accepted as an expert in Civil Engineering and Site Planning for Land Development, and testified before the following:

Anne Arundel County Administrative Hearing Officer

Anne Arundel County Board of Appeals

City of Annapolis City Council

City of Annapolis Planning Commission

Baltimore County Board of Appeals

Baltimore County Zoning Commissioner

Baltimore City Board of Municipal Zoning Appeals

Cecil County Board of Appeals

City of Elkton Planning Board

City of Elkton City Council

Harford County Board of Appeals

City of Westminster Planning Board

Montgomery County Planning Board

Montgomery County Hearing Examiner

Montgomery County Board of Appeals

City of Gaithersburg Planning Board

City of Gaithersburg City Council

Testified as an expert witness in the field of Civil Engineering in the District Courts of Baltimore County and Howard County.

PET. Ex. No.

KENNETH J. COLBERT Page –2-

PROFESSIONAL EXPERIENCE:

April, 1987 – Present

Colbert Engineering, Inc. / Colbert Matz Rosenfelt, Inc. Consulting Civil Engineers & Surveyors Baltimore, Maryland

> Established a private consulting firm for design and construction management of land development projects. Primary services include site design and preparation of plans for commercial and residential land development projects, as well as complete survey and construction stakeout services.

> In September 1994 Colbert Engineering, Inc. merged its operations with another consulting engineering firm to form Colbert Matz Rosenfelt, Inc. This merger enabled the new firm to expand its client base and to better, and more effectively serve its existing clients.

> Mr. Colbert is the managing partner of the company while maintaining project management responsibilities. In addition, he is the principal responsible for operation of the Survey Department.

Jan., 1986 – Apr., 1987 <u>Security Management Corporation</u> Builders and Developers Baltimore, Maryland

> Employed by Security Management Corporation as Engineering Manager for Land Development activities with responsibility for budgeting, management and supervision of the land development phases for all projects. Projects included single family and multi-family developments ranging in size from 50 units to 1500 units in four governmental jurisdictions.

Nov., 1978 – Jan., 1986 Colbert Engineering, Inc. / CDH Engineering Corp. / Kidde Consultants Consulting Civil Engineers and Surveyors Glen Burnie, Maryland

> Established a private consulting firm for design and construction management of land development projects. Services included site design and preparation of site development plans for residential and commercial developments.

> In June 1982, Colbert Engineering, Inc. merged its operation with that of another consulting engineering firm to form CDH Engineering Corporation. This merger enabled the new firm to expand its engineering and surveying capabilities, and grow to maintain a staff of approximately 20 people. As engineering and managing partner, duties and responsibilities continued as before but on an expanded basis

KENNETH J. COLBERT Page –3-

CDH Engineering Corporation was purchased by Kidde Consultants, Inc., a top 500 engineering company, in June 1984. The office became one of eight branch offices spread throughout Maryland, Virginia, Delaware and Pennsylvania. As Branch Office Manager, duties and responsibilities continued to include engineering for land development projects of various types and sizes, as well as interaction with the main office on management, marketing and budget matters.

Mar., 1976 – Nov.,1978 Anne Arundel County, Maryland
Department of Public Works
Annapolis, Maryland

Employed by Anne Arundel County as a Senior Engineer responsible for the Engineering Review Section of the Development Services Division, Department of Public Works. This Section, which had a complement of four engineers, reviewed the engineering plans for all Land Development activities within the County. Promoted to Chief of the Development Services Division. The Division staff consisted of 13 Engineers, Engineering Technicians, Construction Inspectors and Clerical personnel. The function of this Division was the review and processing of all private construction within the County.

May, 1973 – Mar., 1976 <u>Purdum & Jeschke</u> Consulting Engineers & Surveyors Baltimore, Maryland

Employed by Purdum & Jeschke as a Design Engineer with prime areas of responsibilities being design of Storm Drainage Systems and Site Grading for various land development projects. Advanced to Project Engineer responsible for residential and commercial development projects.

Sept.,1971 – May, 1973 <u>Mathews-Phillips, Inc.</u>
Builders and Developers
Silver Spring, Maryland

Employed by Mathews-Phillips, Inc. as an Assistant Construction Superintendent for Garden Apartment and Townhouse Projects. Prime area of responsibility was for installation of Underground Utilities, Storm Drainage, Site Grading and Paving.

July, 1970 – Sept.,1971 Richard P. Browne Associates

Consulting Engineers and Surveyors

Columbia, Maryland

Employed by Richard P. Brown Associates as a Design Engineer with prime responsibility being design of Storm Drain Systems and Site Grading

for various land development projects including single family residential and multi-family sites

June, 1968 – July,1970 Clayton Surveying and Engineering Company
Consulting Engineers and Surveyors
St. Louis, Missouri

Joined Clayton Surveying and Engineering Company immediately following graduation from college as a Design Engineer working primarily on the design of Road Systems, Storm Drains and Sanitary Sewer Systems for residential subdivisions and commercial sites.

I:\RESMES\RESUME.KEN.ZONING

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



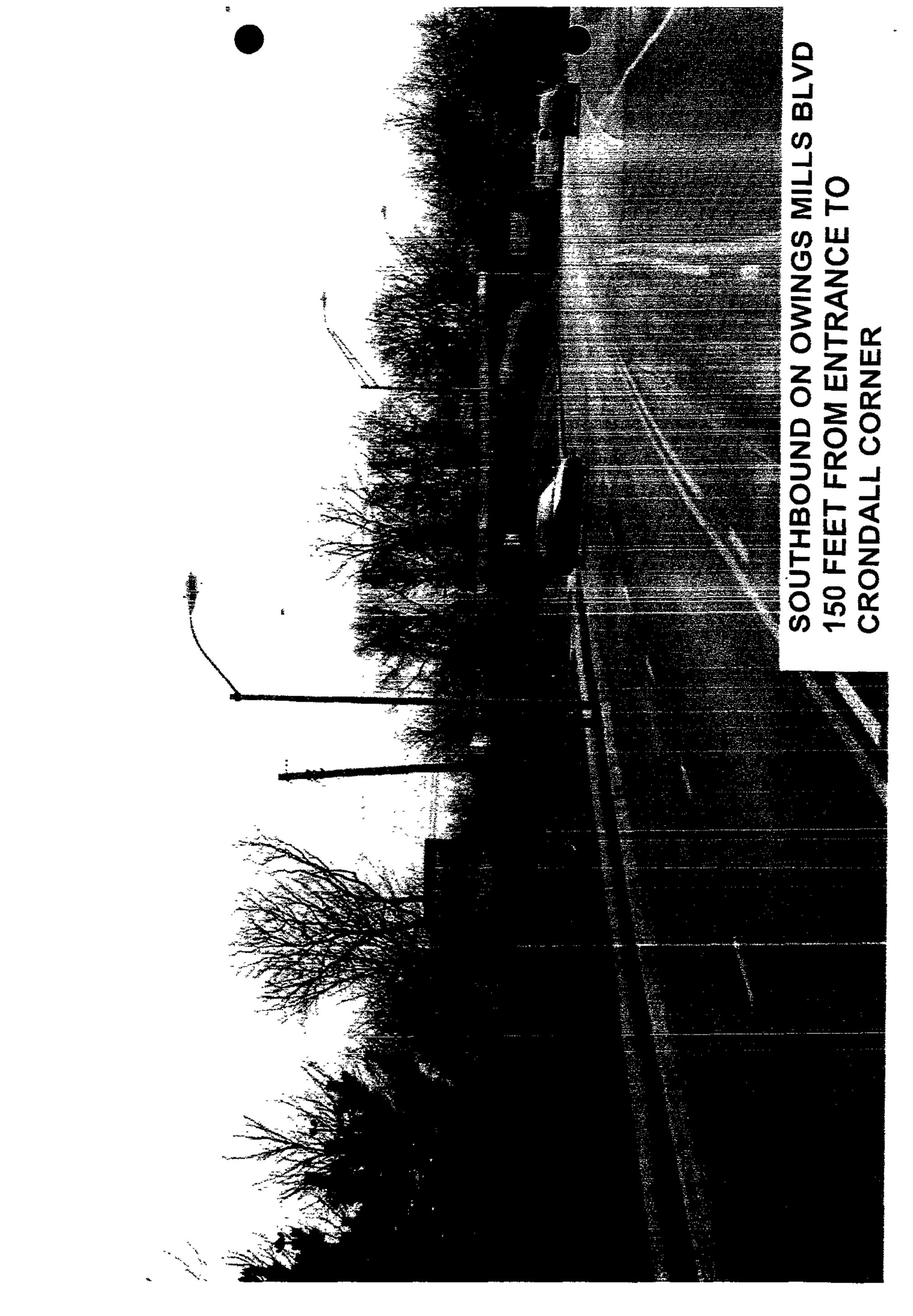
SPECIAL HEARING

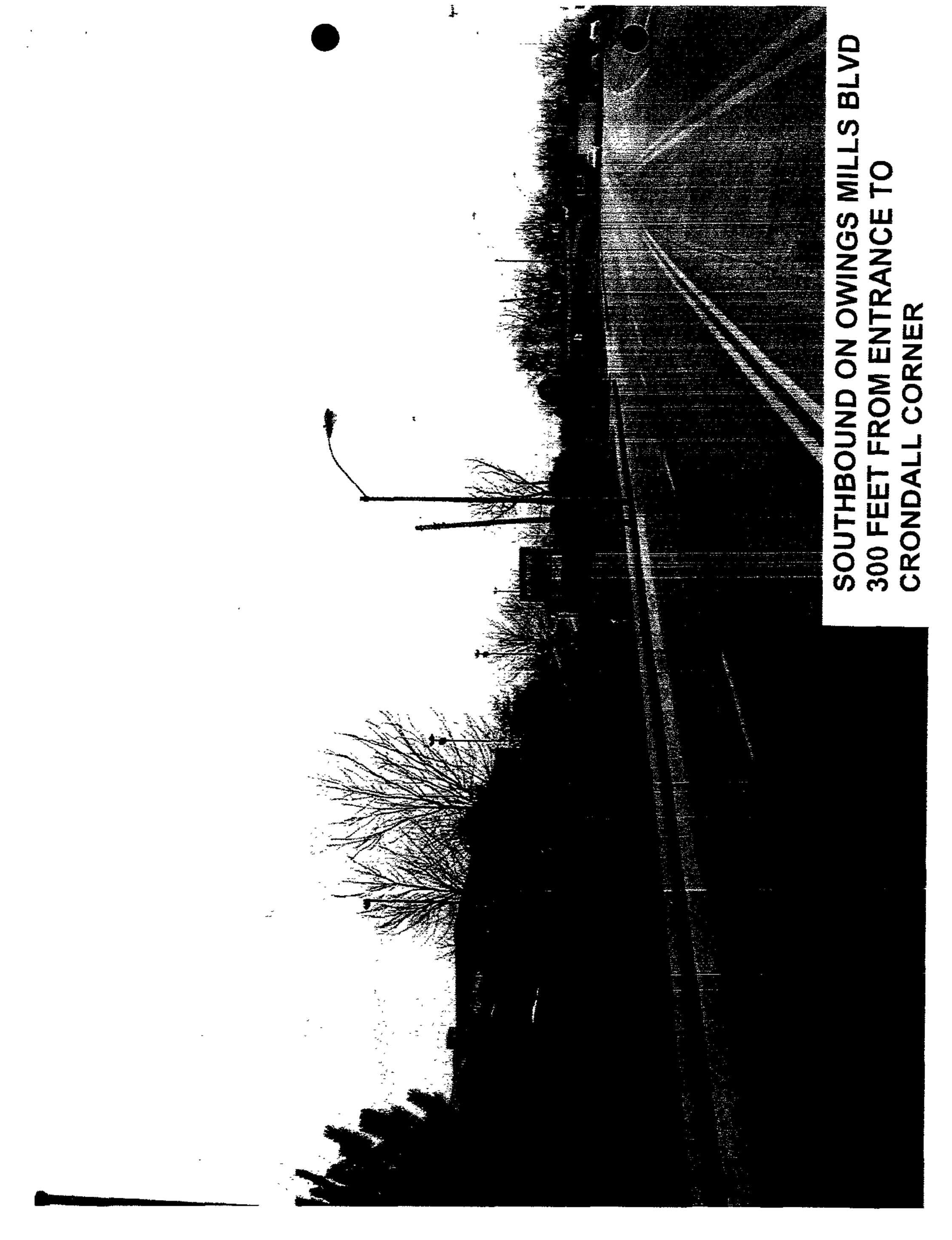
CASE NO 05-326-SPH

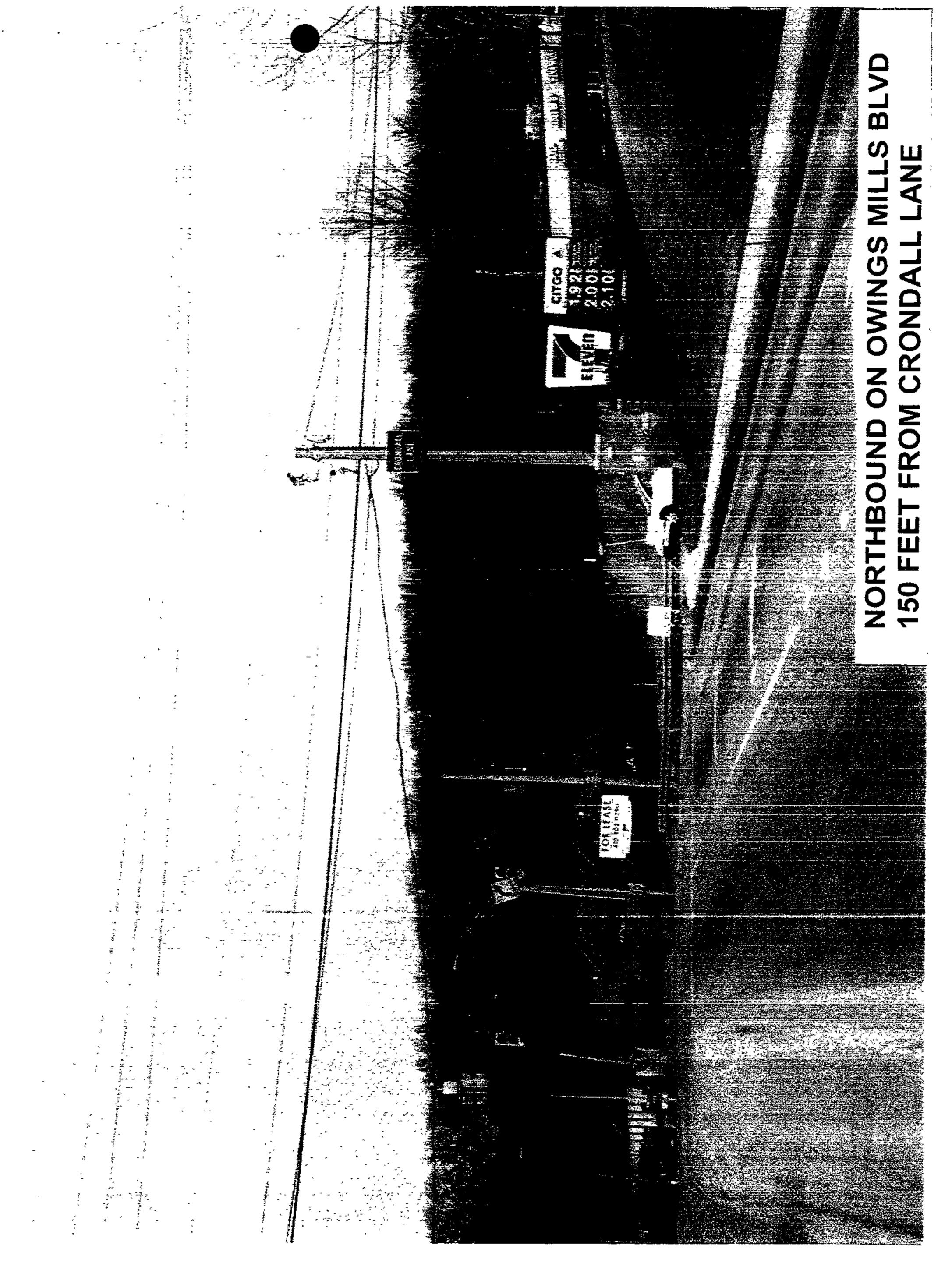
CRONDALL CORNER

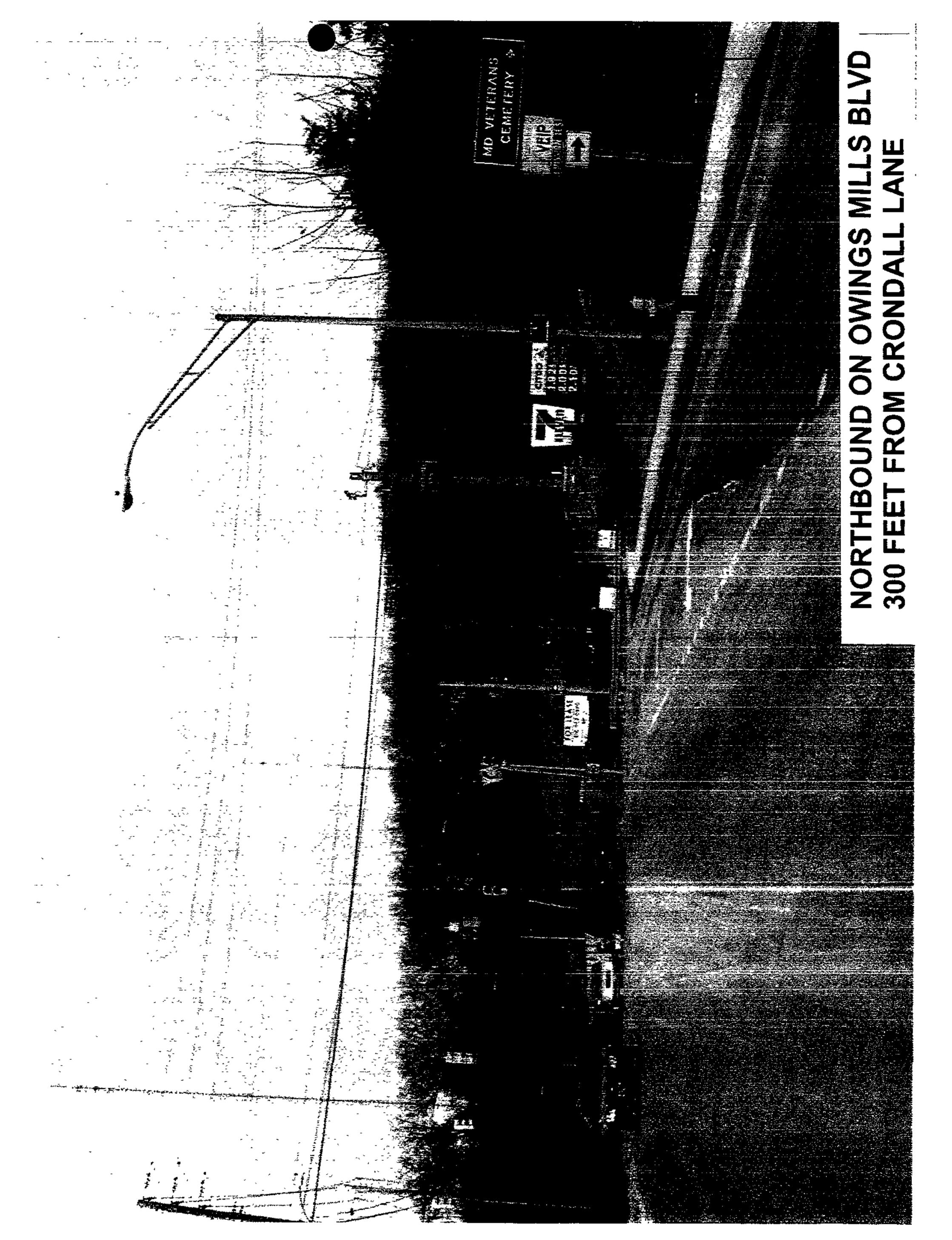
LINES OF APPROACH VISIBILITY

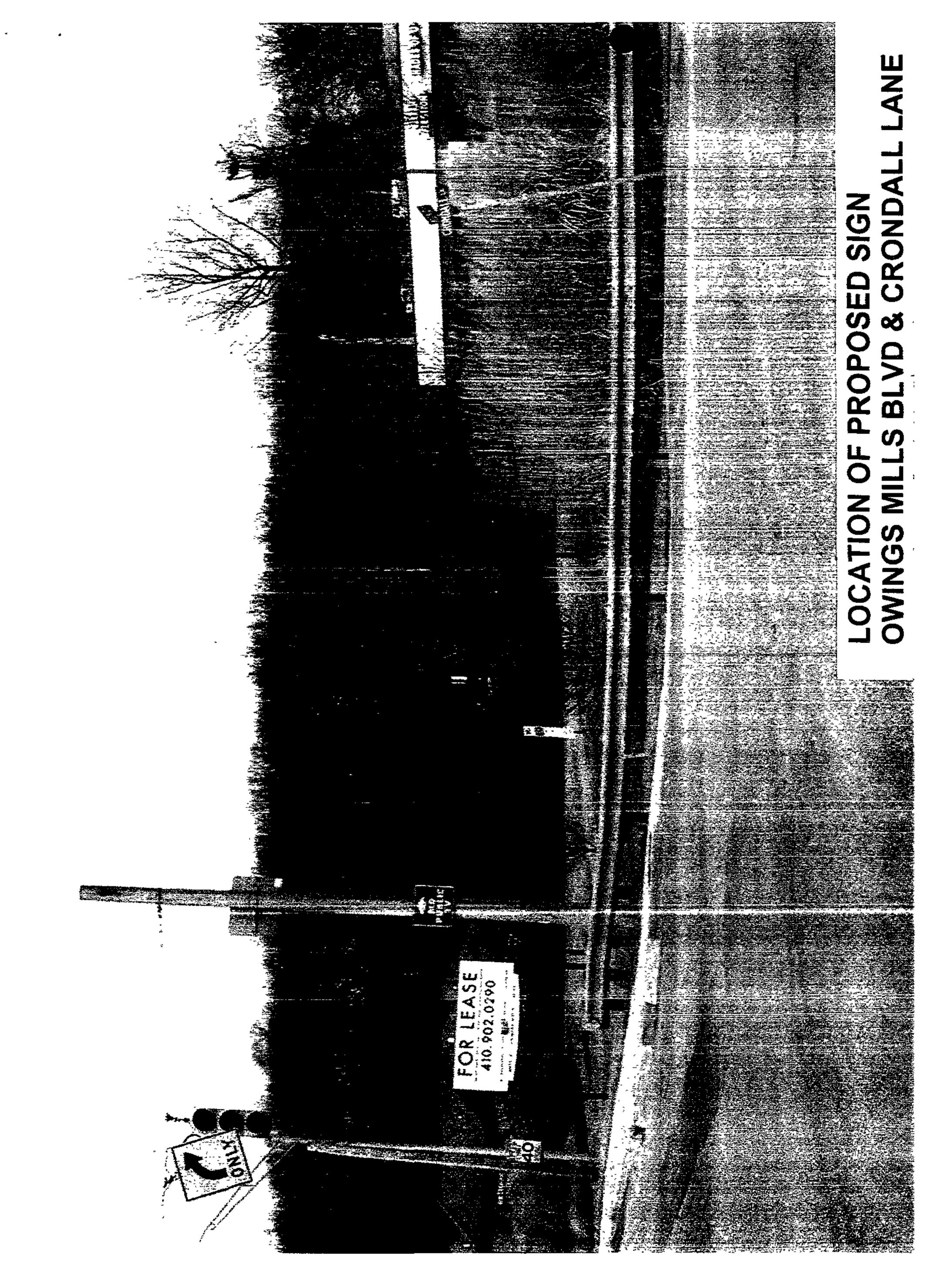
PET Ex. No. 7









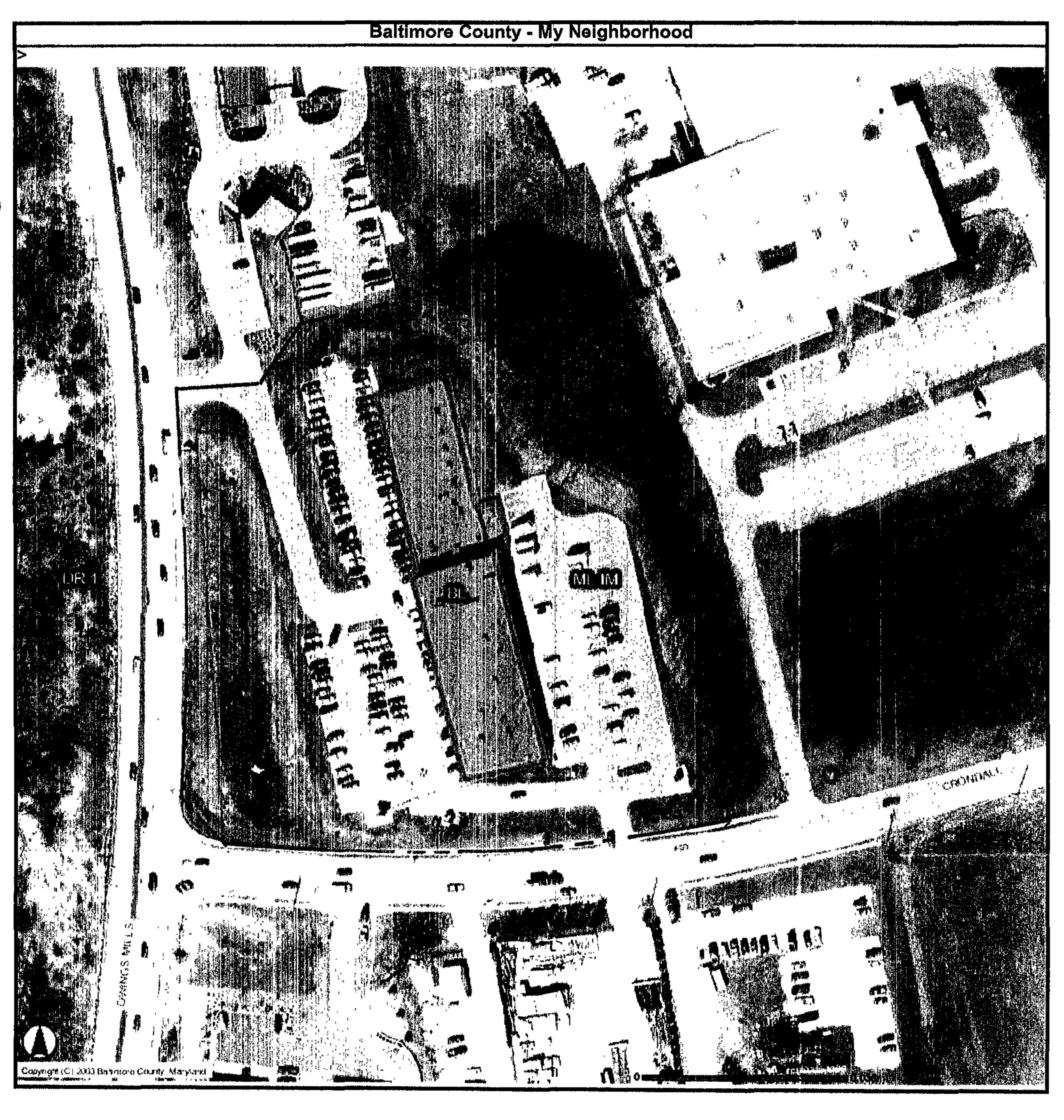


PLEASE PRINT CLEARLY

CASE NAME COSTA GOLDAN CASE NUMBER OS-326-SPH
DATE Chalm

FEETS OF SICILITY OFFICE

all Kunceskie	keelberteemrannees			
OM McL 2(17	7			
Venushe LLP 210 Atlegram Ave Tonjon My 21204	2835 SHITH AVE			
David Kaccesti Aanold Jahin Lullan Berman	Lex Coursext			





Per Ex. No. 7

