IN RE: **PETITIONS FOR SPECIAL HEARING AND VARIANCE** – NW/Corner Cranbrook Rd. & Ridgeland Road 532 Cranbrook Road **(Cranbrook Shopping Center)** 8th Election District 4th Council District	* * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY **Case No. 07-055-SPHA**
Cranbrook Plaza Enterprises, LLC Petitioner	* *	

* * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner of Baltimore County for consideration of Amended Petitions for Special Hearing and Variance filed by the owner of the subject property, Cranbrook Plaza Enterprises, LLC, by Alan Gebhart, managing member, through their attorney, Charles E. Brooks, Esquire. The Petitioner requests a special hearing to approve an amendment to the previously approved site plan and variance relief from Section 450.4.F.7.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit three (3) joint identification free standing signs (Sign A, Sign A-1 and Sign B) in lieu of the allowed one and from Section 450.4.I.7.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit eleven (11) lines of copy in lieu of the allowed five (5) lines on (Sign B), the tenant joint identification sign. The subject property and requested relief are more particularly described on the amended site plan submitted and the accompanying schematic sign plan, which were accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Ms. Terry Arrington, manager and representative of Cranbrook Plaza Enterprises, LLC, property owner; Joseph Larson, a principle in Spellman, Larson and Associates, Inc., the consultants who

ORDER RECEIVED FOR FILING
Date 11-29-06
By

prepared the site plan; Mary Fonzi and Charles E. Brooks, Esquire, representing the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an elongated rectangular shaped parcel, approximately 12.134 acres in area, zoned BM with over 11,000 feet of road frontage along the north side of Cranbrook Road, adjacent to its intersection with Ridgeland Road and just south of Warren Road in Cockeysville. The subject property is currently improved with a one-story strip shopping center building which has been utilized for many years, and features a variety of retail uses, including a children's center, carry-out stores, Patrick's and Fazzini's restaurants, Cranbrook Video, a pharmacy, café, tanning salon, International TV, Images, a cleaner, High's Store, beauty salon, Simon's Bakery, Sports Bar, and the Merritt Athletic Club. In addition to the strip building, there are several freestanding buildings on the property, one of which houses a McDonald's restaurant. Two other freestanding buildings are located at the eastern end of the site adjacent to Ridgeland Road and are utilized as office buildings. The Petitioners have recently upgraded the entire shopping center by investing millions in the refacing of tenant spaces and is currently constructing a 40,000 square foot banquet and catering facility improvement to be known as Martin's Valley Mansion which will be comparable to that of Martin's West, at a cost in excess of $8 million dollars. The new banquet center and the Merritt Athletic Club will be adjacent to each other and located at the eastern end of the tract and will provide separate ingress and egress off of Cranbrook Road to a parking field that is separate from the other retail buildings. The proposed convex surface monument signs (Sign A and Sign A-1) identifying Martin's-Merritt will be located on either side of this ingress and egress point to the upper portion of the shopping center. As depicted on Petitioner's Exhibit 2, the numerous other tenants' buildings extend from these anchor building

ORDER RECEIVED FOR FILING
Date 11-29-06
By D. Jones

locations in a westerly direction with two additional access points further west on Cranbrook Road. It is at this centrally located entrance point that the tenant identification sign (Sign B) will be located advertising the featured smaller retail tenants. The existing joint identification freestanding sign will be removed and replaced by these new signs. These new signs will be consistent with the architecture of the existing and proposed buildings.

I am persuaded by the evidence presented that the proposal is entirely consistent with the existing and proposed use. The shopping center's bifurcated layout with its extremely long road frontage legitimizes the need for three joint identification signs at this location. Brand identification of the tenants within the shopping center is important for the economic benefit as well as assisting in directing traffic and avoiding confusion. The revised plan has been reviewed by County agencies and there are no adverse zoning advisory comments. Therefore, I shall grant the variance as necessary to allow the proposed three freestanding joint identification signs as shown on Petitioner's Exhibit 1. Lastly, with respect to the request to amend the previous site plan, this is a ministerial matter, which shall be accomplished by the passage of this Order.

A sign variance, such as those requested by the Petitioner in this case, may be granted where the strict application of the zoning regulations would cause practical difficulty to the Petitioner and its property. *McLean v. Soley*, 270 Md. 208 (1973). Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioner has established that this property is unique and that the variance relief is justified to mitigate the practical difficulty which strict adherence to the zoning regulations would inevitably create. I am satisfied that the Petitioner has complied with the standards set forth in Section 307 of the B.C.Z.R. Variance relief can be granted in strict harmony with the spirit and intent of the

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Date 11-29-06
By D. Wolf

sign regulations without detriment to the public safety and welfare or motorists traveling along Cranbrook Road.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of November, 2006, that the Petition for Variance, as Amended, seeking relief, from Section 450.4F.7.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit three joint identification freestanding signs (Sign A, Sign A-1 and Sign B) in lieu of the one allowed, and from Section 450.4.I.7.b, to permit eleven (11) lines of copy in lieu of the allowed five (5) lines on the tenant joint identification sign (Sign B), in accordance with Petitioner's Exhibit 1, be and are 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.

WILLIAM J. WISEMAN, III
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
Date 11-29-06
By D. Dem

AMENDED

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 532 Cranbrook Road

which is presently zoned BM

Cranbrook Shopping Center

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

REFER TO ATTACHED SHEET

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

Specific and proper evidence and documentation to be presented at the Zoning Hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

NA
Name - Type or Print

NA
Signature

NA
Address — Telephone No.

NA
City — State — Zip Code

Attorney For Petitioner:

Charles E. Brooks
Name - Type or Print

Signature

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

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:

Joseph L. Larson
Name

105 W. Chesapeake Avenue — 410-823-3535
Address — Telephone No.

Towson — MD — 21204
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By LTM **Date** 10/23/06

UNDER REVIEW FOR FILING

Date 10-23-06

Case No. 07-055 SPHA

REV 9/15/98

VARIANCE FROM SECTION 450.4.F.7.b

TO PERMIT 3 JOINT IDENTIFICATION FREE STANDING SIGNS IN LIEU OF THE ALLOWED 1. (SIGN A, SIGN A-1 AND SIGN B)

VARIANCE FROM SECTION 450.4.I..7.b

TO PERMIT 11 LINES OF COPY IN LIEU OF THE ALLOWED 5 LINES ON THE TENANT JOINT IDENTIFICATION SIGN. (SIGN B)

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at Cranbrook Shopping Center
532 Cranbrook Road

which is presently zoned BM

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.

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:

NA
Name - Type or Print

NA
Signature

NA
Address Telephone No.

NA
City State Zip Code

Legal Owner(s):

Alan Gebhart
Name - Type or Print

Signature

Name - Type or Print

Signature

599 Cranbrook Rd. 410-666-3400
Address Telephone No.

Cockeysville MD 21030
City State Zip Code

Attorney For Petitioner:

Charles E. Brooks
Name - Type or Print

Signature

Company

610 Bosley Ave. 410-296-2600
Address Telephone No.

Towson MD 21204
City State Zip Code

Representative to be Contacted:

Joseph L. Larson
Name

105 W. Chesapeake Ave. 410-823-3535
Address Telephone No.

Towson MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By CYM Date 8/8/06

Case No. 07-055-SPHA

ORDER RECEIVED FOR FILING
Date 11-29-06
Date
By
RBV 9/15/98

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: #07-055-SPHA
532 Cranbrook Road - Cranbrook Shopping Center
Northwest corner of Cranbrook Road and Ridgeland Road
8th Election District — 3rd Councilmanic District
Legal Owner(s): Alan Gebhart

Special Hearing: to approve an amendment to a previously approved Site Plan. **Variance:** to permit two joint identification freestanding signs in lieu of the allowed one Sign A and Sign B and to permit 11 lines of copy in lieu of the allowed 5 on the tenant joint identification Sign B.

Hearing: Monday, November 13, 2006 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
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 10/831 Oct. 31 114693

CERTIFICATE OF PUBLICATION

11/2/, 2006

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 10/31/, 2006.

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

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 21844

DATE 10/19/06 ACCOUNT R001 006 6150

AMOUNT $ 200.00

RECEIVED FROM: Cemcrook Inc.

FOR: Zoning Petition Fee

07-055-SPHA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

REVISED 10/19/06

PAID RECEIPT

MACHINE	ACTION	TIME	DRW
10/19/2006	10/19/2006	11:15:46	2

CEO FOR CARLTON DUNN INC.
RECEIPT # 302477 10/19/2006 001A
DEPT # 5 520 ZONING VERIFICATION
CK NO. 021844
Paid To: $200.00
$200.00 CK $0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 4776

DATE 9/20/06 ACCOUNT 1001006 6150

AMOUNT $ 650.00

RECEIVED FROM: CROSSBROOK INC.

FOR: 07-455-SPHA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS FOREL THE DAY
4
CASHIER'S VALIDATION
Baltimore County, Maryland

CASHIER'S VALIDATION

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 TO ACCOMPANY ZONING PETITION
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 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

055

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

July 3, 2006

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS **DATE:** 10/2/06

Case Number: 07-055-SPHA

Petitioner/Developer: CHARLES E. BROOKS ESQ.~~ALAN GEBHART~~JOSEPH LARSON

Date of Hearing (Closing): 10/18/06

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

2 Posted @ Entrances on Cranbrook Road & 1 Posted @ Entrance on Ridgeland Road

The sign(s) were posted on: 10/02/06

SEE ATTACHED PHOTOS

Linda O'Keefe

(Signature of Sign Poster)

Linda O'Keefe

(Printed Name of Sign Poster)

523 Penny Lane

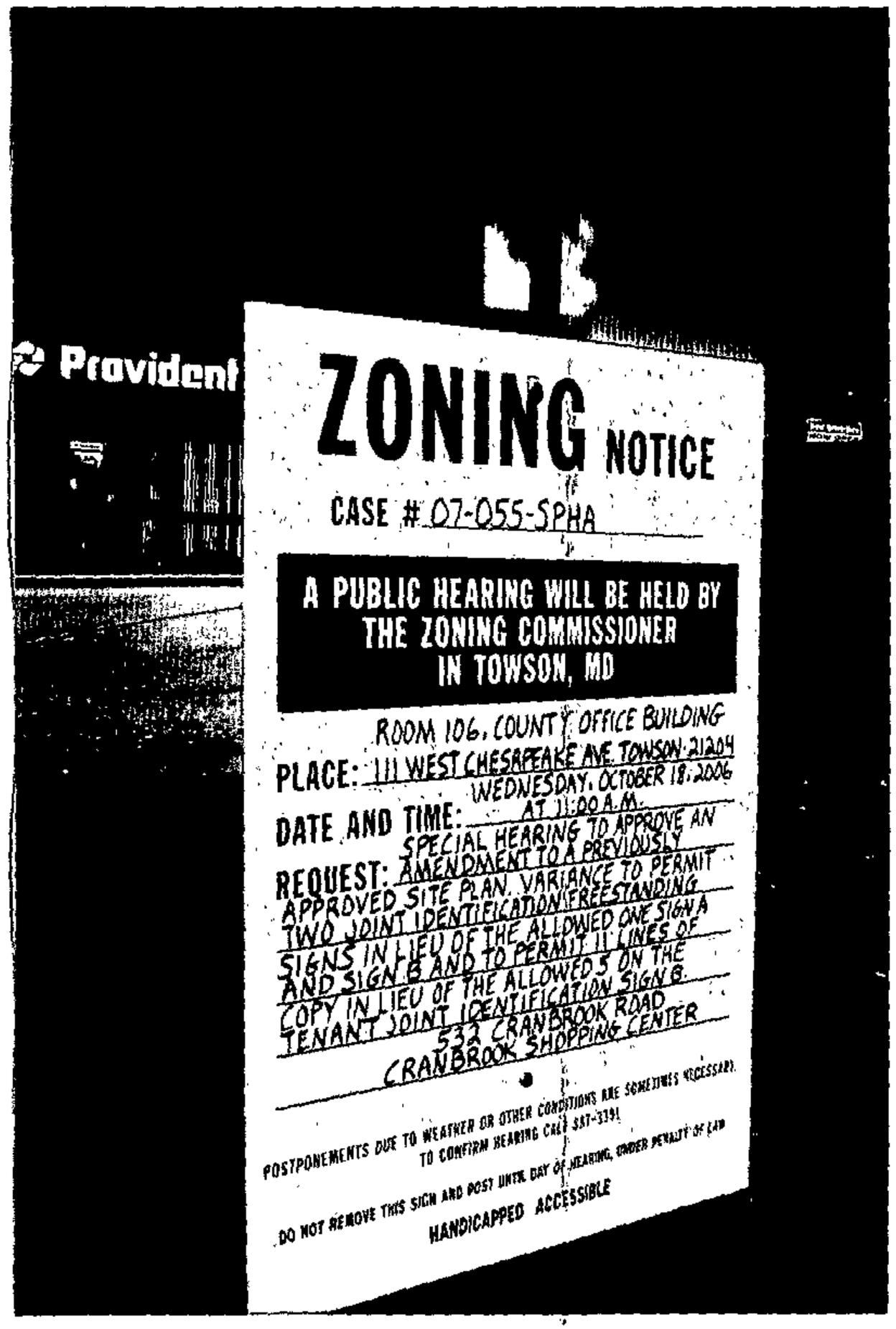
(Street Address of Sign Poster)

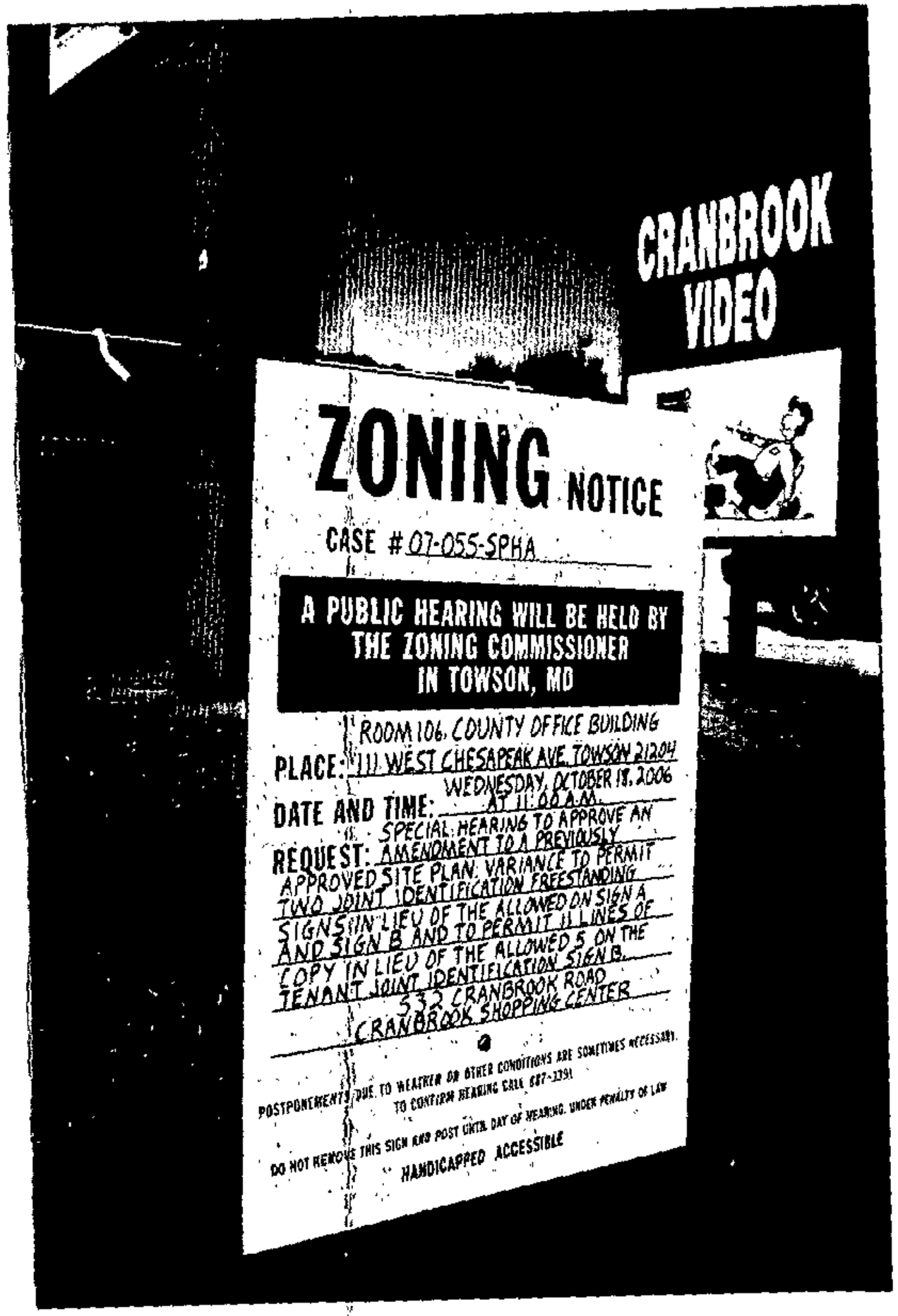
Hunt Valley Maryland 21030

(City, State, Zip Code of Sign Poster)

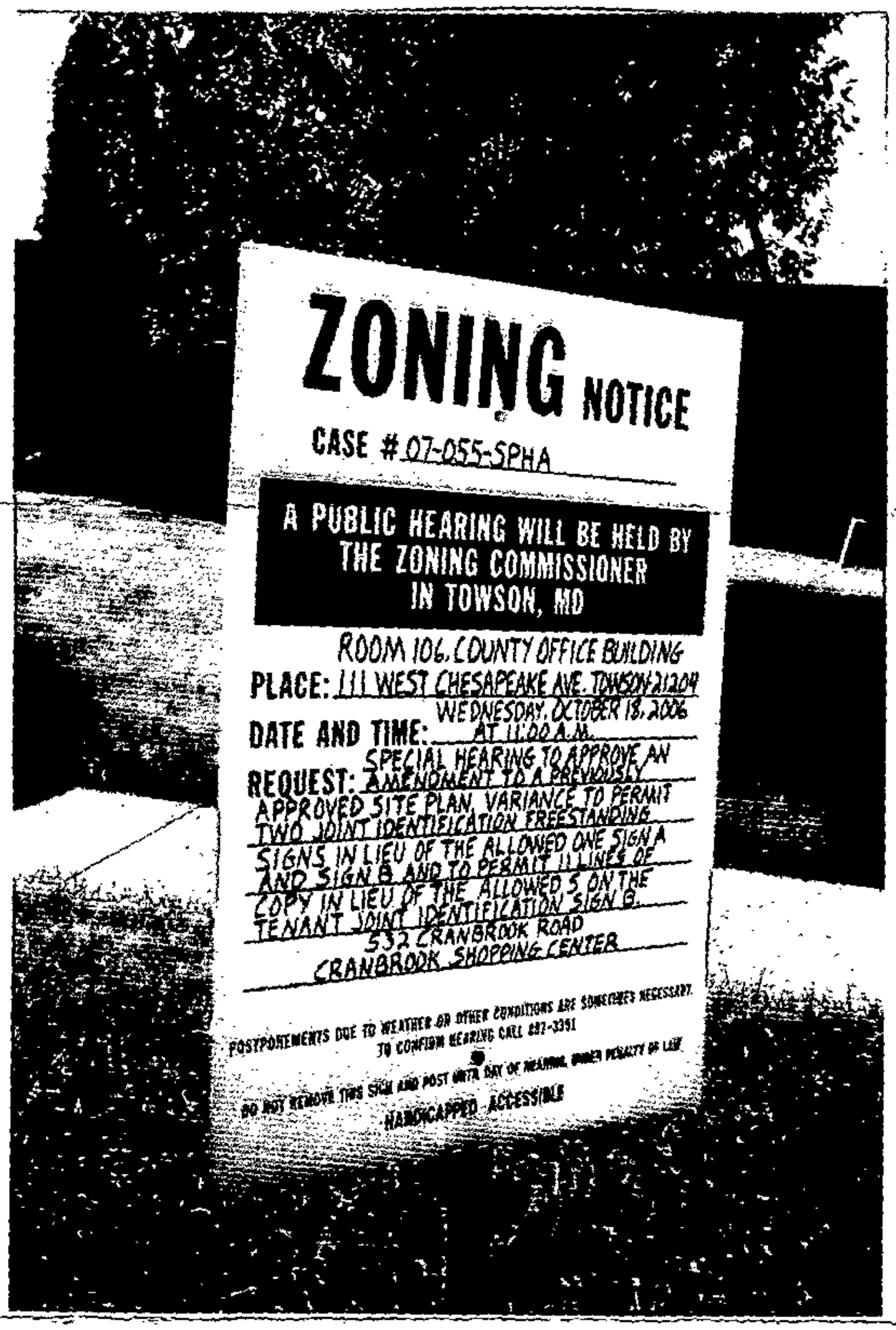
410-666-5366

(Telephone Number of Sign Poster)





2 @ Entrances to Cranbrook Shopping Center
532 Cranbrook Road



1 Sign Posted @ Entrance
to Ridgeland Road

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: # 07-055-SPHA
532 Cranbrook Road - Cranbrook Shopping Center
Northwest corner of Cranbrook Road and Ridgeland Road
8th Election District — 3rd Councilmanic District
Legal Owner(s): Alan Gebhart

Special Hearing: to approve an amendment to a previously approved Site Plan. **Variance:** to permit two joint identification freestanding signs in lieu of the allowed one Sign A and Sign B and to permit 11 lines of copy in lieu of the allowed 5 on the tenant joint identification Sign B.

Hearing: Wednesday, October 18, 2006 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 10/601 Oct. 3 111426

CERTIFICATE OF PUBLICATION

10/5/, 2006

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 10/3/, 2006.

- [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: KRISTEN MATHHEWS **DATE:** 10/31/06

Case Number: 07-055-SPHA

Petitioner/Developer: ALAN GEBHART~ JOE LARSON~ CHARLES BROOKS ESQ.

Date of Hearing (Closing): 11/13/06

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

2 Posted @ Entrances on Cranbrook Road & 1 Posted @ Entrance on Ridgeland Road

The sign(s) were posted on: 10/30/06

SEE PHOTOS

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)

ZONING NOTICE

CASE # 07-055-SPHA

A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD

PLACE: ROOM 407 COUNTY COURTS BLDG. 401 BOSLEY AVENUE, TOWSON 21204

DATE AND TIME: MONDAY, NOVEMBER 13, 2006 AT 10:00 A.M.

REQUEST: SPECIAL HEARING TO APPROVE AN AMENDMENT TO A PREVIOUSLY APPROVED SITE PLAN. VARIANCE TO PERMIT THREE JOINT IDENTIFICATION FREESTANDING SIGNS IN LIEU OF THE ALLOWED ONE SIGN A AND SIGN B AND TO PERMIT 11 LINES OF COPY IN LIEU OF THE ALLOWED 5 ON THE TENANT JOINT IDENTIFICATION SIGN B.

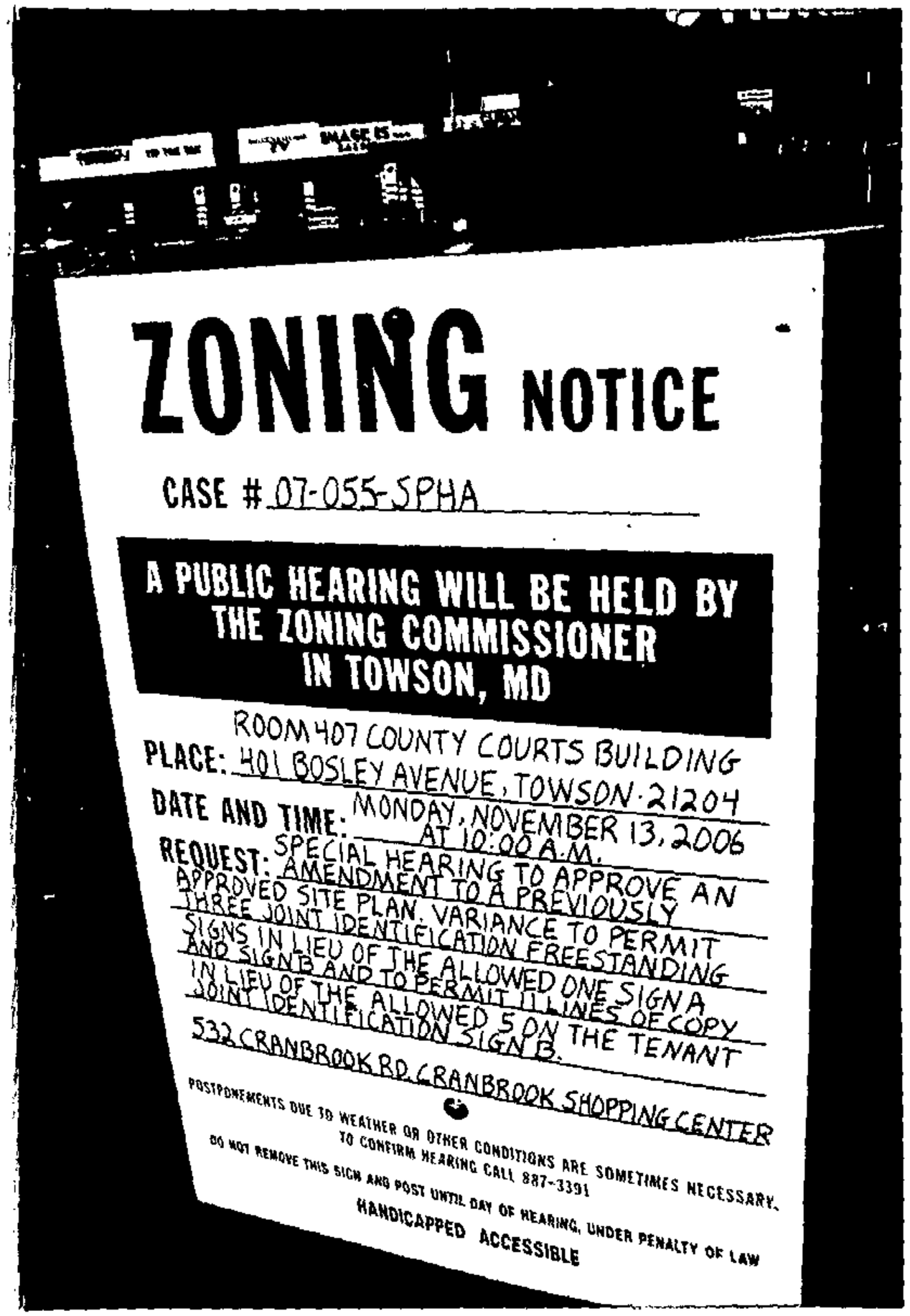
532 CRANBROOK RD. CRANBROOK SHOPPING CENTER

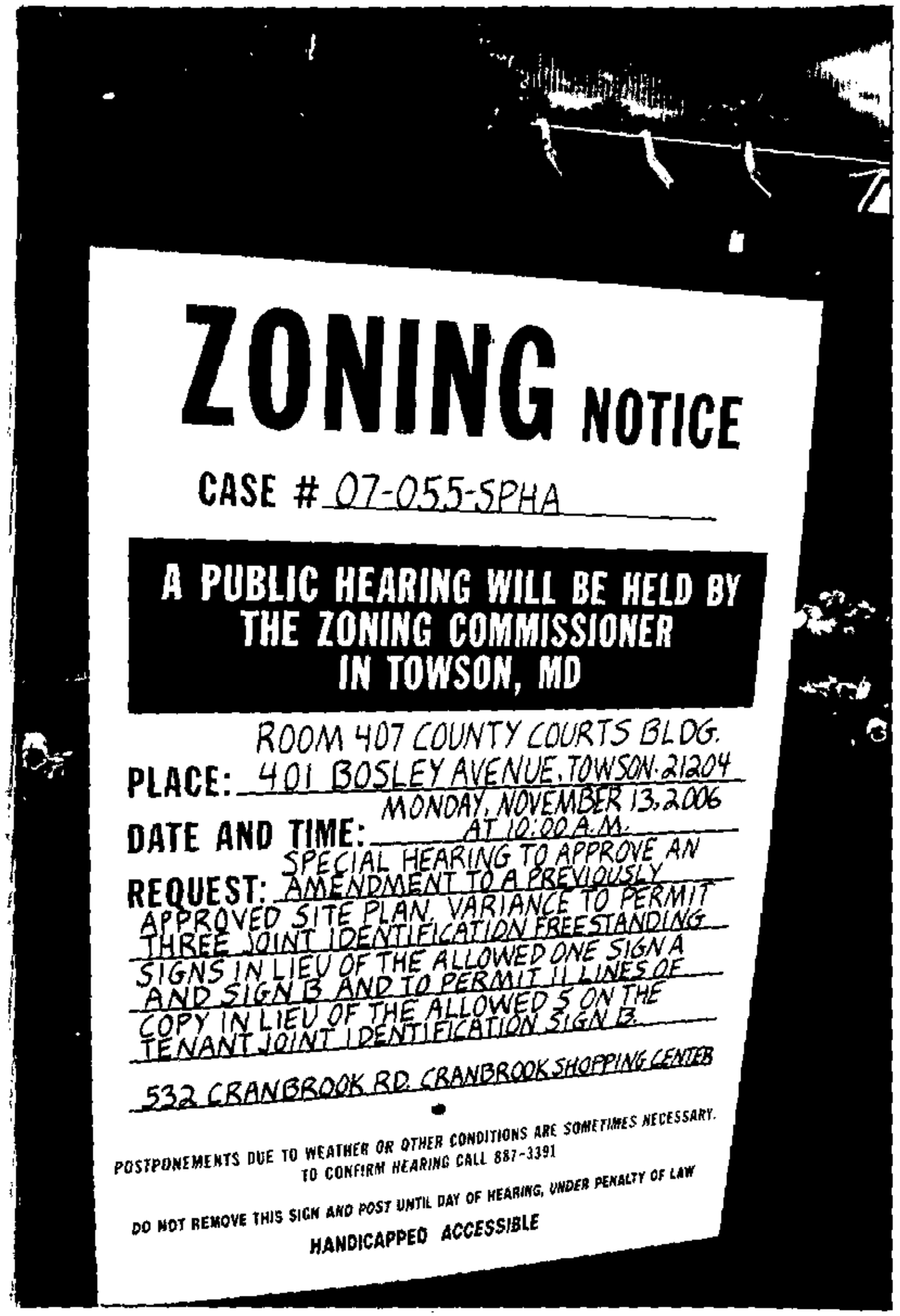
POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

1 Sign Posted @ Entrance to Ridgeland Road





2 @ Entrances to Cranbrook Shopping Center
532 Cranbrook Road

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 31, 3006 Issue - Jeffersonian

Please forward billing to:
Alan Gebhart
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: 07-055-SPHA
532 Cranbrook Road – Cranbrook Shopping Center
Northwest corner of Cranbrook Road and Ridgeland Road
8th Election District – 3rd Councilmanic District
Legal Owner: Alan Gebhart

Special Hearing to approve an amendment to a previously approved Site Plan. Variance to permit two joint identification freestanding signs in lieu of the allowed one Sign A and Sign B and to permit 11 lines of copy in lieu of the allowed 5 on the tenant joint identification Sign B.

Hearing: Wednesday, October 18, 2006 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

WILLIAM J. WISEMAN III
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.

AMENDED

VARIANCE PETITION AND PLAT

07-055-SPHA

10/30/06 – AGENDA

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: 07-055-SPHA

Petitioner: CRANBROOK PLAZA ENTERPRISES LLC

Address or Location: 532 CRANBROOK RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. ALAN GEBHART

Address: 599 CRANBROOK RD.
COCKEYSVILLE, MD 21030

Telephone Number: 410-666-3400

Revised 7/11/05 - SCJ

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

August 24, 2006

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: 07-055-SPHA
532 Cranbrook Road – Cranbrook Shopping Center
Northwest corner of Cranbrook Road and Ridgeland Road
8th Election District – 3rd Councilmanic District
Legal Owner: Alan Gebhart

Special Hearing to approve an amendment to a previously approved Site Plan. Variance to permit two joint identification freestanding signs in lieu of the allowed one Sign A and Sign B and to permit 11 lines of copy in lieu of the allowed 5 on the tenant joint identification Sign B.

Hearing: Wednesday, October 18, 2006 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Charles E. Brooks, 610 Bosley Avenue, Towson 21204
Alan Gebhart, 599 Cranbrook Road, Cockeysville 21030
Joseph Larson, 105 W. Chesapeake Avenue, Towson 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 3, 2006.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 3, 3006 Issue - Jeffersonian

Please forward billing to:
Alan Gebhart
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: 07-055-SPHA
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Northwest corner of Cranbrook Road and Ridgeland Road
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Special Hearing to approve an amendment to a previously approved Site Plan. Variance to permit two joint identification freestanding signs in lieu of the allowed one Sign A and Sign B and to permit 11 lines of copy in lieu of the allowed 5 on the tenant joint identification Sign B.

Hearing: Wednesday, October 18, 2006 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

WILLIAM J. WISEMAN III
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.

RE: PETITION FOR SPECIAL HEARING AND VARIANCE 532 Cranbrook Road; Cranbrook Shopping Ctr NW corner Cranbrook & Ridgeland Road 8th Election & 3rd Councilmanic Districts Legal Owner(s): Alan Gebhart Petitioner(s)	* * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 07-055-SPHA

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

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 August, 2006, a copy of the foregoing Entry of Appearance was mailed Joseph Larson, 105 W. Chesapeake Avenue, Towson, MD 21204 and Charles Brooks, Esquire, 610 Bosley Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED
2 1 2006
Per

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

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: 07-055-SPUA

Petitioner: CRANBROOK PLAZA ENTERPRISES LLC

Address or Location: 532 CRANBROOK RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. ALAN GEBHART

Address: 599 CRANBROOK RD.
COCKEYSVILLE, MD 21030

Telephone Number: 410-666-3400

Revised 7/11/05 - SCJ

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

November 8, 2006

Charles E. Brooks
610 Bosley Avenue
Towson, MD 21204

Dear Mr. Brooks:

RE: Case Number: 07-055-SPHA, 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 October 23, 2006.

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:amf

Enclosures

c: People's Counsel
Alan Gebhart 599 Cranbrook Road Cockeysville 21030
Joseph Larson 105 W. Chesapeake Avenue Towson 21204

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

October 11, 2006

Charles E. Brooks
610 Bosley Avenue
Towson, MD 21204

Dear Mr. Brooks:

RE: Case Number: 07-055-SPHA, 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 August 8, 2006.

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:amf

Enclosures

c: People's Counsel
Alan Gebhart 599 Cranbrook Road Cockeysville 21030
Joseph L. Larson 105 W. Chesapeake Avenue Towson 21204

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: October 18, 2006

TO: Kristen Matthews
Permits & Development Management

FROM: William J. Wiseman, III
Zoning Commissioner for Baltimore County

Re: **Case No. 07-055-SPHA – Alan Gebhart**

The file is being returned to Permits & Development Management as the Petition will be revised as well as the accompanying site plan.

On October 18, 2006, the hearing was opened, posting and notice requirements satisfied for Petition(s) filed, and a continuance granted before testimony and evidence received.

Apparently the client, Alan Gebhart, will be adding a request for an entrance way sign to accommodate new construction currently in progress.

c: Debra Wiley

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: October 18, 2006

TO: Kristen Matthews
Permits & Development Management

FROM: William J. Wiseman, III
Zoning Commissioner for Baltimore County

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c: Debra Wiley

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

SHA
State Highway Administration
Driven to Excel

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

Maryland Department of Transportation

Date: 8.15.01

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

RE: Baltimore County
Item No. 055 LTM

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,

S. D. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

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

August 17,2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: August 14,2006

Item No.:045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055 and 056.

Pursuant to your request, the referenced plan(s) have been reviewed by the Fire Marshal's Office 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.

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
410-887-4880
MS-1102F

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 16, 2006

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 21, 2006
Item Nos. 045, 046, 047, 048, 050, 051, 052, 053, 054, 055, and 056

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-08162006.doc

BW 10/18

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 29, 2006

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 7-055- Special Hearing**

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 Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By: Cindy Murray

Division Chief: Lee Fisher

RECEIVED

AUG 31 2006

ZONING COMMISSIONER

CM/LL

W:\DEVREV\ZAC\7-055.doc

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

SHA State Highway Administration Driven to Excel

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: October 31, 2006

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

RE: Baltimore County
Item No. 07-055-SPHA
532 Cranbrook Road
Cranbrook Center
Special Hearing

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 07-055.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Michael P. Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 3, 2006

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 6, 2006
Item Nos. 07-055, 183, 184, 185, 186, 187, 189, and 191

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-11032006.doc

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

November 29, 2006

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

RE: **PETITIONS FOR SPECIAL HEARING AND VARIANCE**
NW/Corner Cranbrook Rd. & Ridgeland Road
(532 Cranbrook Road)
8th Election District – 4th Council District
Cranbrook Plaza Enterprises, LLC – Petitioner
Case No. 07-055-SPHA

Dear Mr. Brooks:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: Ms. Mary Fonzi, 610 Bosley Avenue, Towson, Md. 21204
Mr. Joseph L. Larson, 105 W. Chesapeake Avenue, Towson, Md. 21204
Ms. Terry Arrington, 334 Cranbrook Road, Cockeysville, Md. 21030
People's Counsel; Case File

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

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

CHARLES E. BROOKS, ESQUIRE

JAMES H. CARTER, ESQUIRE
OF COUNSEL

November 17, 2006

HAND DELIVERED

William J. Wiseman, III, Esquire
Zoning Commissioner
County Courts Building
Room 406
401 Bosley Avenue
Towson, MD 21204

RE: Variance Application
Alan Gebhart
532 Cranbrook Road
Cranbrook Shopping Center
Case Number: 07055SPHA

Dear Commissioner Wiseman:

As you are aware, I appeared on behalf of Alan Gebhart, owner of 532 Cranbrook Road in reference to the above captioned case, which involved a petition for a variance. Variances from §450.4.F.7.b to permit three identification free-standing signs in lieu of the allowed one sign (sign A, A-1, and sign B) and a variance from § 450.4.I.7.b to permit eleven lines of copy in lieu of the allowed five lines on the tenant joint identification sign (sign B). After review of all the testimony offered before you, you advised that the above captioned variances were granted.

In order to insure that my client may proceed with the appropriate permitting processes, it is respectfully requested that you sign this letter below confirming your approval of the requested variances in lieu of the formal Order which you anticipate having available within the next three to four weeks.

Your kind consideration of this request is respectfully requested. I have enclosed an original and two copies of this letter and would greatly appreciate the return of two of the same in the enclosed self-addressed stamped envelope.

Respectfully submitted,

Charles E. Brooks, Esquire

CEB/mtf
Enclosures

Approved:

William J. Wiseman, III, Esquire
Zoning Commissioner, Baltimore County

November 16, 2006
Date

PLEASE PRINT CLEARLY

CASE NAME Cranbrook S.C.
CASE NUMBER 07-055 SPHA
DATE 11-13-06

PETITIONER'S SIGN-IN SHEET

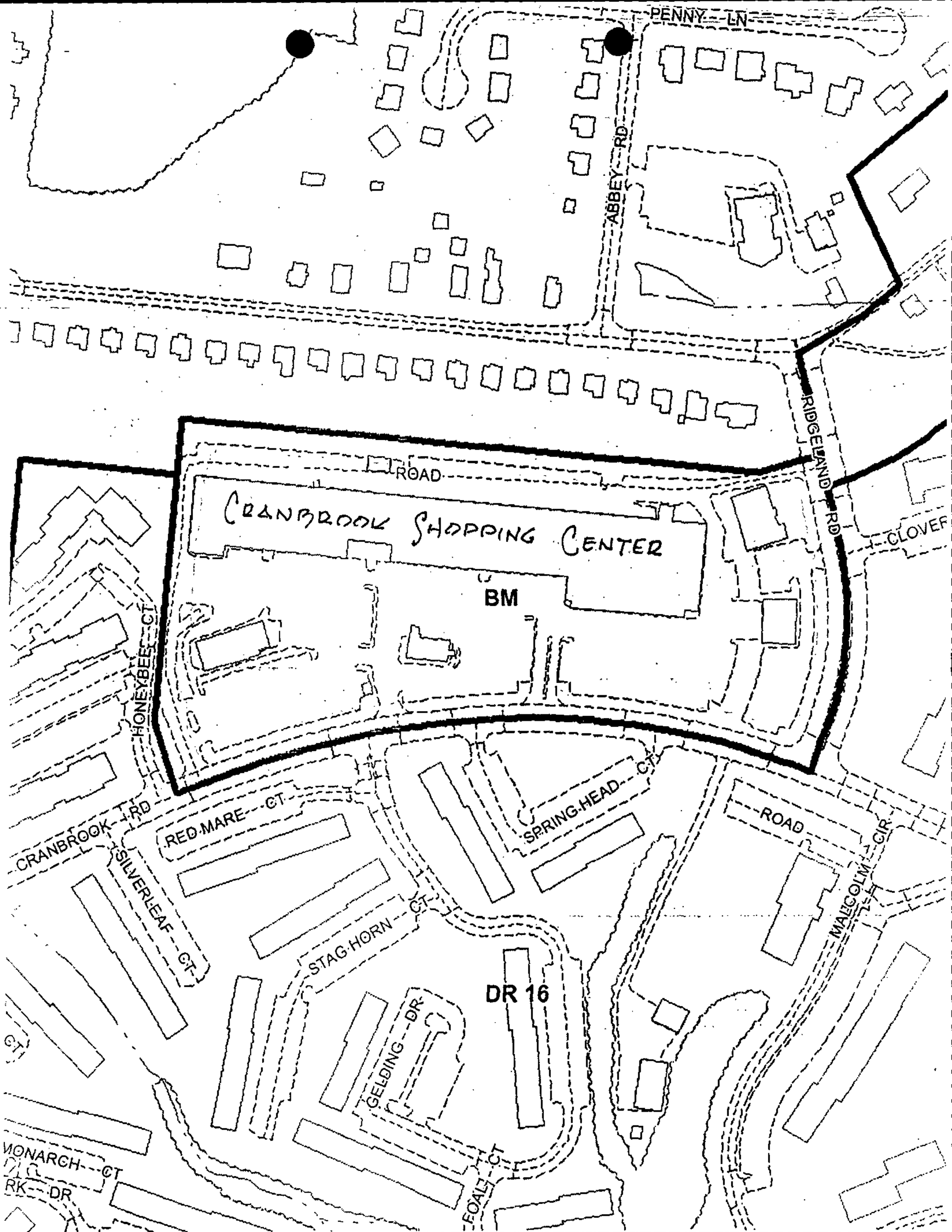
NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
JOSEPH LARSON	105 W. Chesapeake Ave	Towson, Md 21204	
Mary Fonzi	610 Bosley Ave	Towson, MD 21204	
TERRY ARRINGTON	334 CRANBROOK ROAD	COCKEYSVILLE, MD 21030	
CHARLES E. BROOKS	610 BOSLEY AVE	TOWSON MD 21204	

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
JOSEPH LARSON	105 W. Chesapeake Ave	Towson, Md 21204	
CHARLES BROOKS	610 Bosley Ave	Towson, Md. 21204	



ZONING MAP 051C1 SCALE: 1" = 200'

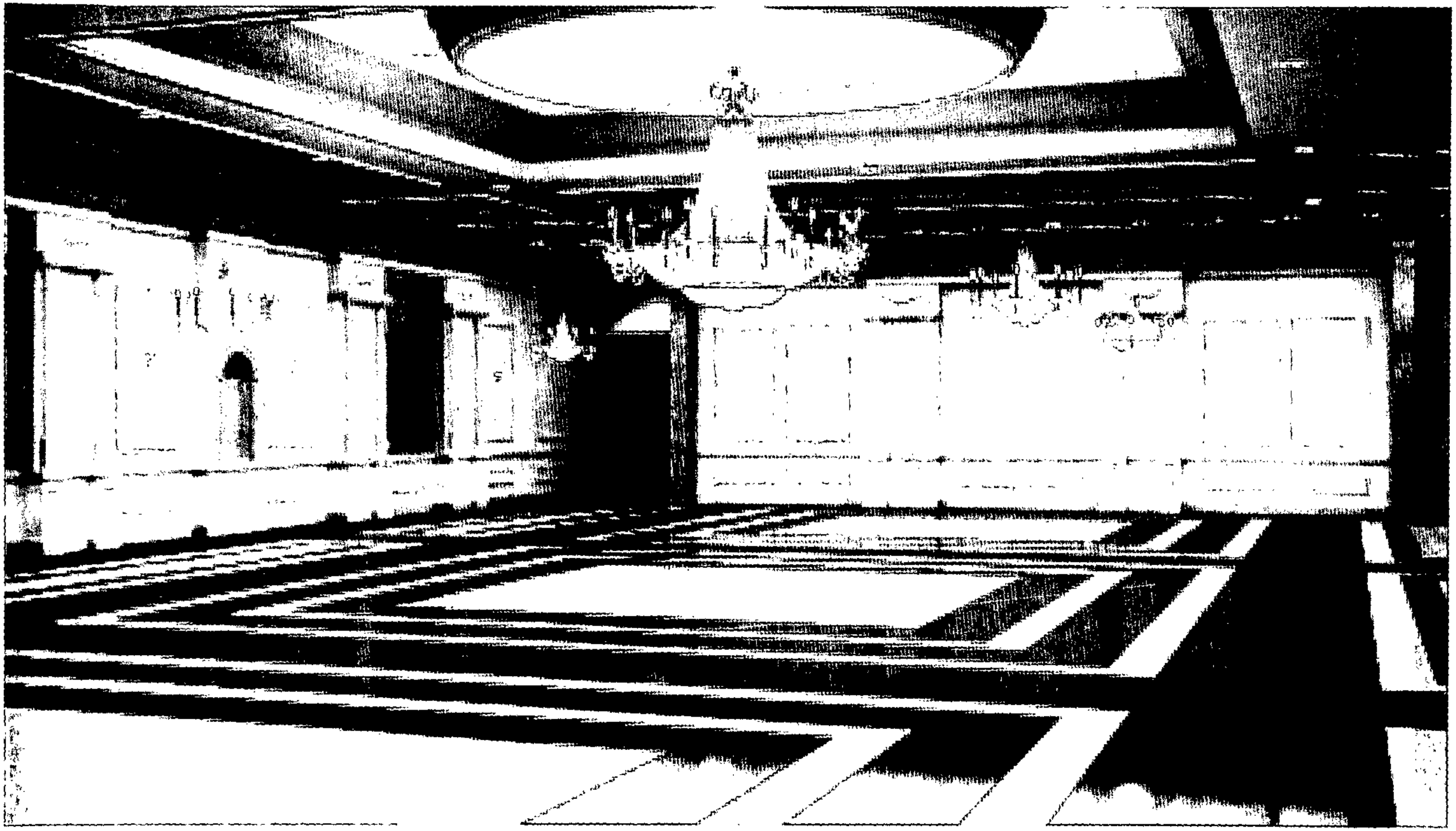
Case No.: 07-055 SPHA 532 Cranbrook Rd.

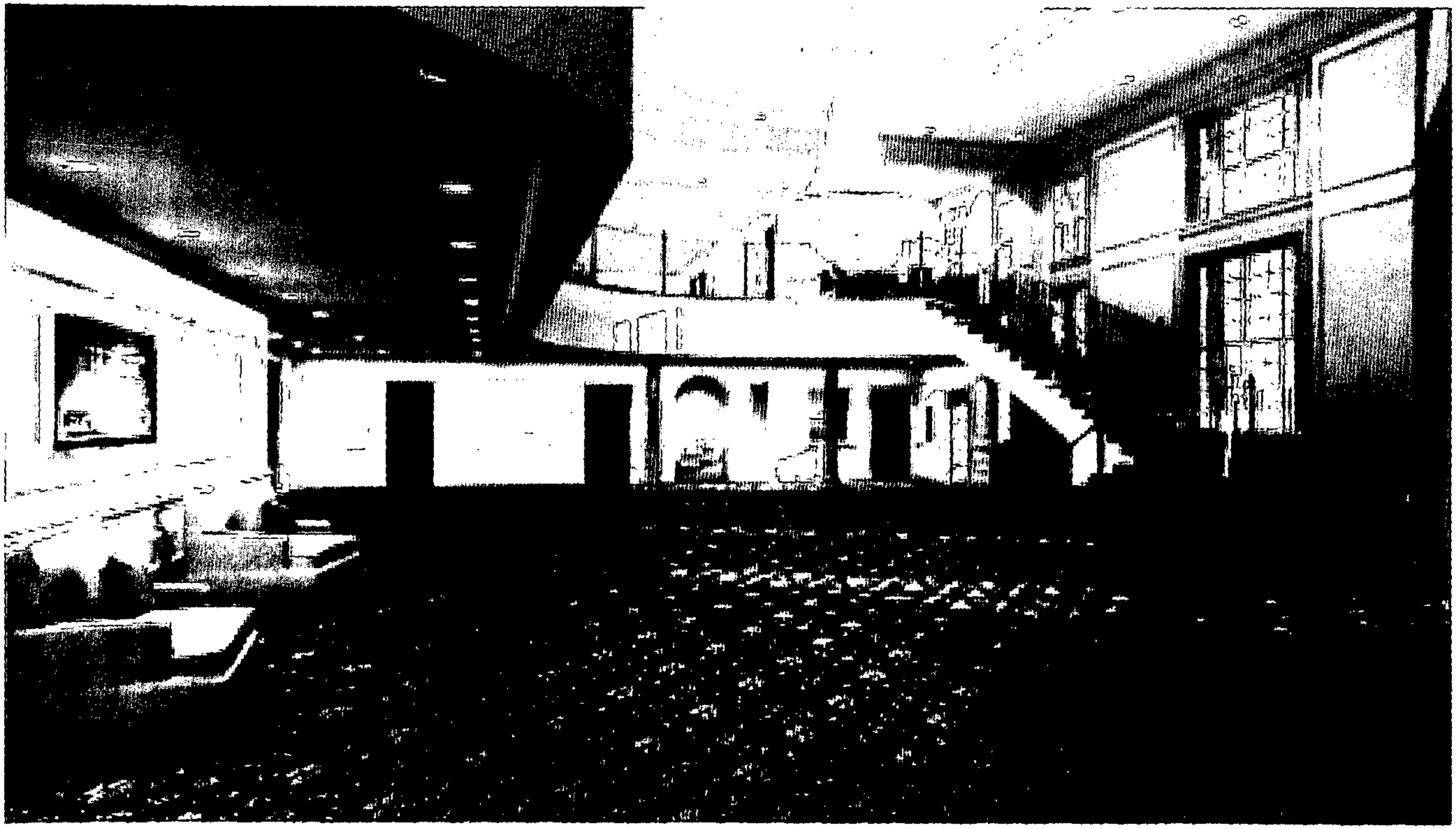
Exhibit Sheet

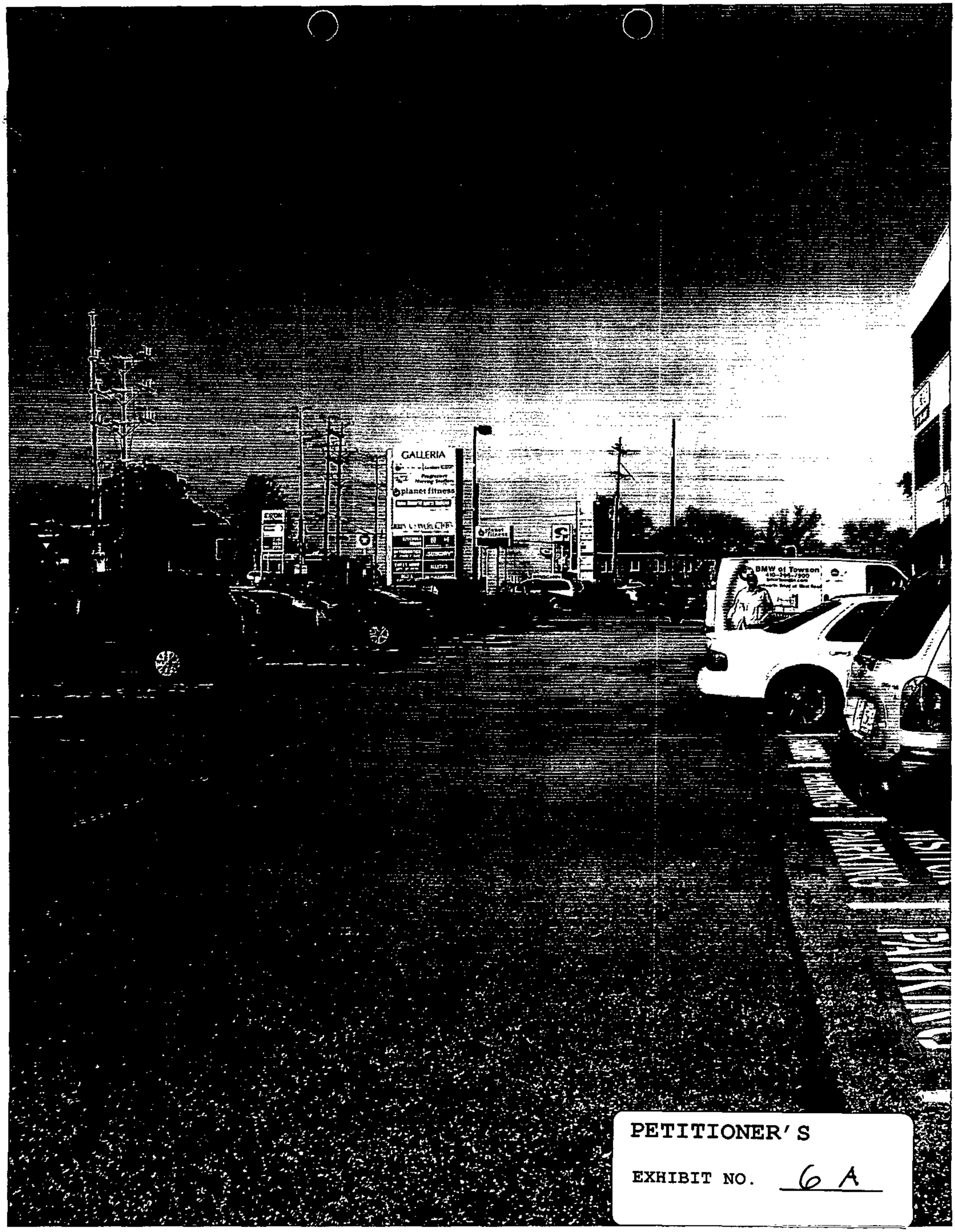
	Petitioner/Developer	Protestant
No. 1	Site PLAN	
No. 2	Panaramic View of Shopping Center	
No. 3	Collectively 3 - Exemplar	
No. 4	SIGN DETAIL SIGNS A + A-1	
No. 5	SIGN B - tenant ident. - Easterly Portion	
No. 6	6A - Gallery SIMILIAR APPROVALS 6B - Towson Place 6D - Scotts Corner 6C - FOXHALL	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PETITIONER'S

EXHIBIT NO. 3







PETITIONER'S

EXHIBIT NO. 6 A

GALLERIA

23 NORTH

10 SOUTH

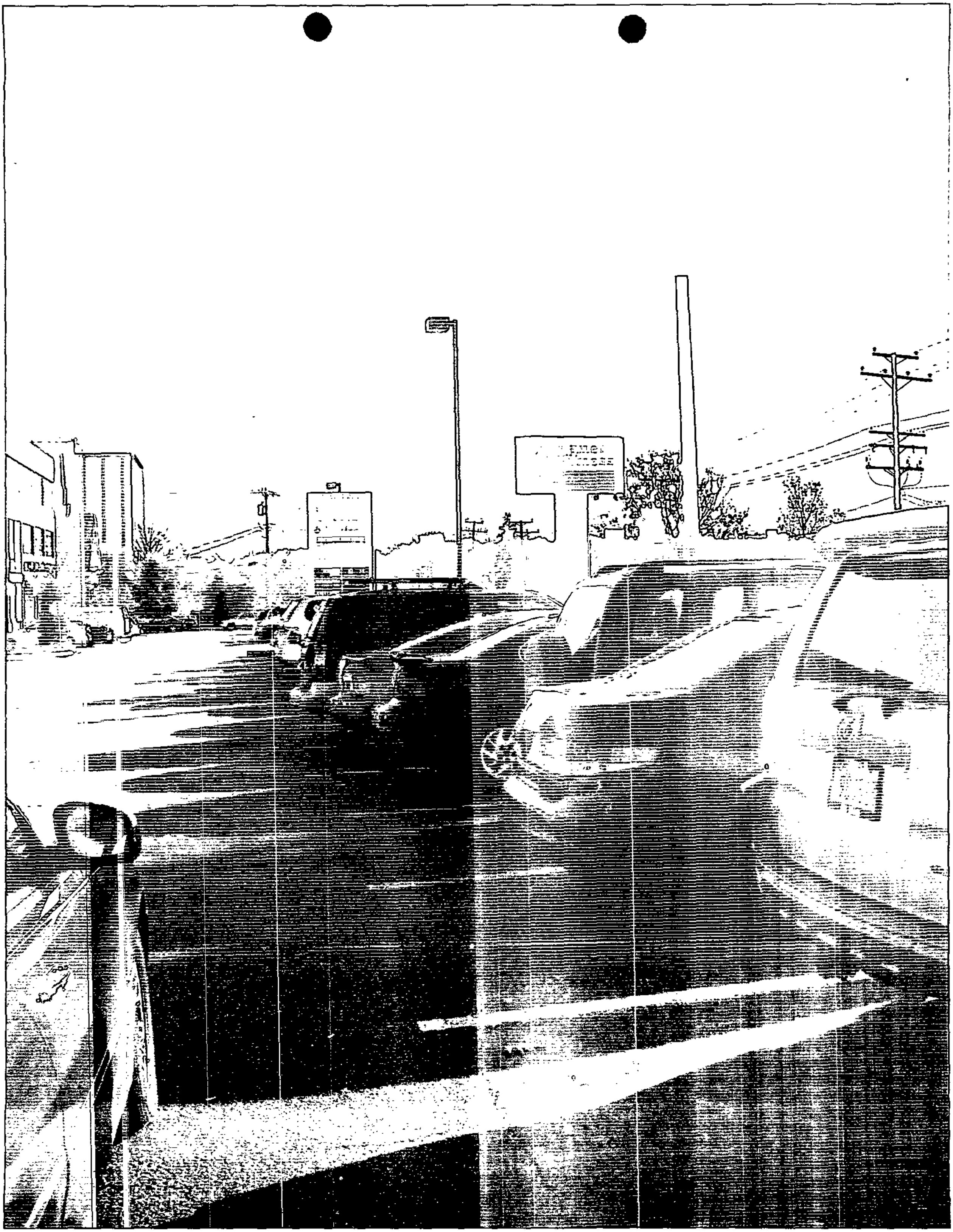
PLANET
FITNESS ON
ALL 3 SIGNS

PETITIONER'S

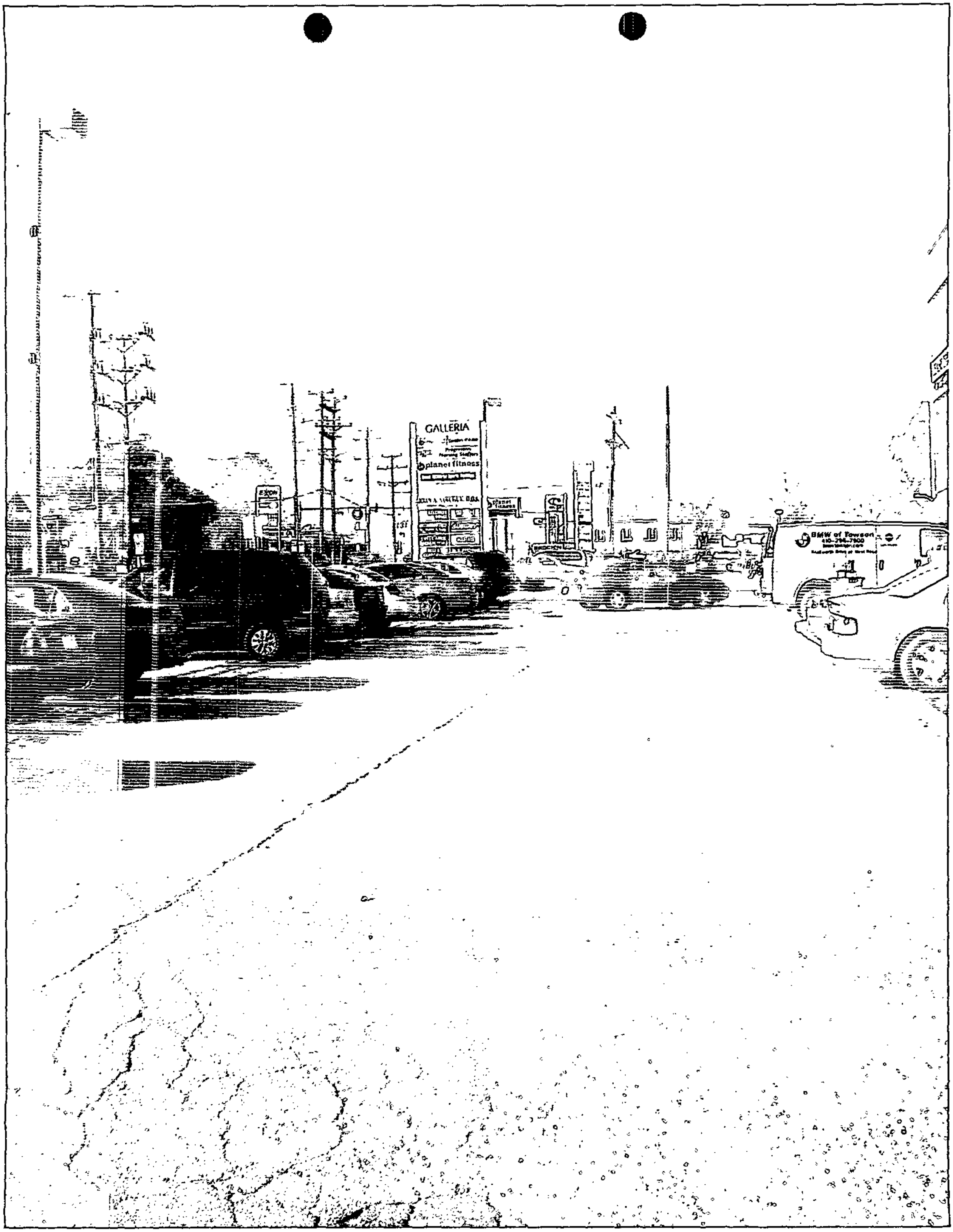
EXHIBIT NO. 6B

TOWSON
PLACE
3 - IDENTIFICATION
SIGNS

TOWSON
PLACE



GALLERIA
1407 - 1447
Kaiser Permanente
deadledesign
RITE AID
GALLERIA DELI
H&R BLOCK
CERTIFIED RARITIES
New World
MAXIM
spherion
IvoryHouse
COCO & BUFF
planet fitness
Governor
EHRLICH
CHANGING MARYLAND FOR THE BETTER
EAHIC

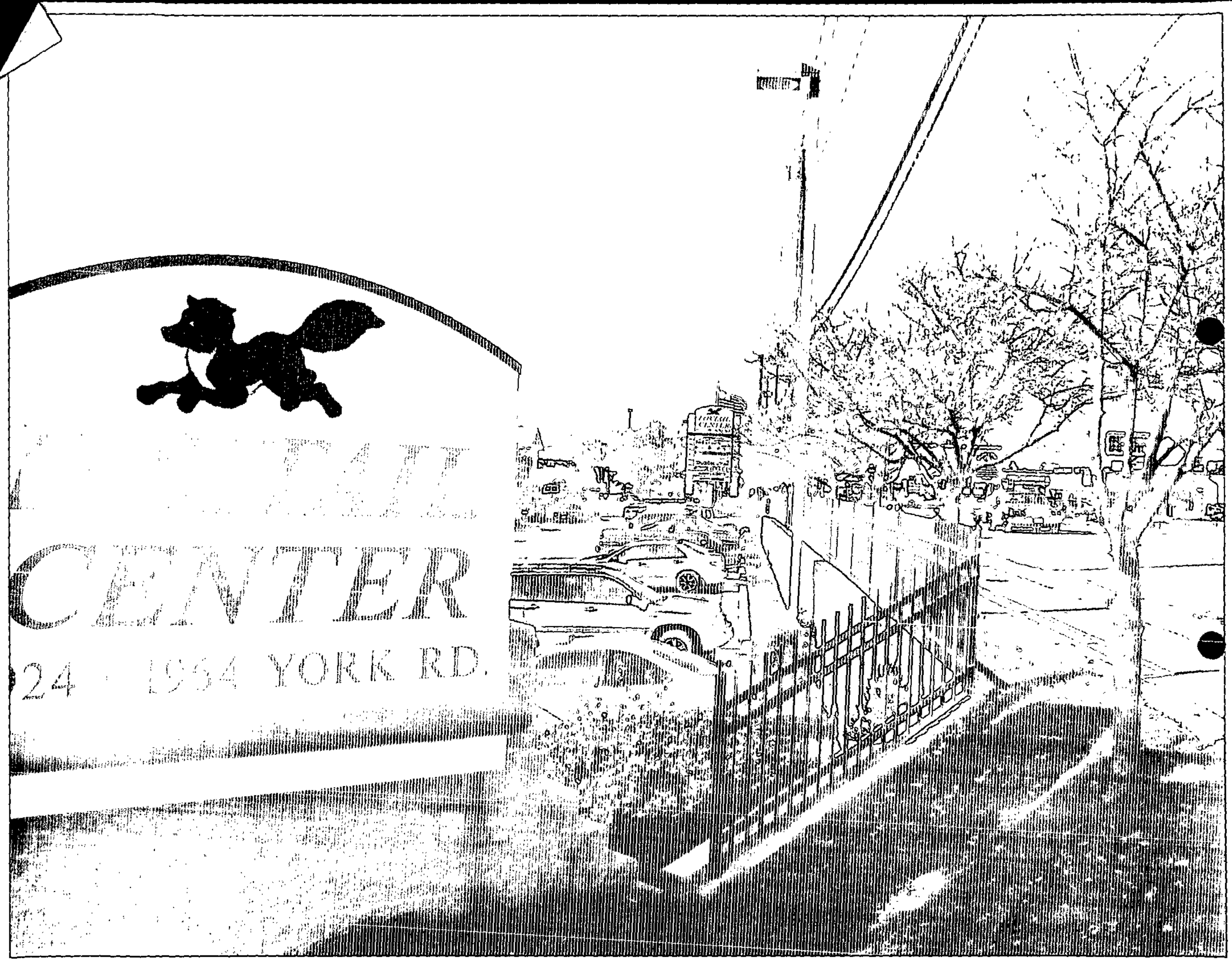

GALLERIA
planet fitness
EXXON
BMW of Towson

FOXTAIL

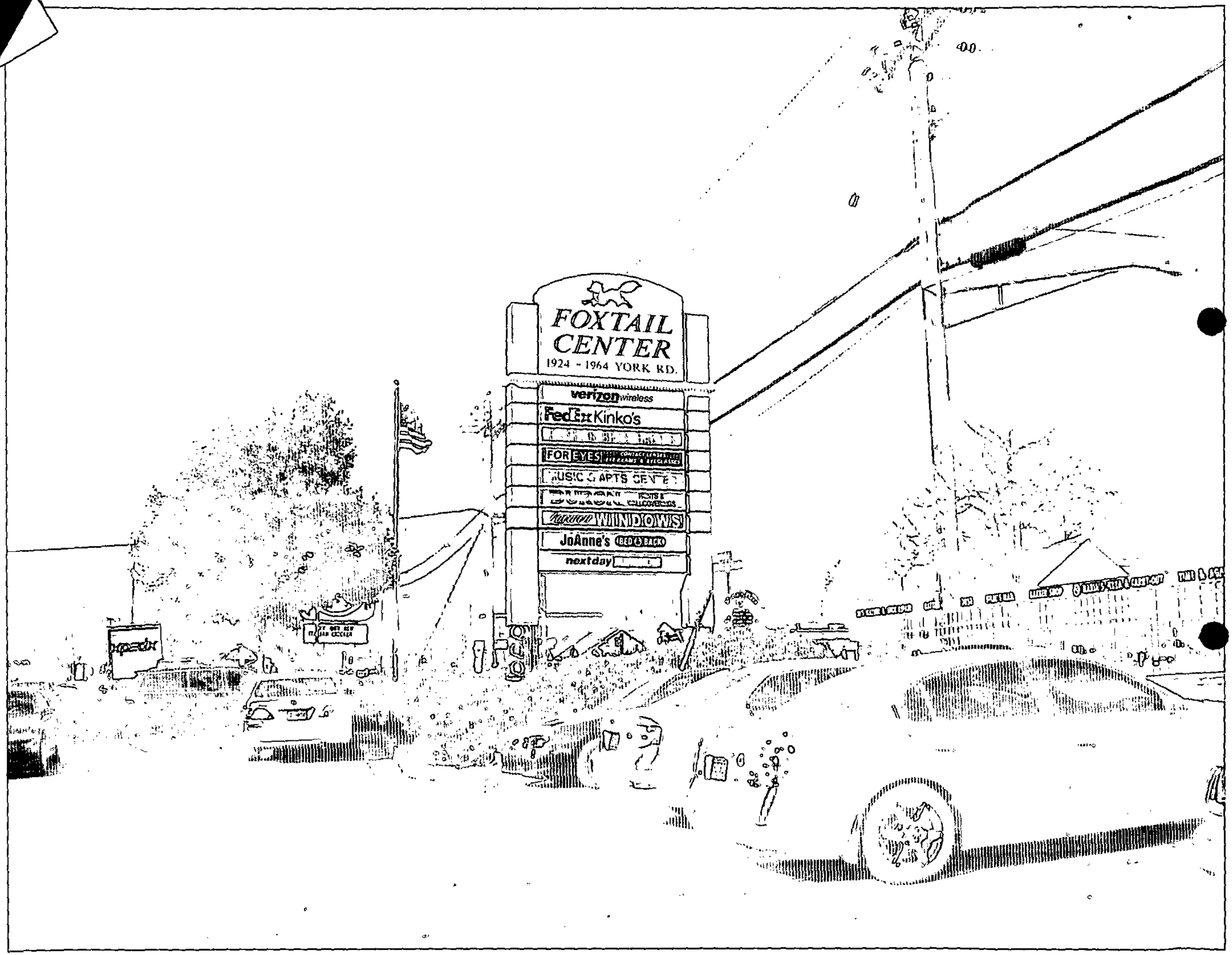
1924 - 1964 YORK RD.

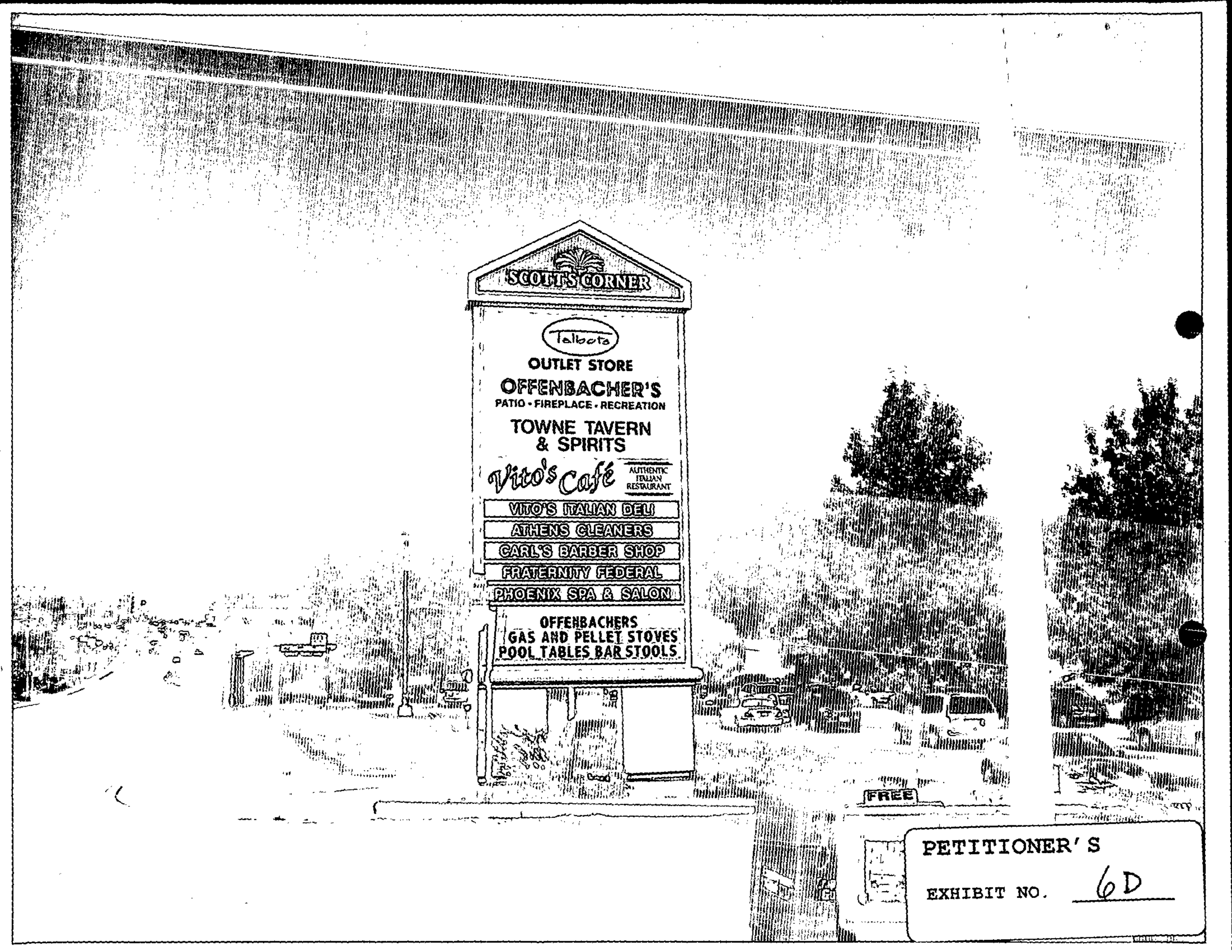
PETITIONER'S

EXHIBIT NO. 6c


CENTER
24 1964 YORK RD.

FOXTAIL
CENTER
1924 - 1964 YORK RD.
verizon wireless
FedEx Kinko's
FOR EYES
MUSIC & ARTS CENTER
PAINTS & WALLCOVERINGS
WINDOWS
JoAnne's
nextday

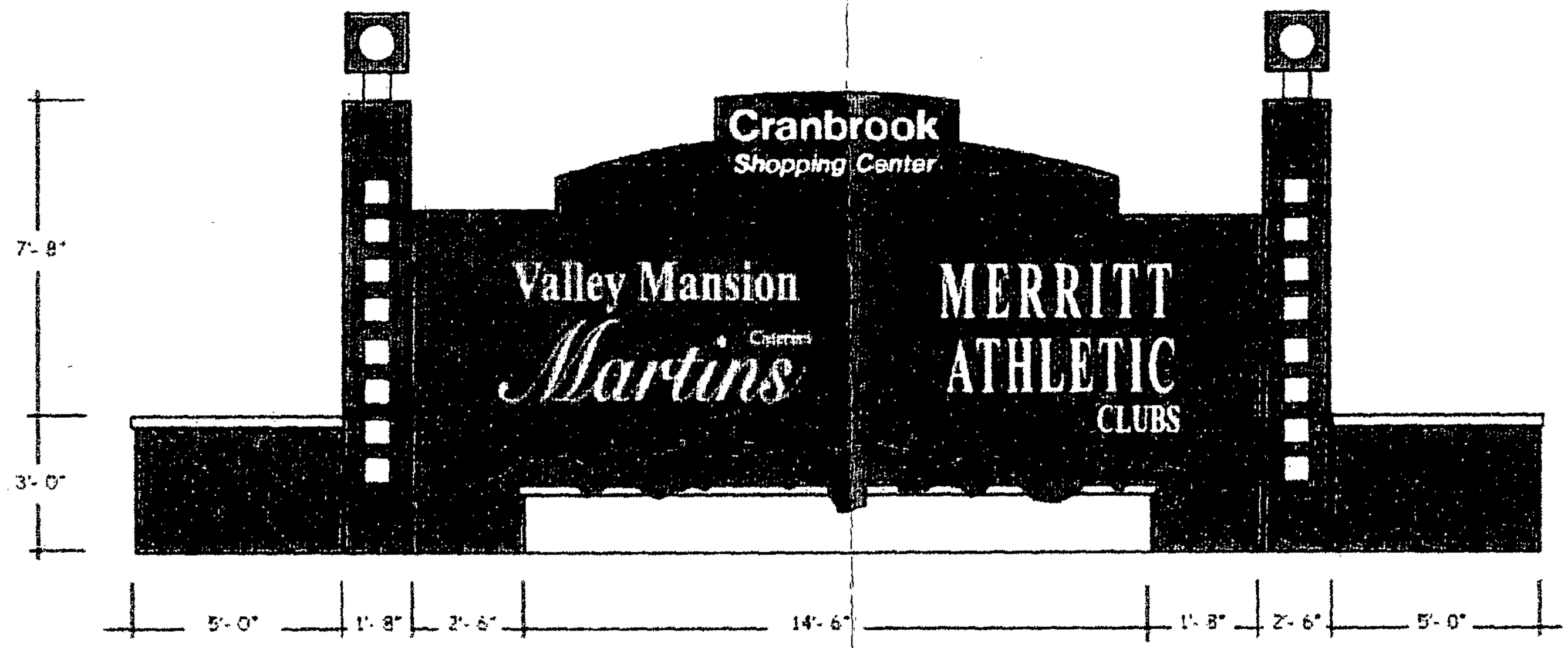

FOXTAIL
CENTER
1924 - 1964 YORK RD.
verizon wireless
FedEx Kinko's
FOR EYES
WINDOWS
JoAnne's
next day



PETITIONER'S

EXHIBIT NO. 6D

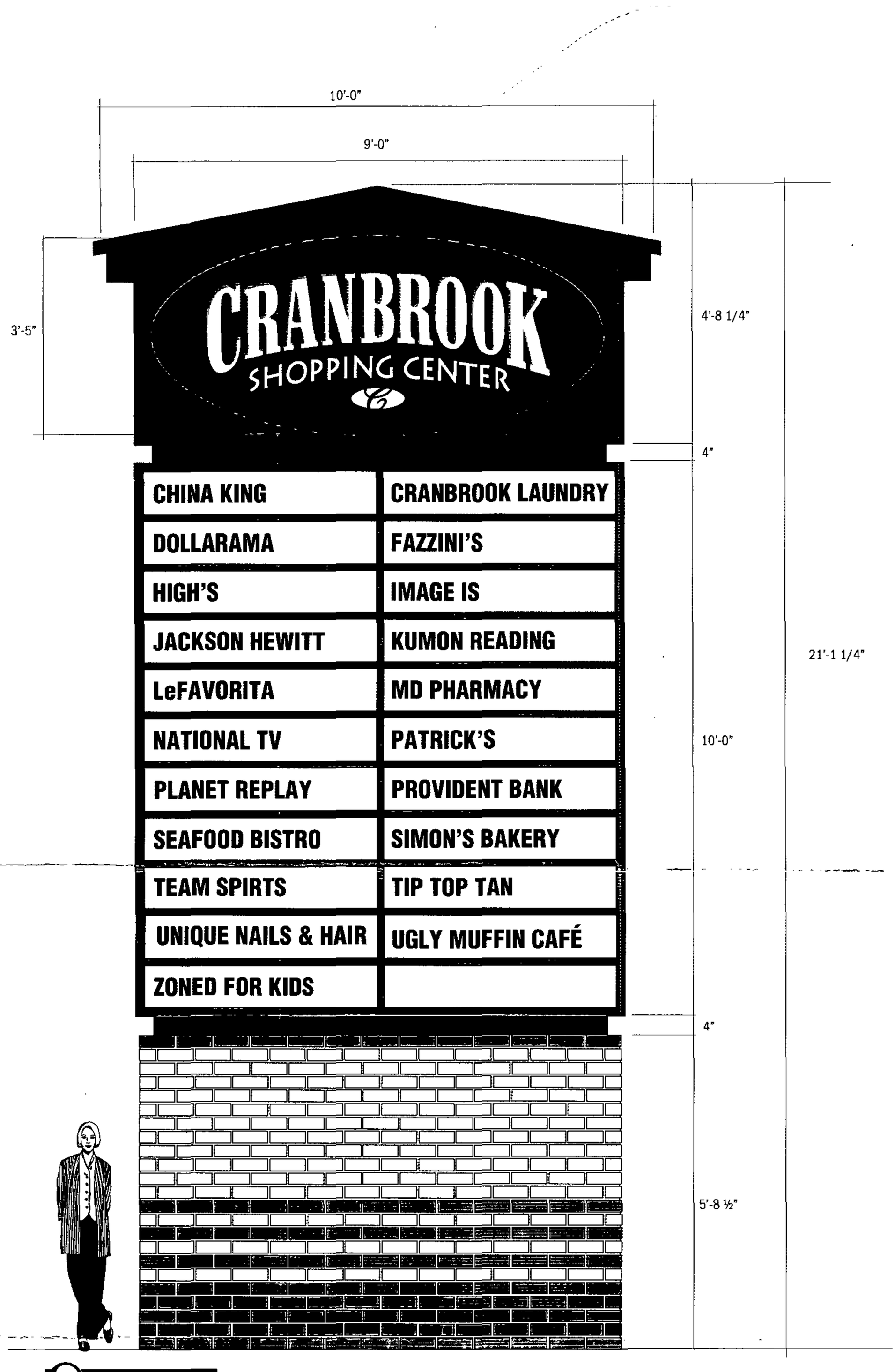
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Client	Location	Date	Drawing No.	Revised:	
Cranbrook	J:\Jay\Cranbrook_a.AI	November 6, 2006	1 of 3		
Salesman	**Job No.**	**Scale**	**Designer**		
Jay Hare	N/A	1/8" = 1'- 0"	John Welch		

PETITIONER'S EXHIBIT NO. 4

Illuminated Pylon



ELEVATION DETAIL
SCALE:1/2" = 1'

CLIENT: Gebhart Realty	DRAWING NUMBER: 1140TW	DESIGNER: TW
PHONE: 410.666.7000	SALES REP: Tim W	PM
JOB NAME: Cranbrook Shopping Center	NOTES	
LOCATION: Cockeysville, MD		
DATE: 5/11/06	JOB NUMBER	DUE DATE

METAL	VINYL
NEON	ROUTER
FINISHING	ASSEMBLY
LETTER FAB.	INSTALL/DELIVERY
DISPLAY	OTHER

CLIENT/LANDLORD APPROVAL

☐ APPROVED ☐ APPROVED AS NOTED
☐ DISAPPROVED - REVISE & RESUBMIT

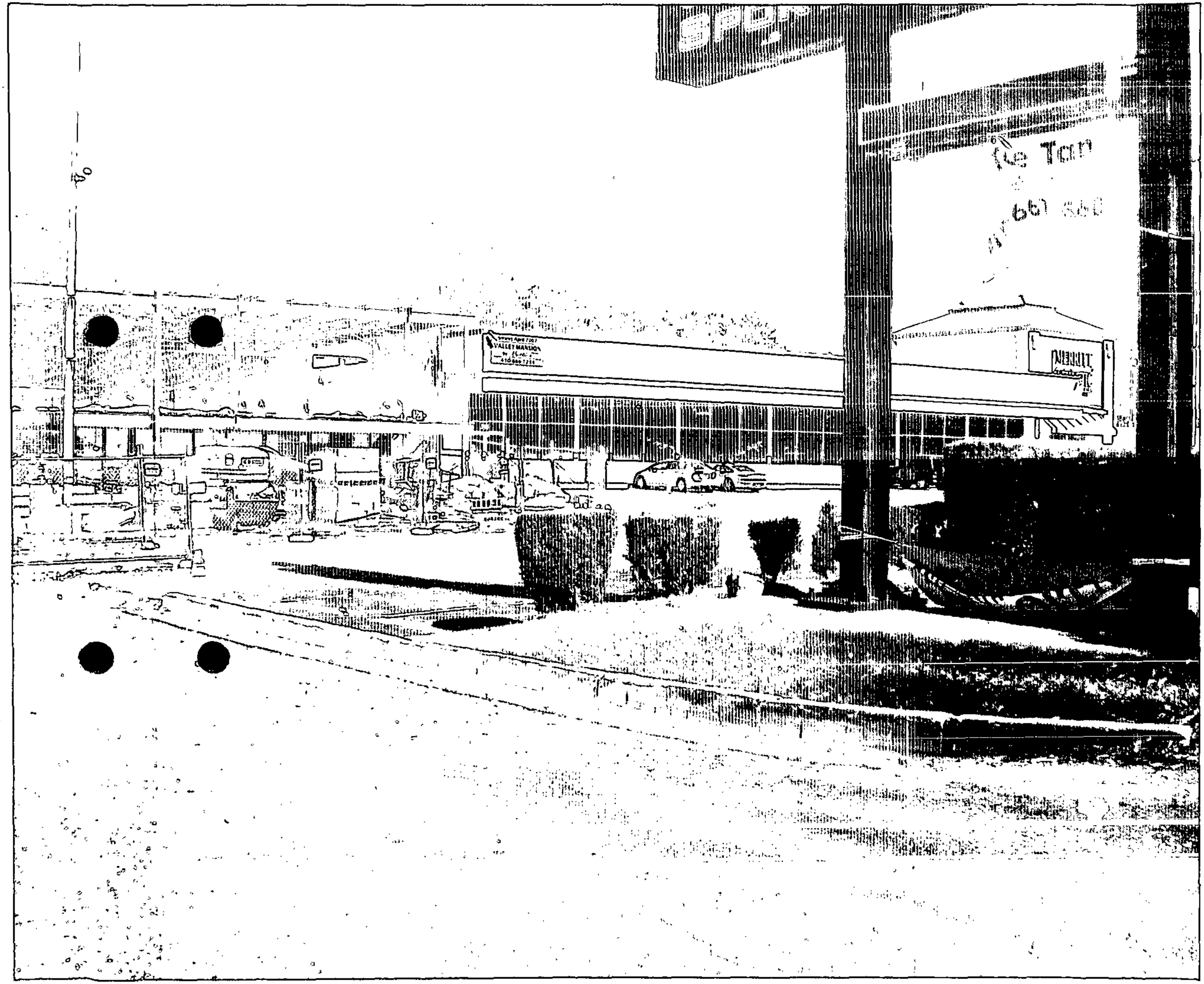
CLIENT SIGNATURE DATE LANDLOR

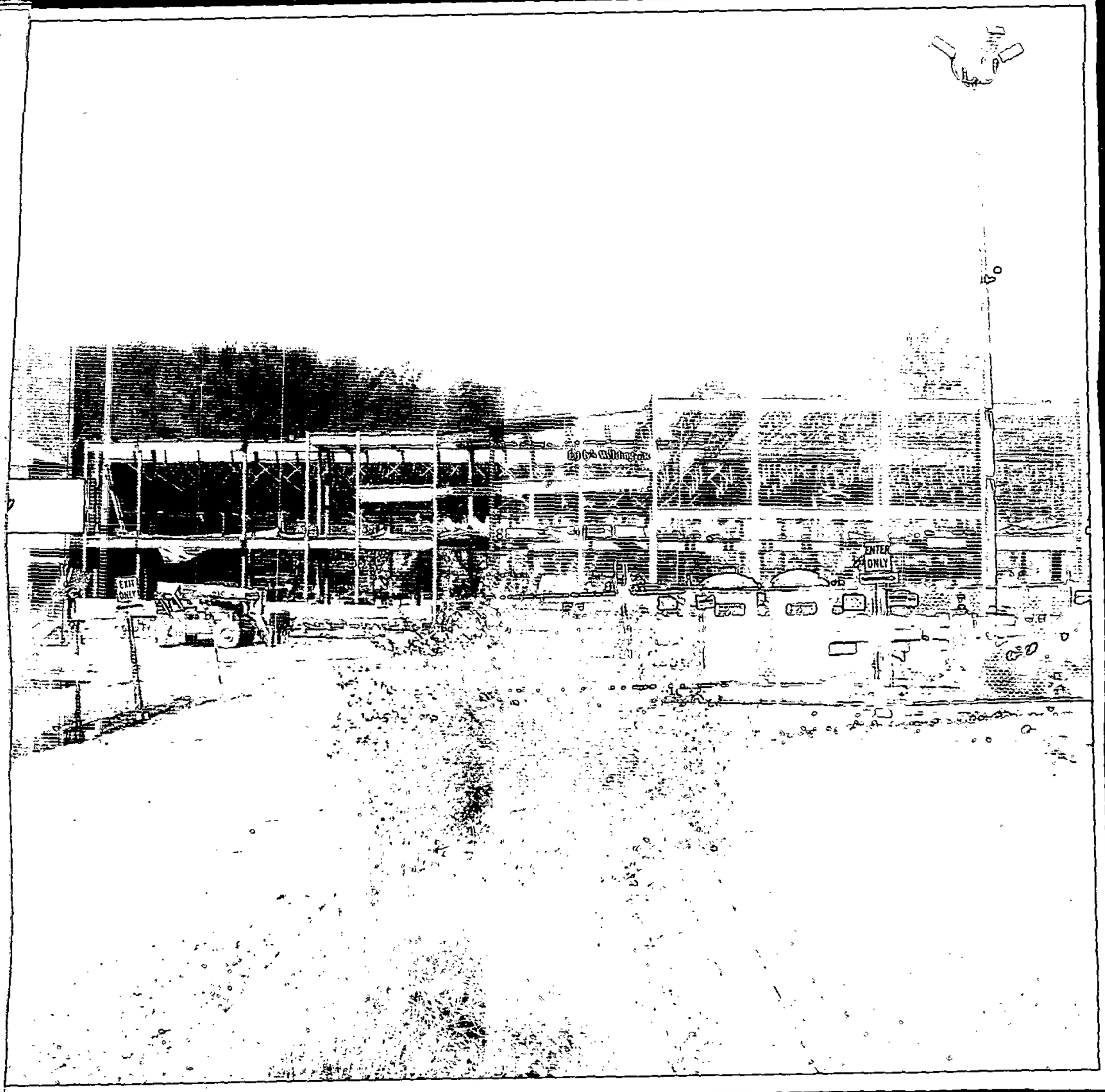
Notice:
This drawing remains the exclusive property of Gable Signs & Graphics, Inc. It is submitted for your consideration in the purchase of the product(s)

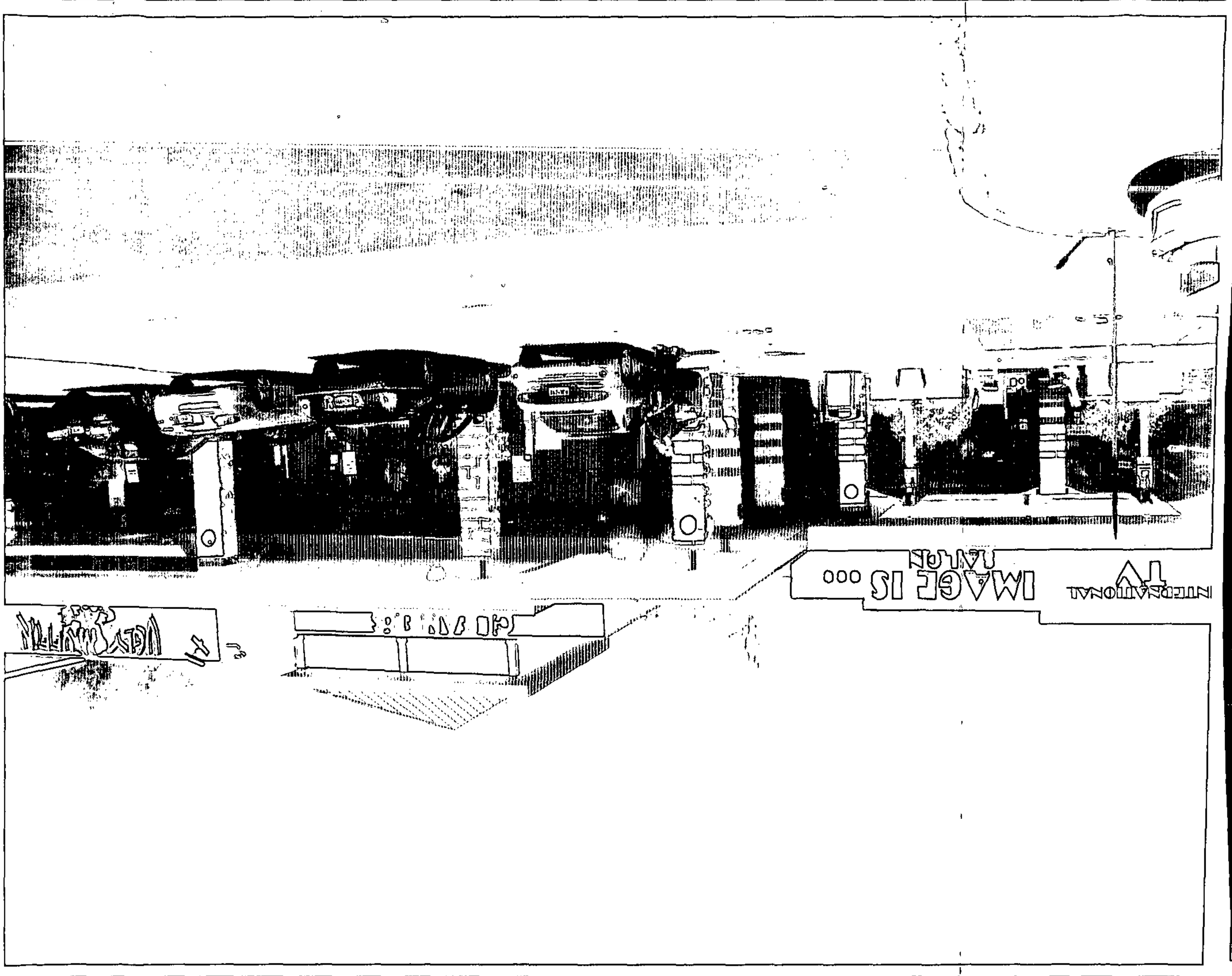
PETITIONER'S
EXHIBIT NO. 5

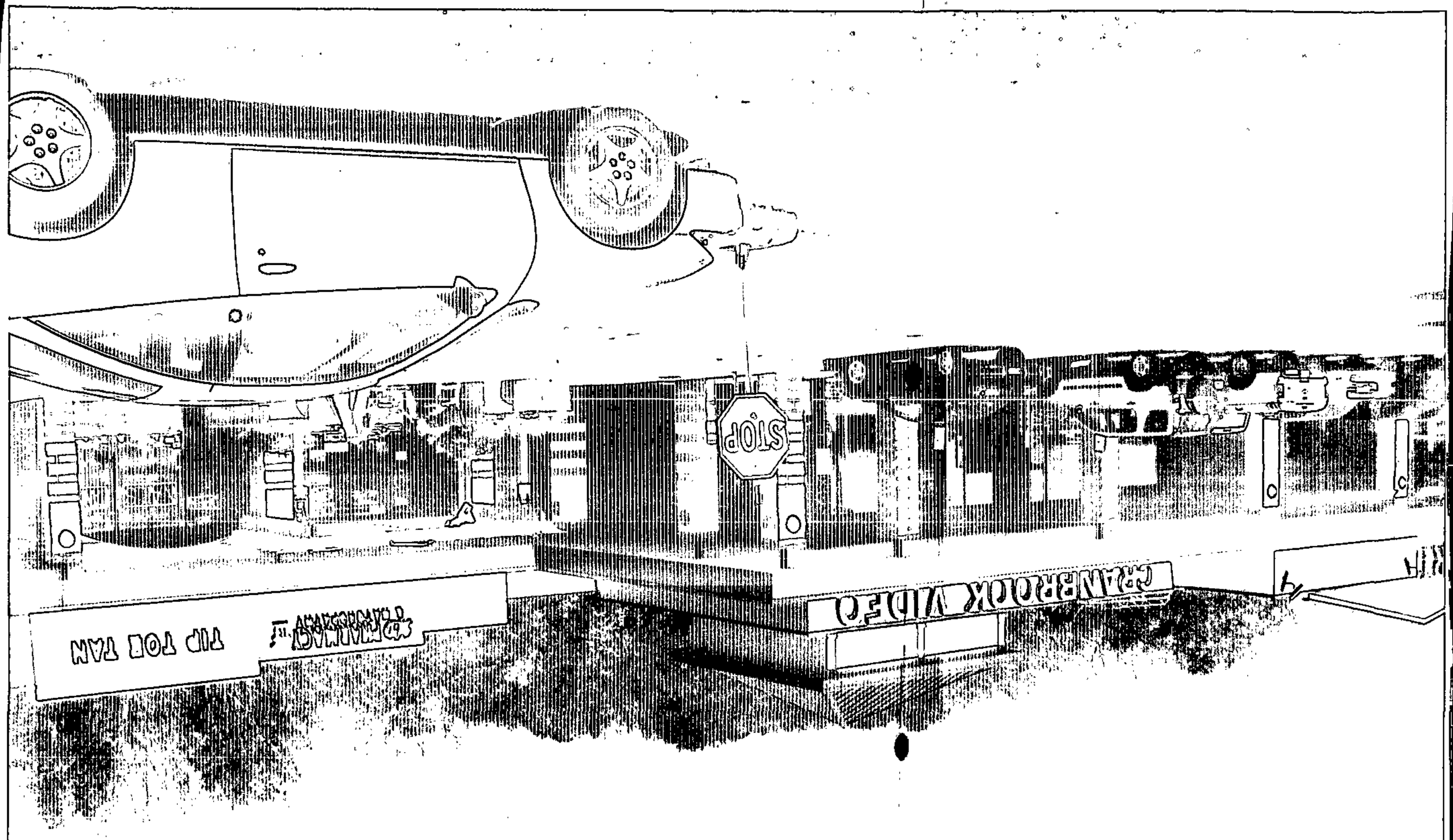
COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.

www.gablesigns.com 7440 Fort Smallwood Road Baltimore, Maryland 21226 Phone 410.255.6400 Fax 410.437.5336 GABLESIGNS


VALLEY MANSION


EXIT ONLY
ENTER ONLY


INTERNATIONAL
IMAGE IS 000
LARGER
14


STOP
GRAN BROOK VIDEO
TIP TOP TAN

PARKING CALCULATIONS

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

THE GROSS EXISTING FLOOR AREA: 122839 SQ.FT.

PARKING REQUIRED = 5 SPACES / 1000 SQ.FT.

= 5 x 122.839

= 614 SPACES

PARKING PROVIDED = 630 SPACES

(TO INCLUDE 19 HANDICAP SPACES)

ZONING HISTORY

(CONTINUED FROM BELOW)

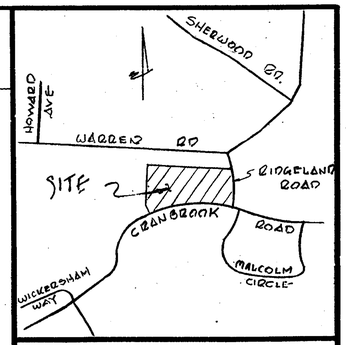
CASE NO. 03-246 SPHX
SPECIAL HEARING GRANTED TO APPROVE AN AMENDMENT TO THE LAST APPROVED SITE PLAN.
SPECIAL EXCEPTION GRANTED TO APPROVE A COMMUNITY BUILDING IN A BL ZONE.

CASE NO. 07-529-X
SPECIAL EXCEPTION GRANTED TO PERMIT THE USE & OPERATION OF 710 AMUSEMENT DEVICES

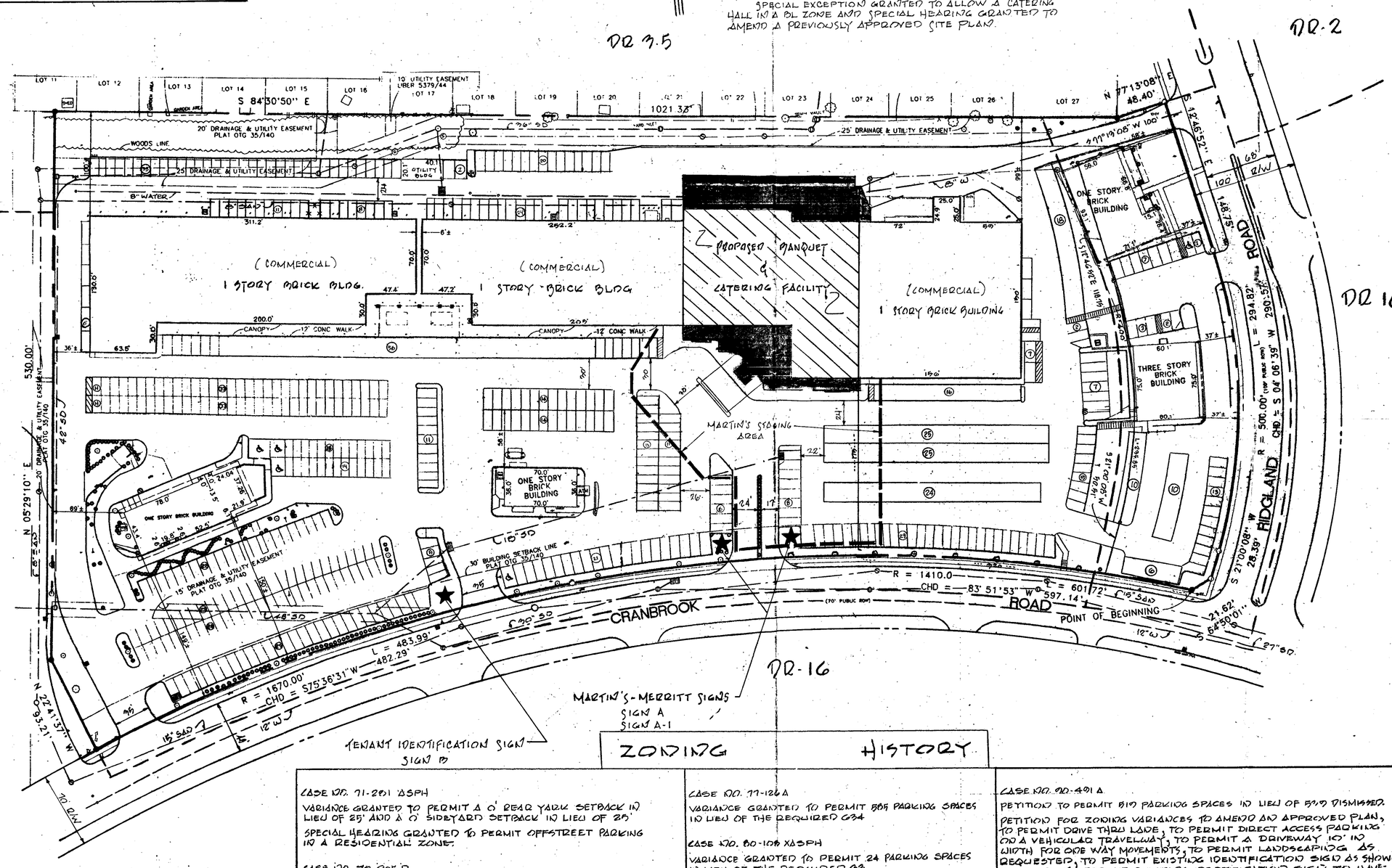
CASE NO. 04-286 SPHX
SPECIAL EXCEPTION GRANTED TO ALLOW A CATERING HALL IN A BL ZONE AND SPECIAL HEARING GRANTED TO AMEND A PREVIOUSLY APPROVED SITE PLAN.

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 = 12.194 ± ACRES
EXIST. ZONING = BM
EXIST. USE = SHOPPING CENTER
COUNCILMANIC DISTRICT = 3RD
TAX MAP 51 PARCEL 520
TAX ACCT. NO. 2400003602
DEED REF. 14046/716
PLAT REF. 35/140
UTILITIES - SEWER EXISTING
WATER EXISTING
ZONING MAP - 05IC1

GENERAL NOTE

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

CERTIFICATION

STATE OF MARYLAND — JOHN J. MITCHELL III — NO. 5401 REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT ACCOMPANIES
ZONING CASE # 07-055 SPHA

REVISIONS		
NO.	DATE	DESCRIPTION
1	JULY 21, 2006	FILING CONF. COMMENTS
2	OCT. 17, 2006	AMENDED PETITION FOR VARIANCE

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204
PHONE: 823-3535

PLAT TO ACCOMPANY
ZONING PETITIONS

CRANBROOK CENTER
592 CRANBROOK ROAD

PETITIONER'S EXHIBIT NO. 1

8TH ELECTION DIST.

SCALE: 1" = 20' | U.S.
DATE: JULY 9, 2006 | DRN.

2

OWNER
CRANBROOK PLAZA ENTERPRISES LLC
700 CRANBROOK RD
COCKEYSVILLE, MD 21030
410-666-3400

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. 74-96 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 8' IN LIEU OF THE REQUIRED 25 & 30' RESPECTIVELY

CASE NO. 77-126 A
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 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.

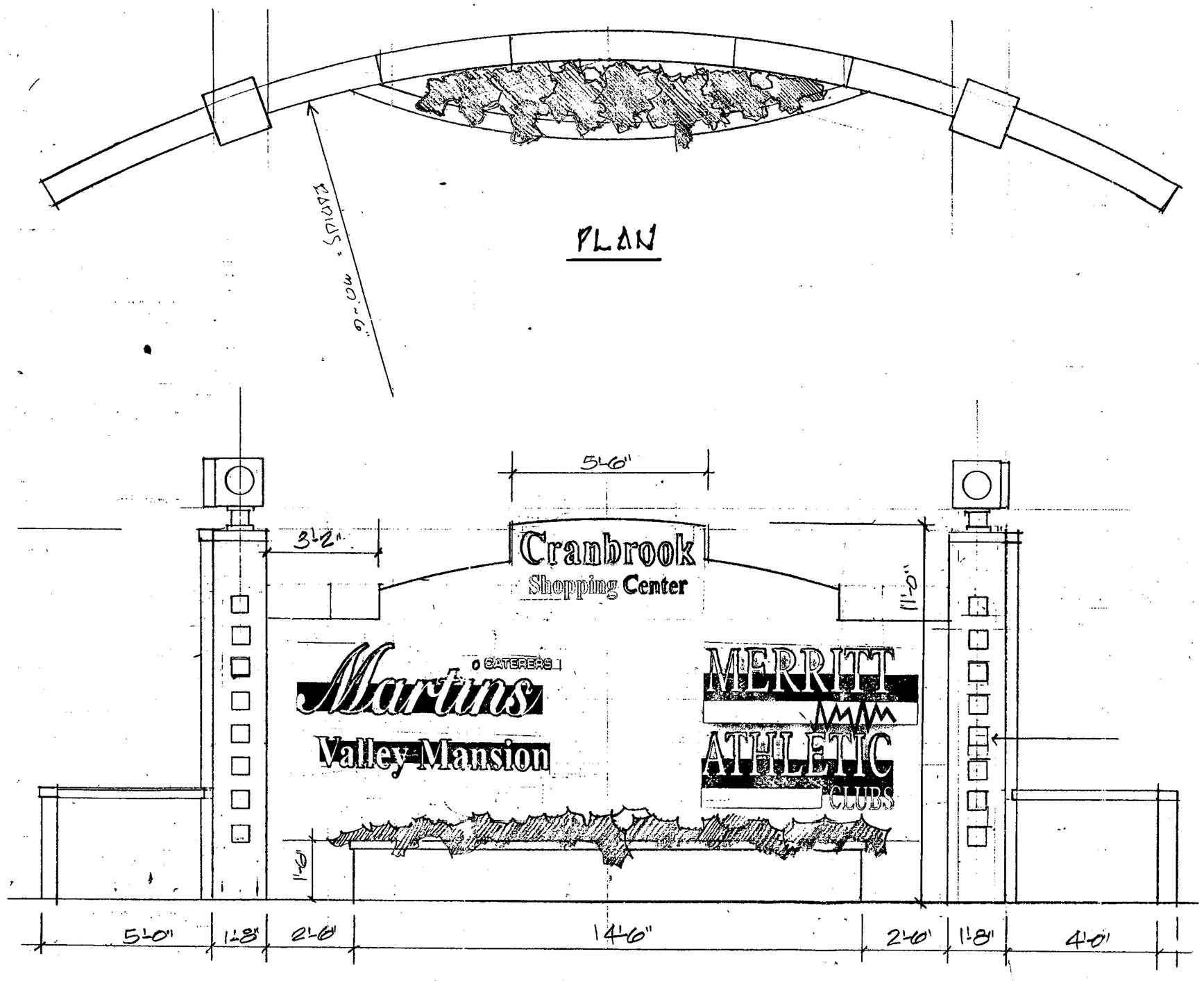
CASE NO. 81-160 X
SPECIAL EXCEPTION GRANTED FOR A COMMUNITY CARE CENTER (GROUND FLOOR)

CASE NO. 90-491 A
PETITION TO PERMIT 810 PARKING SPACES IN LIEU OF 570 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. 02-019 X
SPECIAL EXCEPTION GRANTED FOR APPROVAL OF A SERVICE GARAGE LOCATED AT 528 CRANBROOK ROAD.

(CONTINUED @ TOP OF SHEET)

200081

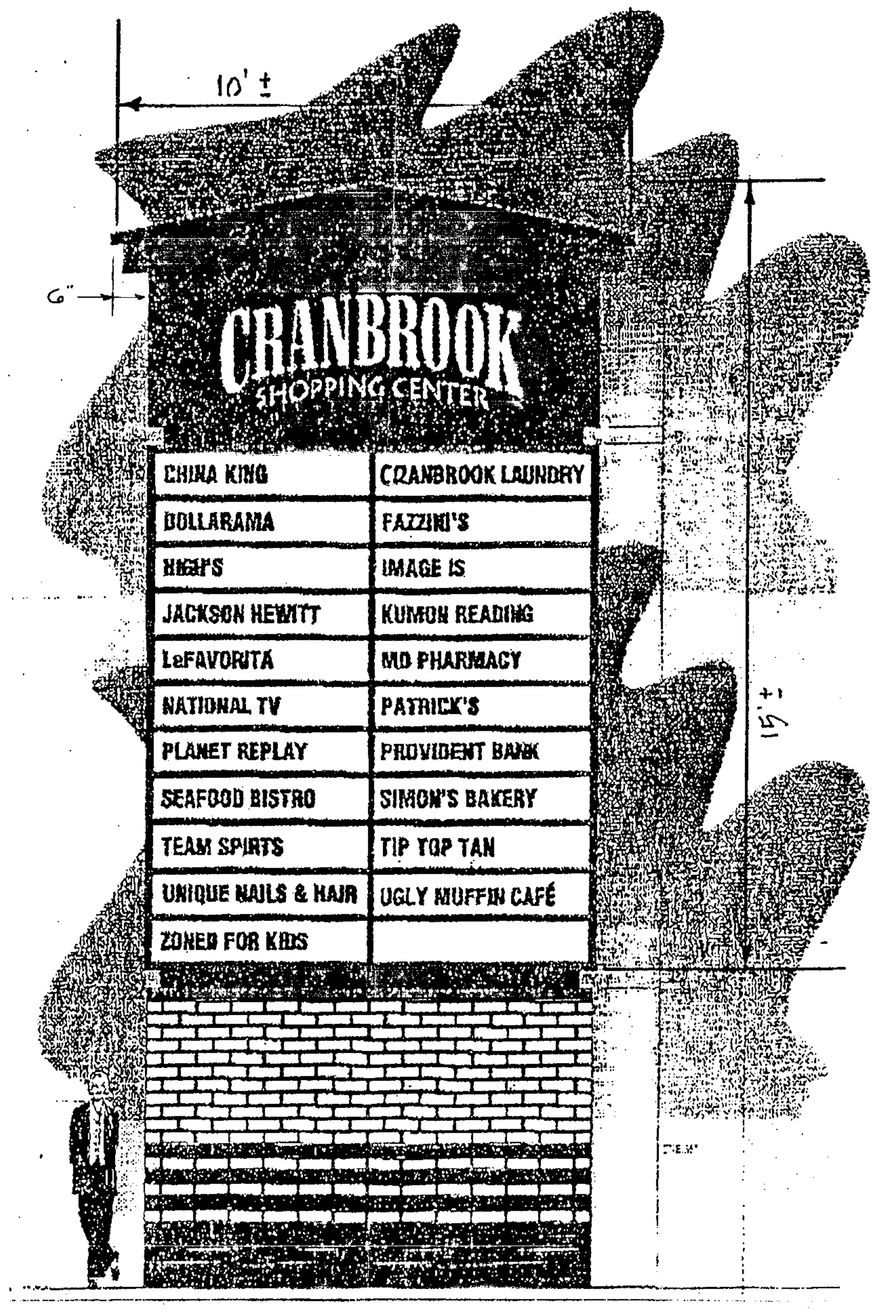


AREA OF SIGN FACE = 130 SQ.FT. ±

MARTIN'S-MERRITT SIGNS

SIGN A & SIGN A-1

ELEVATION



AREA OF SIGN FACE = 130 SQ.FT. ±

TENANT IDENTIFICATION SIGN

SIGN "B"

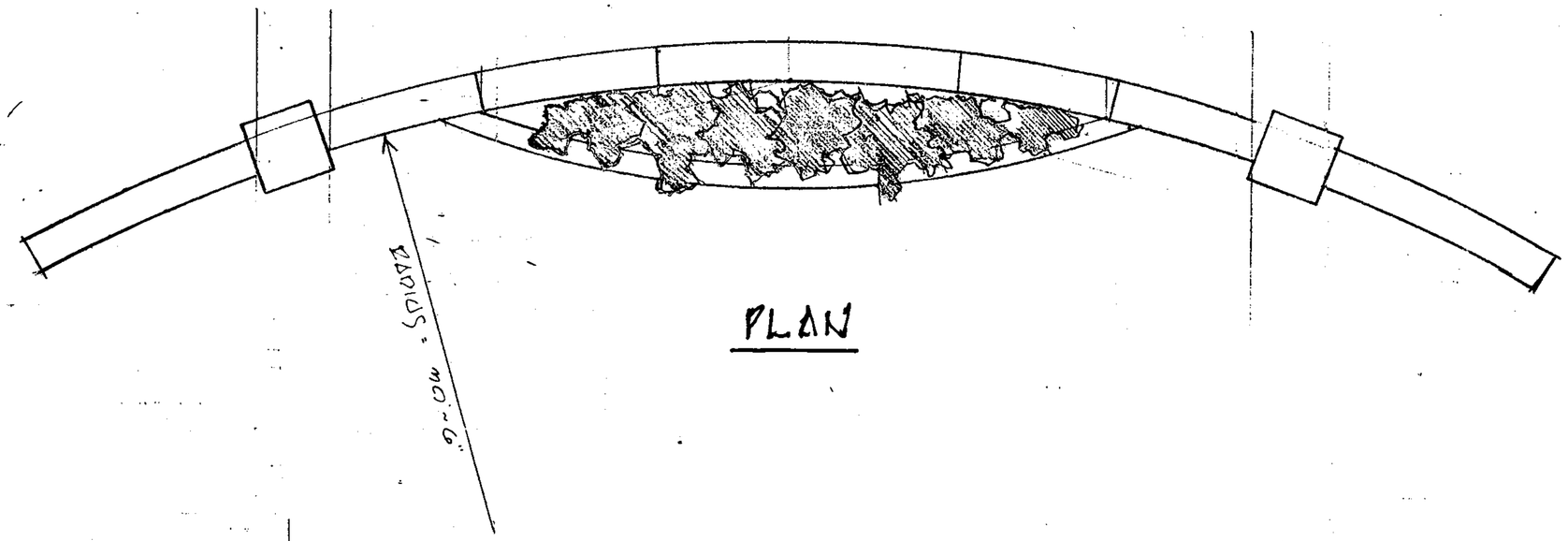
SCHEMATIC SIGN PLAN

NOT TO SCALE

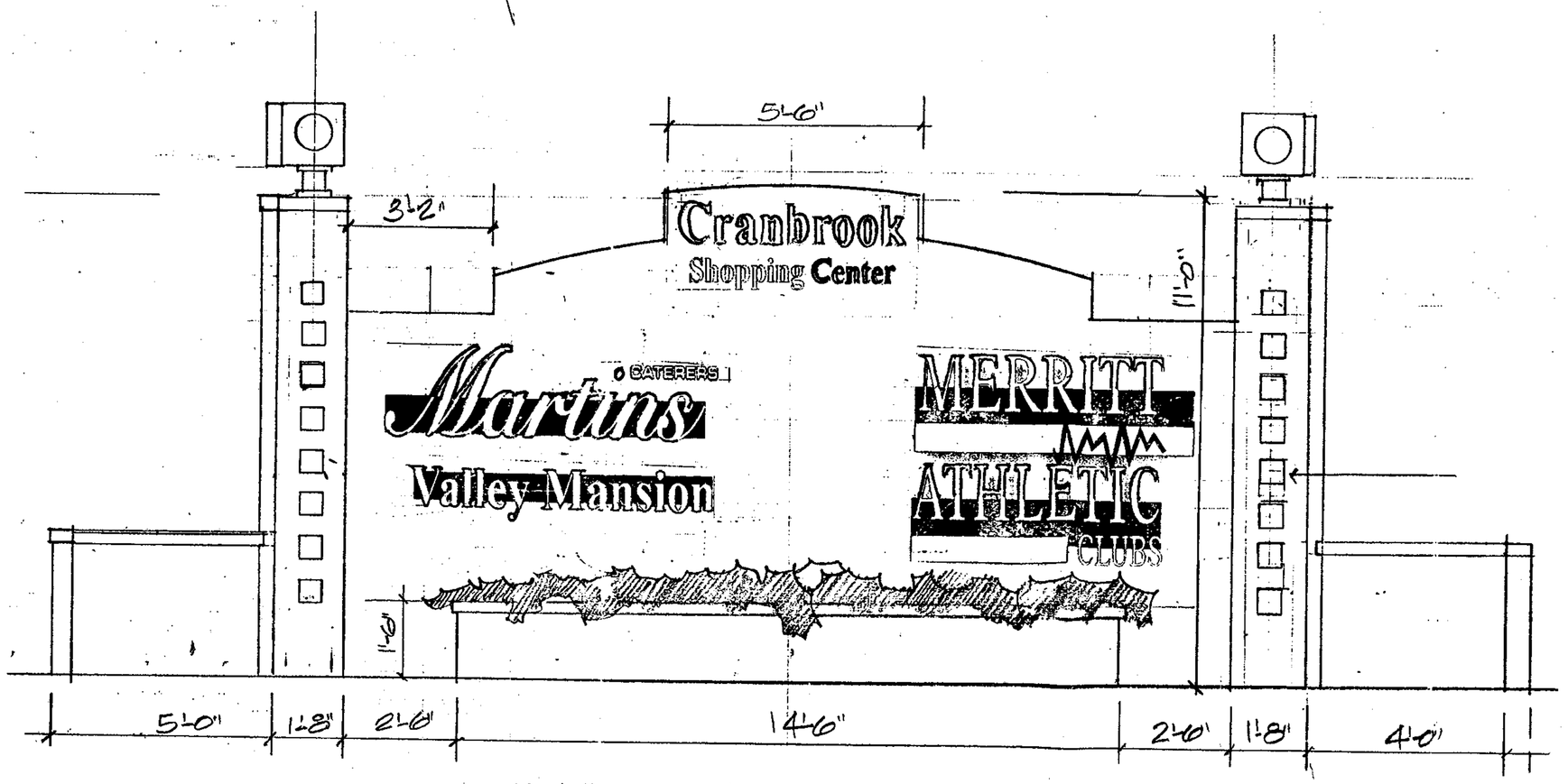
CRANBROOK SHOPPING CENTER

GENERAL NOTE:
ALL SIGN DETAIL TEXT IS FOR ILLUSTRATIVE PURPOSES ONLY.

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204
PHONE: 823-3535



PLAN

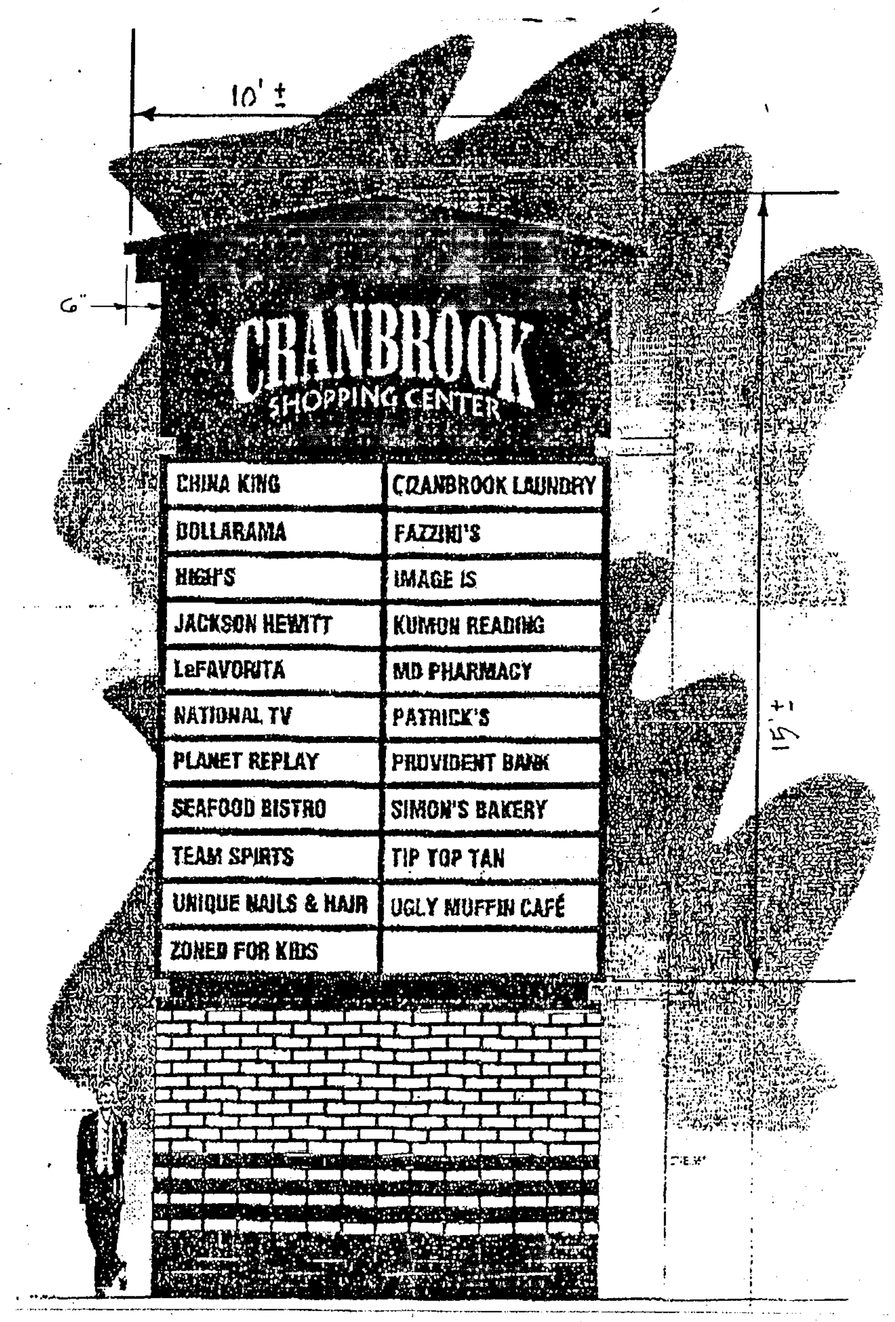


AREA OF SIGN FACE = 190 SQ.FT. ±

MARTIN'S-MERRITT SIGNS

SIGN A & SIGN A-1

ELEVATION



AREA OF SIGN FACE = 190 SQ.FT. ±

TENANT IDENTIFICATION SIGN

SIGN "B"

SCHEMATIC SIGN PLAN

NOT TO SCALE

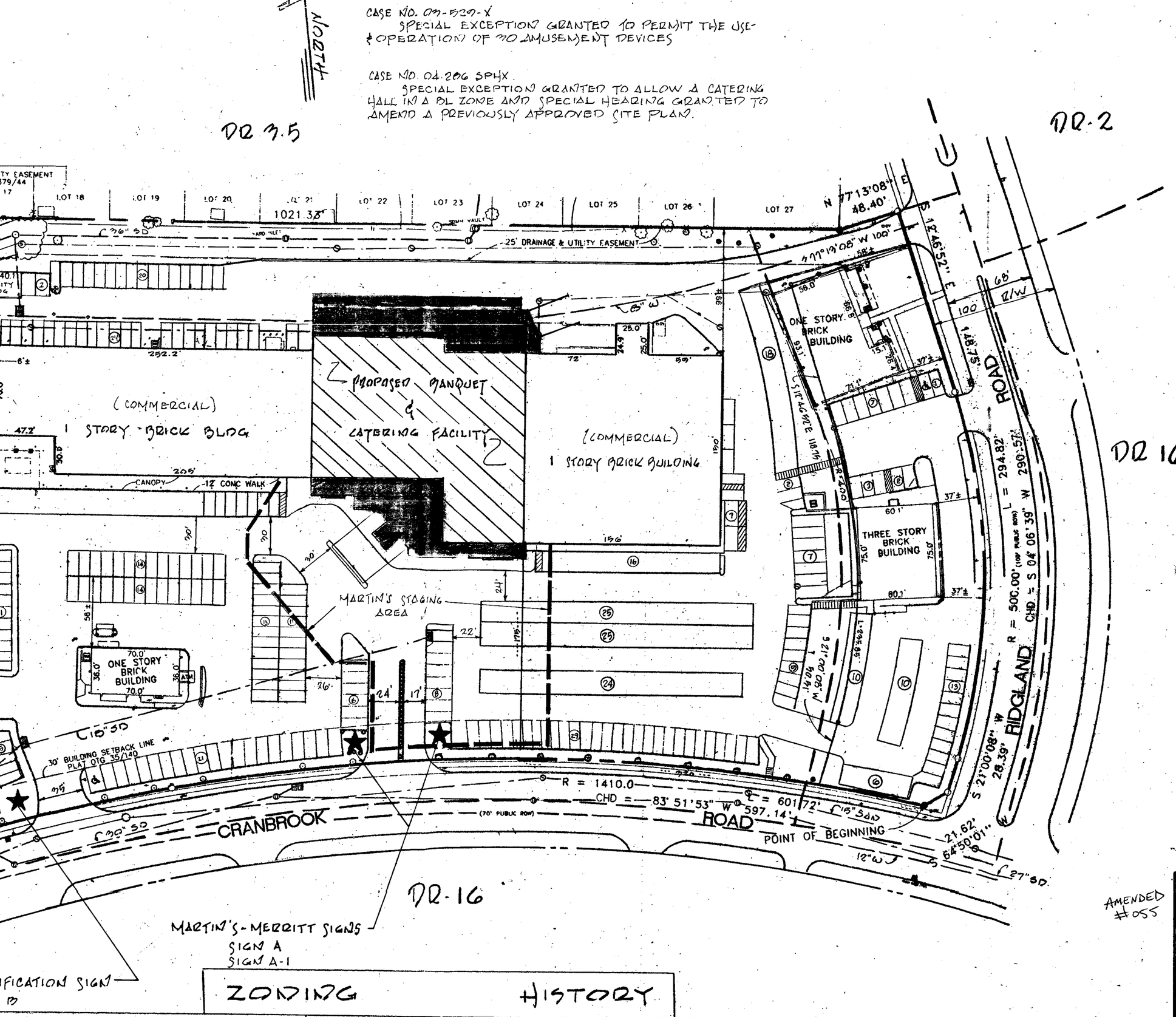
CRANBROOK SHOPPING CENTER

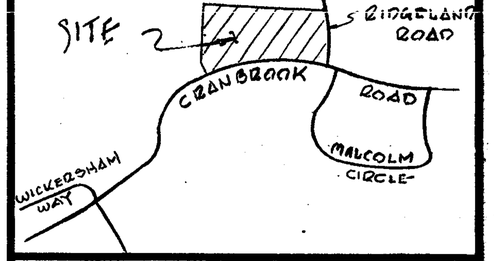
GENERAL NOTE:
ALL SIGN DETAIL TEXT IS FOR ILLUSTRATIVE PURPOSES ONLY.

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204
PHONE: 823-3535

CASE NO. 07-329-X
SPECIAL EXCEPTION GRANTED TO PERMIT THE USE & OPERATION OF 70 AMUSEMENT DEVICES

CASE NO. 04-206 SPHX.
SPECIAL EXCEPTION GRANTED TO ALLOW A CATERING HALL IN A BL ZONE AND SPECIAL HEARING GRANTED TO AMEND A PREVIOUSLY APPROVED SITE PLAN.





VICINITY MAP
SCALE = 1" = 1000'

SITE DATA

SITE AREA = 12.174 ± ACRES
EXIST. ZONING = BM
EXIST. USE = SHOPPING CENTER
COUNCILMANIC DISTRICT = 3RD
TAX MAP 51 PARCEL 320
TAX ACCT. NO. 2300003602
DEED REF. 14046/716
PLAT REF. 35/140
UTILITIES - SEWER EXISTING
WATER EXISTING
ZONING MAP - 0301

GENERAL NOTE

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

CERTIFICATION

STATE OF MARYLAND — JOHN J. HOHOLT, JR. — NO. 5481 — REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT ACCOMPANIES
ZONING CASE # 07-055 SPHA

AMENDED #055

REVISIONS		
NO.	DATE	DESCRIPTION
1	July 21, 2006	FILING CONF. COMMENTS
2	Oct. 17, 2006	AMENDED PETITION FOR VARIANCE

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204
PHONE: 823-3535

PLAT TO ACCOMPANY
ZONING PETITIONS

CRANBROOK CENTER

ZONING HISTORY

ERMIT A 0' REAR YARD SETBACK IN
DBYARD SETBACK IN LIEU OF 25'
TED TO PERMIT OFFSTREET PARKING
NE.

NTED FROM DR16 TO BL

CASE NO. 77-126A
VARIANCE GRANTED TO PERMIT 805 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

CASE NO. 90-491 A
PETITION TO PERMIT 810 PARKING SPACES IN LIEU OF 590 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

FOX TAIL

9 LINES

PETITIONER'S

EXHIBIT NO. 2