

IN RE: **PETITION FOR VARIANCE**

N/E 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. 2010-0247-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the William S. Berman, Member, on behalf of the legal owner of the subject property, Crondall Corner Associates, LLC, through its attorney, Robert A. Hoffman, Esquire, with Venable, LLP. Petitioner requests a variance, pursuant to Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit 205 parking spaces to be provided in lieu of the 257 parking spaces required. The subject property and the 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 were William S. Berman, Member of Crondall Corner Associates, LLC, the property owner, Kenneth J. Colbert, P.E., with Colbert Matz Rosenfelt, Inc., the engineer who prepared the site plan for the property, and Patricia A. Malone, Esquire, attorney for Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence revealed that the subject property is a 4.69 acre parcel zoned B.L. (Business, Local) and is improved with an approximately 40,000 square foot

ORDER RECEIVED FOR FILING

Date

By

4-29-10

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commercial/office building with 205 associated parking spaces. The building contains a variety of commercial uses, including office, restaurant, and other small businesses. Within the building, a 3,000 square foot space has become available for lease, and Petitioner is seeking to attract a standard restaurant tenant for the space.

Under the Zoning Regulations, the parking requirement for a 3,000 square foot standard restaurant is 48 parking spaces (16 parking spaces per 1,000 square feet of gross floor area). B.C.Z.R. Section 409.6.A.2. Based on the existing tenant mix, adding this restaurant to the center would create a parking deficit under a strict application of B.C.Z.R. Section 409.6. For shopping centers with less than 100,000 square feet of gross leasable area, the Zoning Regulations require that each tenant be considered a separate use with the required number of parking spaces being calculated according to the particular type of tenant. B.C.Z.R. Section 409.6.A.2. A total of 257 parking spaces would be required and the center only has 205 parking spaces.

Petitioner, therefore, has requested variance relief pertaining to the required off-street parking for Crondall Corner and seeks approval for a total of 205 parking spaces in lieu of the required 257 spaces. No additional improvements or expansion to the center are proposed at this time. Rather, Petitioner is seeking this relief simply to provide flexibility in terms of attracting a new tenant for the available space.

In support of the requested relief, Petitioner presented William Berman, Member with Crondall Corner Associates, LLC, legal owner, and Senior Vice-President with Metropolitan Management Company, which manages the Crondall Corner property. Mr. Berman described the configuration of the building, the current occupancy of the center, and the proposed use of the available tenant space. As he explained, the building has tenant spaces on both sides of the

building, and parking is available on both sides of the building. The vacant tenant space in question is on the side of the building facing Owings Mills Boulevard and is located on the end of the center closest to Crondall Lane. The Owings Mills Boulevard side has the best visibility and, therefore, is better suited for retail or restaurant tenants. The opposite side of the building is better suited for office uses or tenants not as heavily reliant on having visibility from public roads.

Mr. Berman also described the current usage of the available parking spaces by the tenants and their customers and explained that many spaces go unused currently. Because his offices are located at Crondall Corner, he is in a position to observe usage of the parking lots on a daily basis. In his opinion, there would be a sufficient number of spaces even with the addition of the proposed restaurant in the building. His testimony is based on more than 20 years of experience in managing commercial space.

Next, Mr. Colbert, engineer, testified regarding the existing site conditions and use of the parking based on the requirements of the B.C.Z.R. Mr. Colbert testified that he is familiar with Crondall Corner both from personal experience of living in the immediate area and from prior appearances before the Zoning Commissioner on Petitioner's behalf. In preparing for his testimony, Mr. Colbert made several visits to the center at various points during the week and at different times during the day to assess parking usage. Based on his observations, the center has a sufficient number of parking spaces to serve its existing tenants and customers and to accommodate a proposed 3,000 square foot standard restaurant.

Mr. Colbert also testified that he was familiar with the requirements for granting variances contained in B.C.Z.R. Section 307. In developing his testimony, Mr. Colbert first introduced an aerial photo exhibit, which placed the property into context with the existing

neighborhood. *See* Petitioner's Exhibit 2. As he explained, the neighborhood is developed predominantly with industrial, flex space, or retail uses. Mr. Colbert then introduced several other exhibits to demonstrate the property's uniqueness and resulting physical constraints. *See* Petitioner's Exhibits 3, 4, 5, and 6. As Mr. Colbert explained, a strict application of the Zoning Regulations for parking would result in a practical difficulty for Petitioner due to the unique constraints of the site, including significant grade changes from one end of the site to the other and the existence on site of a stormwater management facility that serves additional properties.

Referring to Petitioner's Exhibit 6, he testified that there is no room on the property for expansion of the existing parking areas, and, from his observations, such expansion is unnecessary anyway. The existing parking spaces are not being fully utilized at the present time. Mr. Colbert visited the site several times over the span of two (2) weeks in order to assess parking usage at Crondall Corner. As he testified, at no time during his visits was the parking lot ever more than half full. In his opinion, there is sufficient available parking for the restaurant use. Regardless of actual usage numbers, without the requested relief, Petitioner would not be able adjust the tenant mix based on changing market conditions. Consequently, the available commercial space would remain vacant and have a potential negative impact on the owner and the remaining tenants.

Mr. Colbert likewise confirmed that the grant of the variance would not have an adverse impact on the surrounding properties or neighborhood. As evident from the aerial zoning map submitted as Petitioner's Exhibit 2, the center is an existing commercial center located along an established commercial corridor. In terms of access and parking, the property is fairly isolated from surrounding properties, and any negative impacts would be internal to the site. If it turns out there is an insufficient number of parking spaces, there is no danger of vehicles utilizing

ORDER RECEIVED FOR FILING

Date

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By

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neighboring parking lots because there are none located in close proximity. The result would be that customers would go elsewhere for the services offered here.

After consideration of the testimony and evidence presented, it is clear that Petitioner has met the standards set forth in B.C.Z.R. Section 307 and that the variance relief should be granted. Based on the unique features of the site, requiring Petitioner to adhere strictly to the requirements of the B.C.Z.R. in terms of parking would cause a practical difficulty. Finally, I find that no adverse impact will result if the requested relief is granted as evidenced by the testimony of Mr. Colbert and Mr. Berman. From their testimony, it is clear that the center actually utilizes less parking than is required by Baltimore County's parking regulations. I find that adequate parking will be provided and this proposal is consistent with the spirit and intent of the parking regulations. For these reasons, I am pursued to grant the Petition for Variance.

I note that the Zoning Advisory Committee (ZAC) comments were issued by certain reviewing County agencies and have been made a part of this case file. I note, in particular, that a comment was received from the Office of Planning, dated April 14, 2010, in which Planning recommended that Petitioner "enhance and update the existing landscaping on site to replace winter damaged/dead shrubs and trees." On this point, both Mr. Berman and Mr. Colbert testified that the landscaping on site recently had been inspected for any damage and trimmed or replaced as needed. Other routine maintenance was also done at that time.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of April 2010 that the Petition for Variance seeking relief from Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 205 parking spaces to be

ORDER RECEIVED FOR FILING

Date

4-29-10

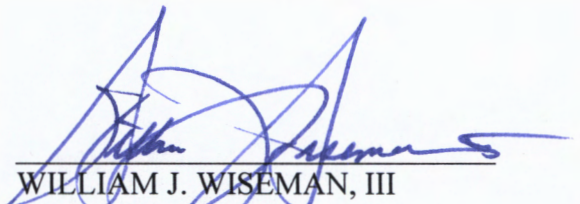
By

103

provided in lieu of the 257 parking spaces required, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following:

1. The Petitioner may apply for its necessary permits and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

WJW:dlw


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date

4-29-10

By

103



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

April 29, 2010

Robert A. Hoffman, Esquire
Patricia A. Malone, Esquire
Venable, LLP
210 West Pennsylvania Avenue
Suite 500
Towson, MD 21204

RE: **PETITION FOR VARIANCE**
N/E Corner Owings Mills Boulevard and Crondall Lane
(11299 Owings Mills Boulevard)
4th Election District - 2nd Council District
Crondall Corner Associates, LLC - *Legal Owner/Petitioner*
Case No. 2010-0247-A

Dear Counsel:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

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,

A handwritten signature in black ink, appearing to read "William J. Wiseman, III", written over a circular stamp.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: William S. Berman, Crondall Corner Associates, LLC, 11299 Owings Mills Boulevard,
Owings Mills, MD 21117
Kenneth J. Colbert, P.E., Colbert Matz Rosenfelt, Inc., 2835 Smith Avenue, Suite G,
Baltimore, MD 21209
People's Counsel; Office of Planning; File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11299 Owings Mills Blvd.

which is presently zoned BL

Deed Reference 12466 / 560 Tax Account # 2200028971

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 of thereof, hereby petition for a Variance from Section(s)

See Attached.

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

Reasons to be presented at the hearing.

Property 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State Zip Code

Attorney For Petitioner:

Robert A. Hoffman, Esq.

Name - Type or Print

Signature

Venable LLP

Company

210 W. Pennsylvania Avenue, Ste. 500 410-494-6262

Address Telephone No.

Towson

MD 21204

City

State Zip Code

Legal Owner(s):

Crondall Corner Associates, LLC

William S. Berman, Member

Name - Type or Print

Signature

Name - Type or Print

Signature

11299 Owings Mills Boulevard

410-902-0290

Address

Telephone No.

Owings Mills

MD 21117

City

State Zip Code

Representative to be Contacted:

Kenneth J. Colbert, P.E.

COLBERT MATZ ROSENFELT, INC

2835 Smith Avenue, Suite G

410-653-3838

Address

Telephone No.

Baltimore

MD 21209

City

State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date 3-19-10

Case No. 2010-0247-A

ORDER RECEIVED FOR FILING

Date

4-29-10

By

low

Petition for Variance

**Crondall Corner Associates, LLC
11299 Owings Mills Boulevard**

Variance from Section 409.6 of the Baltimore County Zoning Regulations to permit 205 parking spaces to be provided in lieu of the 257 parking spaces required.

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION 11299 OWINGS MILLS BOULEVARD

Beginning at a point on the west side of Owings Mills Boulevard, which is 70 feet wide, at a distance of 70 feet north of the centerline of Crondall Lane, which is of varying width.

Being Lot 3 in the subdivision of Catalyst Research, as recorded in Baltimore County Plat Book # 69, Folio # 52 and containing 202,474 square feet (4.69 acres). Also known as 11299 Owings Mills Boulevard, and located in the 4th Election District, 2nd Councilmanic District.



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 9752, Expiration Date: 2-28-12

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/neighbor 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 0247
Petitioner: CRONDALE CORNER ASSOC, LLC.
Address or Location: 11299 Owings Mills Blvd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Kenneth Colbert
Address: 2835 Smith Ave, Suite G
BALTO., Md. 21209
Telephone Number: 410-653-3838

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. _____

Date: _____

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
				Obj	Sub Obj				

Total: _____

Rec

From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

+ - CERTIFICATE OF POSTING

2010-0247-A

RE: Case No.: _____

Petitioner/Developer: _____
Crondall Corner Associates, LLC

April 23 2010
Date of Hearing/Closing: _____

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristin Matthews

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____
11299 Owings Mills Boulevard

April 8 2010
The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

Robert Black 4/11/10
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

CASE # 2010-0247A

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

Room 104, JEFFERSON BUILDING
PLACE: 105 WEST CHESAPEAKE AVE. TOWSON 21204

DATE AND TIME: FRIDAY, APRIL 23, 2010 AT 9:00^{A.M.}

REQUEST: VARIANCE TO PERMIT 205 PARKING SPACES
TO BE PROVIDED IN LIEU OF THE 257 PARKING SPACES REQUIRED

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

**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: # 2010-0247-A

11299 Owings Mills Boulevard
N/east corner of Owings
Mills Boulevard and
Cronall Lane

4th Election District
2nd Councilmanic District
Legal Owner(s): Cronall
Corner Associates, LLC

Variance: to permit 205
parking spaces to be pro-
vided in lieu of the 257
parking spaces required.

Hearing: Friday, April 23,
2010 at 9:00 a.m. in
Room 104, Jefferson
Building, 105 West Chesa-
peake Avenue, Towson
21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

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

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

4/23/2010 April 8 235452

CERTIFICATE OF PUBLICATION

4/8/2010

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 4/8/2010.

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

J. Wilkinson

LEGAL ADVERTISING



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

March 25, 2010

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: 2010-0247-A

11299 Owings Mills Boulevard

N/east corner of Owings Mills Boulevard and Crondall Lane

4th Election District – 2nd Councilmanic District

Legal Owners: Crondall Corner Associates, LLC

Variance to permit 205 parking spaces to be provided in lieu of the 257 parking spaces required.

Hearing: Friday, April 23, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in cursive script that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Robert Hoffman, Venable, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
William S. Berman, 11299 Owings Mills Blvd., Owings Mills 21117
Kenneth Colbert, 2835 Smith Ave., Ste. G, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, APRIL 8, 2010.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 8, 2010 Issue - Jeffersonian

Please forward billing to:
Kenneth Colbert
Colber Matz Rosenfelt
2835 Smith Avenue
Baltimore, MD 21209

410-653-3838

NOTICE OF ZONING HEARING

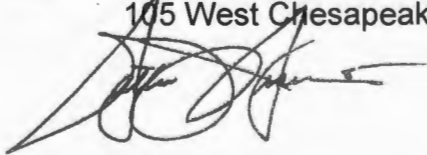
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2010-0247-A

11299 Owings Mills Boulevard
N/east corner of Owings Mills Boulevard and Crondall Lane
4th Election District – 2nd Councilmanic District
Legal Owners: Crondall Corner Associates, LLC

Variance to permit 205 parking spaces to be provided in lieu of the 257 parking spaces required.

Hearing: Friday, April 23, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 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.



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

April 13, 2010

Robert Hoffman
Venable, LLP
210 W. Pennsylvania Ave. Ste. 500
Towson, MD 21204

Dear: Robert Hoffman

RE: Case Number 2010-0247-A, 11299 Owings Mill Blvd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 19, 2010. This letter is not an approval, but only a **NOTIFICATION**.

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:lnw

Enclosures

c: People's Counsel
William Berman: Crondall Corner Associates, LLC; 11299 Owings Mills Blvd.; Owings Mills, MD 21117
Kenneth Colbert; Colbert Matz Rosenfelt, Inc; 2835 Smith Ave. Ste. G; Baltimore, MD 21209



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

March 8, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 29, 2010

Item Numbers: ²⁴⁷0246-0249

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



MARYLAND DEPARTMENT OF TRANSPORTATION

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

Date: APRIL 7, 2010

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

RE: Baltimore County
Item No. 2010-0247-A
11295 OWINGS MILLS BLVD
CORNDALL CONER ASSOC, LLC
VARIANCE -

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. 2010-0247-A.

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

Very truly yours,

A handwritten signature in dark ink, appearing to read "Steven D. Foster".

For¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.sha.maryland.gov

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 29 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: April 29, 2010
SUBJECT: Zoning Item # 10-247-A
Address 11299 Owings Mills Boulevard
(Corndall Coner Associates, Inc)

Zoning Advisory Committee Meeting of March 29, 2010

X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

Reviewer: JWL Date: 4/29/10

BW 4/23
9am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 14, 2010

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

SUBJECT: 11299 Owings Mills Boulevard
INFORMATION:

RECEIVED

APR 16 2010

Item Number: 10-247

Petitioner: Crondall Corner Associates, LLC

ZONING COMMISSIONER

Zoning: BL

Requested Action: Variance

The subject property is a strip shopping center located on the northeast corner of Owings Mills Boulevard and Crondall Lane in the Owings Mills Growth Area. The area is designated as the Northern Employment Corridor in *Master Plan 2010*.

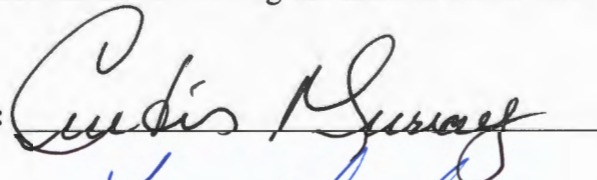
The petitioner requests a variance for 205 parking spaces in lieu of the required 257 parking spaces to convert vacant retail tenant space to restaurant use. The three dumpster enclosures noted on the plan are not actually enclosed with a fence or wall but a metal dumpster with planting surrounding.

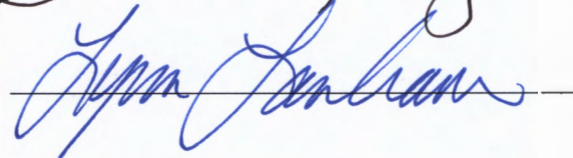
SUMMARY OF RECOMMENDATIONS:

Should the petitioner demonstrate a hardship or practical difficulty and the parking variance is granted, the Office of Planning requests the following condition in the Zoning Commissioner's order:

Enhance and update the existing landscaping on site to replace winter damaged/dead shrubs and trees.

For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Prepared by: 

Division Chief: 
AFK/LL: CM

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 30, 2010

FROM: Dennis A. Kennedy, ^{DAK}Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For April 12, 2010
Item Nos. 2010-246, 247 and 248

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

DAK: ~~CEN~~:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-04122010 -NO COMMENTS.doc

RE: PETITION FOR VARIANCE * BEFORE THE
11299 Owings Mills Blvd; NE corner of *
Owings Mills Blvd and Crondall Lane * ZONING COMMISSIONER
4th Election & 2nd Councilmanic Districts *
Legal Owner(s): Corndall Corner Assoc. LLC* FOR
Pctitioner(s) * BALTIMORE COUNTY
* 10-247-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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 and all 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
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

MAR 26 2010

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of March, 2010, a copy of the foregoing Entry of Appearance was mailed to Kenneth Colbert, P.E., Colbert Matz Rosenfelt, Inc, 2835 Smith Avenue, Suite G, Baltimore, MD 21209 and Robert A Hoffman, Esquire, Venable, LLP, 210 West Pennsylvania Avenue, Suite 500, Towson, MD 21204 , Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

From: Debra Wiley
To: Murray, Curtis
CC: Are, Kathy; Lanham, Lynn
Date: 4/16/2010 11:40 AM
Subject: Comments Needed for Next Week

Missing Piece
OP

Hi Curtis,

In reviewing Bill's case files for next week, it appears he needs comments for the following:

4/21 @ 2 PM - Case No. 2010-0243-SPH

4/23 @ 9 AM - Case No. 2010-0247-A

Thanks and have a great weekend !

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

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

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

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 8th 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



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1d)

[Go Back](#)
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Account Identifier: District - 04 Account Number - 2200028971

Owner Information

Owner Name:	CRONDALL CORNER ASSOCIATES LLC	Use:	COMMERCIAL
Mailing Address:	SUITE 200 11299 OWINGS MILLS BLVD OWINGS MILLS MD 21117-2903	Principal Residence:	NO
		Deed Reference:	1) /12466/ 560 2)

Location & Structure Information

Premises Address	Legal Description
11299 OWINGS MILLS BLVD	4.689 AC 11299 OWINGS MILLS BLVD CATALYST RESEARCH CORP

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
58	9	885					3	2	Plat Ref: 69/ 52

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1998	44,714 SF	4.68 AC	06
Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2009	07/01/2010
Land	1,172,200	1,406,700		
Improvements:	3,148,800	3,930,700		
Total:	4,321,000	5,337,400	4,998,600	5,337,400
Preferential Land:	0	0	0	0

Transfer Information

Seller: MINE SAFETY APPLIANCES COMPANY	Date: 10/30/1997	Price: \$643,875
Type: UNIMPROVED ARMS-LENGTH	Deed1: /12466/ 560	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

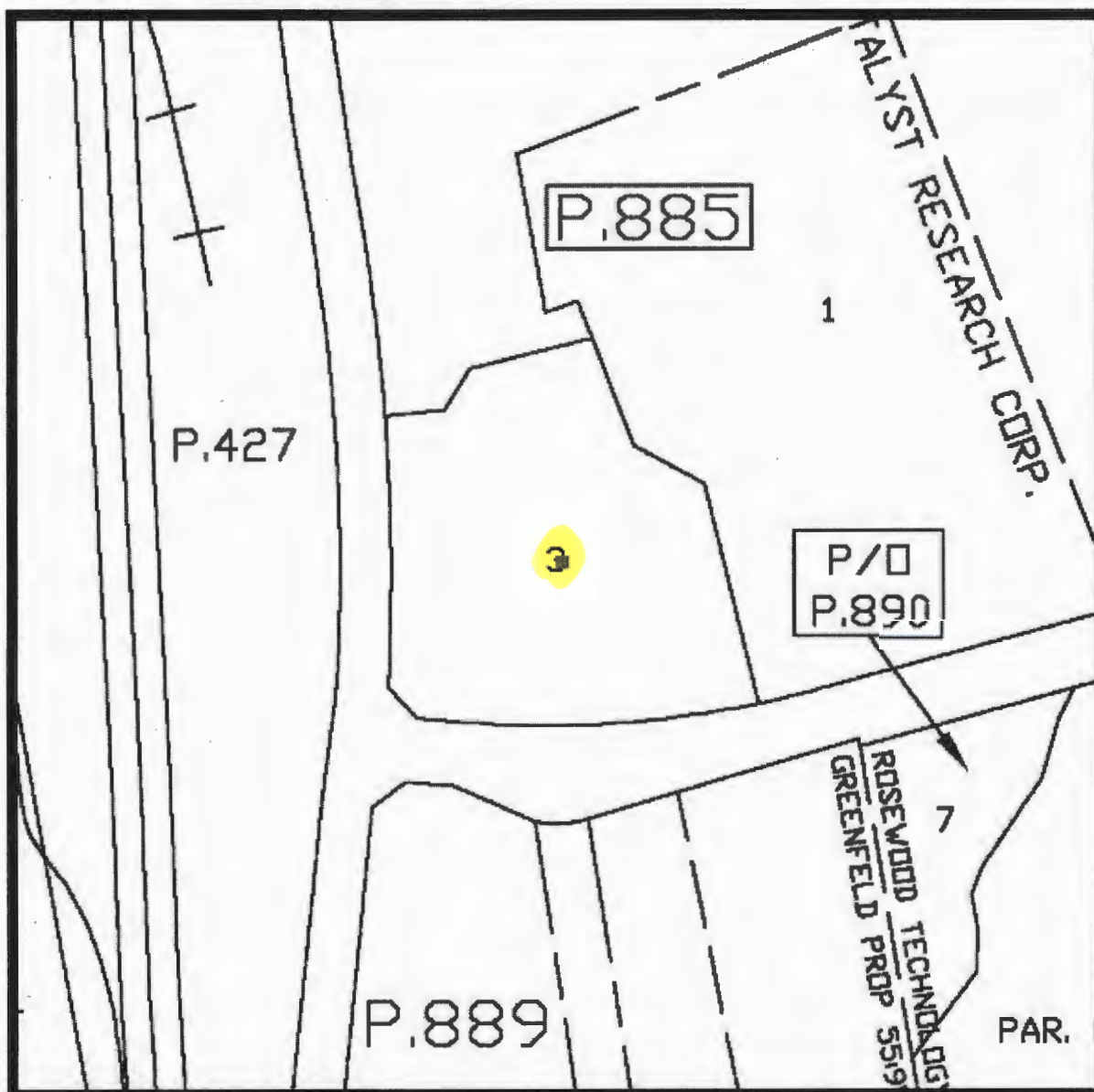
Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0
Tax Exempt: NO	Special Tax Receipture:		
Exempt Class:	* NONE *		



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
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District - 04 Account Number - 2200028971



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2009.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

CHECKLIST**Comment
Received****Department****Support/
Oppose**✓

DEVELOPMENT PLANS REVIEW

No Comments_____

DEPRM

*not w/in CBCA + flood plain
per site plan*_____✓

FIRE DEPARTMENT

No Comments✓

PLANNING

*(email sent 4/16)*Comments✓

STATE HIGHWAY ADMINISTRATION

No objection_____

TRAFFIC ENGINEERING

ZONING VIOLATION

_____✓

NEWSPAPER ADVERTISEMENT

_____✓

PEOPLE'S COUNSEL APPEARANCE

_____Yes

PRIOR ZONING

*- see site plan**most recent:
05-326-SCH (attached)*_____✓

SIGN POSTING

Comments, if any: _____

CASE NAME 11299 Owning Miss
CASE NUMBER 2010-0247-A Blvd.
DATE 4-23-10

CASE NAME 11299 Owning Miss
CASE NUMBER 2010-0247-A Blvd.
DATE 4-23-10

[illegible]

Case No.: 2010-0247-A 11299 OWINGS MILL BLVD.

Exhibit Sheet

Petitioner/Developer

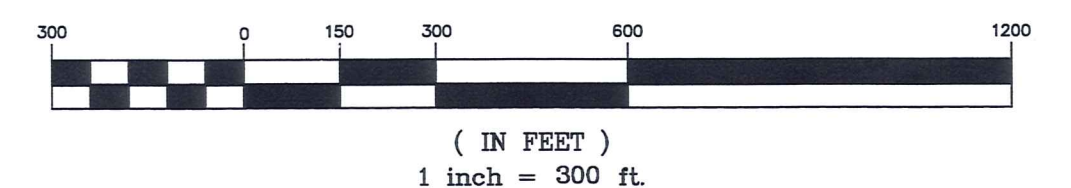
Protestant

No. 1	SITE PLAN	
No. 2	AERIAL PHOTO Exhibit (Surrounding Neighborhood)	
No. 3	SUBDIVISION PLAT THAT CREATED - Subject Lot (3)	
No. 4	Parking Lot Exhibit	
No. 5	3rd Amended Development Plan - Shows SWM - joint use	
No. 6	Example - How Lot could Theoretically be used - without constraints	
No. 7	TENANTS Exhibit LOCATIONS	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



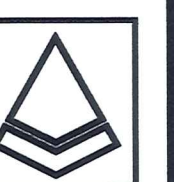
AERIAL PHOTO EXHIBIT
CRONDALL CORNERS

4TH ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
GRAPHIC SCALE



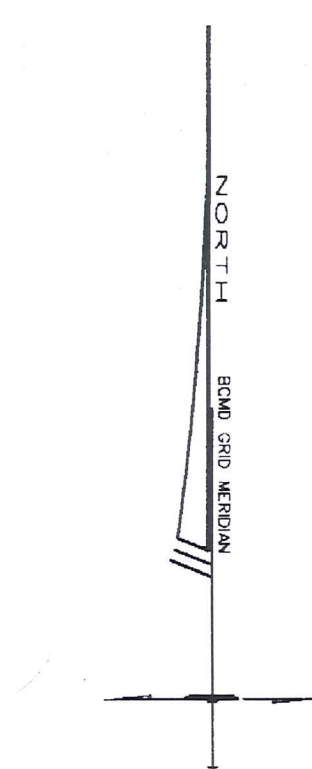
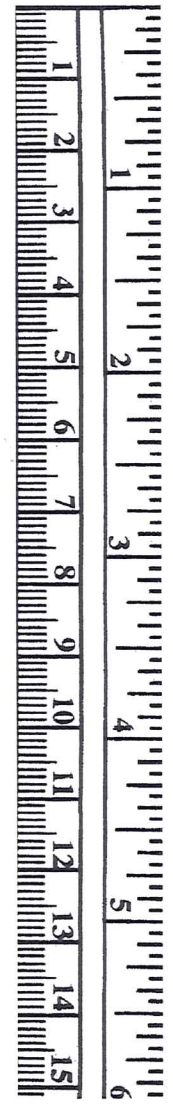
Colbert Matz Rosenfelt, Inc.

Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



PETITIONER'S
EXHIBIT NO. 2

				SCALE: 1"= 300'
				DATE: 04/22/10
				JOB NO.: 97051.1
				DESIGNED:
				DRAWN: KJB/ AKC
				CHECKED: KJC
				FILE: 97051_ZONING_EXHIBIT_042210.dwg
				DRAWING NUMBER: AER-1
NO.	DATE	REVISIONS:	BY	SHEET 1 OF 1



CURVE TABLE					
COURSE	RADIUS	DELTA	TANGENT	LENGTH	CHORD BEARING & DISTANCE
200-1242	1402.40	03°29'25"	42.73	85.43	S 78°23'35" W 85.41
1242-201	1402.40	16°27'05"	202.73	402.67	S 85°21'49" W 401.29
201-204	2899.79	12°26'00"	315.87	628.26	N 02°59'18" W 628.03
204-205	5694.58	05°39'02"	281.03	561.61	N 64°22'55" W 561.38
205-201	1402.40	18°56'30"	246.54	488.10	S 84°37'07" W 485.64
200-31	1402.40	01°02'18"	12.71	25.42	S 75°10'02" W 25.42
137-206	5694.58	01°31'58"	76.17	152.34	N 04°19'23" W 152.33
203-453	2899.79	07°32'49"	191.25	381.95	N 00°32'42" W 381.68
453-204	2899.79	04°53'11"	123.73	247.31	N 06°45'42" W 247.23

COORDINATE TABLE					
#	NORTH	WEST	#	NORTH	WEST
31	49827.21	45959.35	208	50874.32	45881.87
105	50972.45	46566.52	209	50574.04	46345.47
137	50967.52	46621.86	210	50354.60	46306.38
136	50744.82	45905.01	213	50369.85	46263.97
200	49833.72	45934.78	311	50769.52	45841.30
201	49788.17	46418.28	448	50117.54	46091.00
202	49793.36	46462.97	449	50170.20	46186.56
203	49835.63	46522.20	1242	49813.62	46017.79
204	50462.81	46554.94	110	50768.65	46142.72
106	50977.99	46477.01	112	50740.40	45978.29
107	50952.41	46363.73	113	50716.69	46063.26
108	50903.49	46316.23	114	50715.52	46155.01
109	50819.31	46142.07	450	50317.64	46243.73
205	50561.52	46570.94	451	50277.70	46414.11
206	51119.42	46633.35	452	50223.07	46449.33
207	50884.43	45879.93	453	50217.29	46525.83

STORMWATER MANAGEMENT EASEMENT		
BEARING	DISTANCE	
1 N 72°40'44" E	81.95	
2 S 65°12'34" E	82.88	
3 S 09°52'07" W	37.35	
4 S 13°00'58" E	37.33	
5 S 21°14'27" E	88.49	
6 S 70°13'13" W	157.44	
7 N 10°06'10" W	80.86	
8 S 77°32'08" W	28.29	
9 N 15°19'38" W	20.02	
10 N 77°32'08" E	30.11	
11 N 10°06'10" W	27.11	
12 S 70°13'13" W	14.57	
13 N 15°17'20" W	20.04	
14 N 78°31'30" E	16.38	
15 N 10°06'10" W	74.90	
TOTAL AREA = 0.708 ACRES +/- (30,840 SQ. FT. +/-)		
INCLUDES AREAS ON LOT 1 AND LOT 2R. NO REVISIONS MADE TO PORTION OF EASEMENT ON LOT 1, PLAT S.M. 67, FOLIO 36.		

STORMWATER MANAGEMENT ACCESS EASEMENT		
BEARING	DISTANCE	
1 RAD. 1402.40' L. 20.00'		
2 S 65°12'34" E	20.00'	
3 N 13°32'32" W	251.74'	
4 N 18°57'04" W	383.51'	
5 S 70°13'13" W	24.04'	
6 N 21°14'27" W	20.00'	
7 N 70°13'13" E	44.89'	
8 S 18°57'04" E	404.74'	
9 S 13°32'32" E	252.27'	

10' DRAINAGE & UTILITY EASEMENT EXTENSION (PRIVATE)		
BEARING	DISTANCE	
1 N 74°32'20" E	109.29'	
2 S 21°11'34" E	10.05'	
3 S 74°32'20" W	90.16'	
4 N 07°21'53" E	5.51'	
5 N 82°39'12" W	8.74'	
6 S 80°41'56" W	14.30'	

FOREST CONSERVATION EASEMENT 'A' LOT 2R		
COURSE	BEARING & DISTANCE	
311-136	S 68°48'25" W 68.34'	
136-112	S 86°23'57" W 70.41'	
112-113	S 74°54'55" W 91.11'	
113-114	S 89°16'18" W 81.76'	
114-496	N 02°34'02" E 107.82'	
496-108	N 64°12'10" W 184.43'	
108-107	N 44°09'28" W 68.15'	
107-106	N 77°16'20" W 115.14'	
106-105	S 86°27'17" W 89.68'	
105-137	S 84°54'38" W 55.56'	
137-206	RAD. 5694.58' L. 252.32'	
	L.C. = 104°19'23" W 152.33'	
206-207	S 72°40'34" E 185.15'	
207-208	S 10°31'06" W 10.28'	
208-311	S 21°09'52" E 112.38'	
AREA = 2.532 ACRES +/- (110,312 SQ. FT. +/-)		

PUBLIC DRAINAGE & UTILITY EASEMENT (FOR WATER VAULT) LOCATED ON LOT 2R		
BEARING & DISTANCE		
1 RAD. 2,899.79' L. 20.00'		
2 N 84°37'28" E 20.00' (RAD.)		
3 S 09°10'41" E 20.14'		
4 S 85°01'10" W 20.00' (RAD.)		
AREA = 0.009 ACRES +/- OR 401 SQ. FT. +/-		

PRIVATE EASEMENT FOR USE-IN-COMMON INGRESS & EGRESS LOCATED ON LOTS 2R & 3		
BEARING & DISTANCE		
1 N 85°17'11" E 80.00' (RAD.)		
2 S 04°19'07" E 41.10'		
3 S 86°04'36" W 80.00' (RAD.)		
RAD. 2,899.79' L. 40.00'		
L.C. = N 04°19'07" W 40.00'		
AREA = 0.074 ACRES +/- OR 3,242 SQ. FT. +/-		

NEW LINES OF DIVISION		
COURSE	BEARING & DISTANCE	
450-451	S 76°48'26" W 175.00'	
451-452	S 32°48'26" W 65.00'	
452-453	S 85°40'53" W 76.72'	

PRIVATE DRAINAGE & UTILITY EASEMENT LOCATED ON LOT 2R		
BEARING & DISTANCE		
1 N 52°00'04" E 20.00'		
2 S 37°59'56" E 50.60'		
3 N 70°53'44" E 170.00'		
4 S 15°17'20" E 20.04'		
5 S 70°53'44" W 182.96'		
6 N 37°59'56" W 64.89'		
AREA = 0.107 ACRES +/- OR 4,684 SQ. FT. +/-		

PWA Completed 4/9/97

Final Plat

Public Services

Dev. Design 4/12/96

Dev. Engineer R. J. Jones 4/12/96

Streets Numbering 4/12/96

Assessments TEB

Land Acquisition 5/1/97

APPROVED: DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

3/25/97

DATE

4/2/97

DATE

Daniel Powers

DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT

APPROVED: DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 26-215(c), BALTIMORE COUNTY CODE

4/2/97

DATE

Daniel Powers

DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENT SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

OWNER OF LAND SHOWN HEREON: CATALYST RESEARCH CORPORATION (FOR MINE SAFETY APPLIANCES COMPANY)

SIG: Nathan D. Isaacs

NAME: NATHAN D. ISAACS

TITLE: PLANT MANAGER

DATE: NOVEMBER 18, 1996

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAD OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

Mark A. Riddle

11/18/96

DATE

STV GROUP

MARK A. RIDDLE

MD PROFESSIONAL LAND SURVEYOR No. 10899



PETITIONER'S

EXHIBIT NO. 3

S.M. 69-52

Filed for record

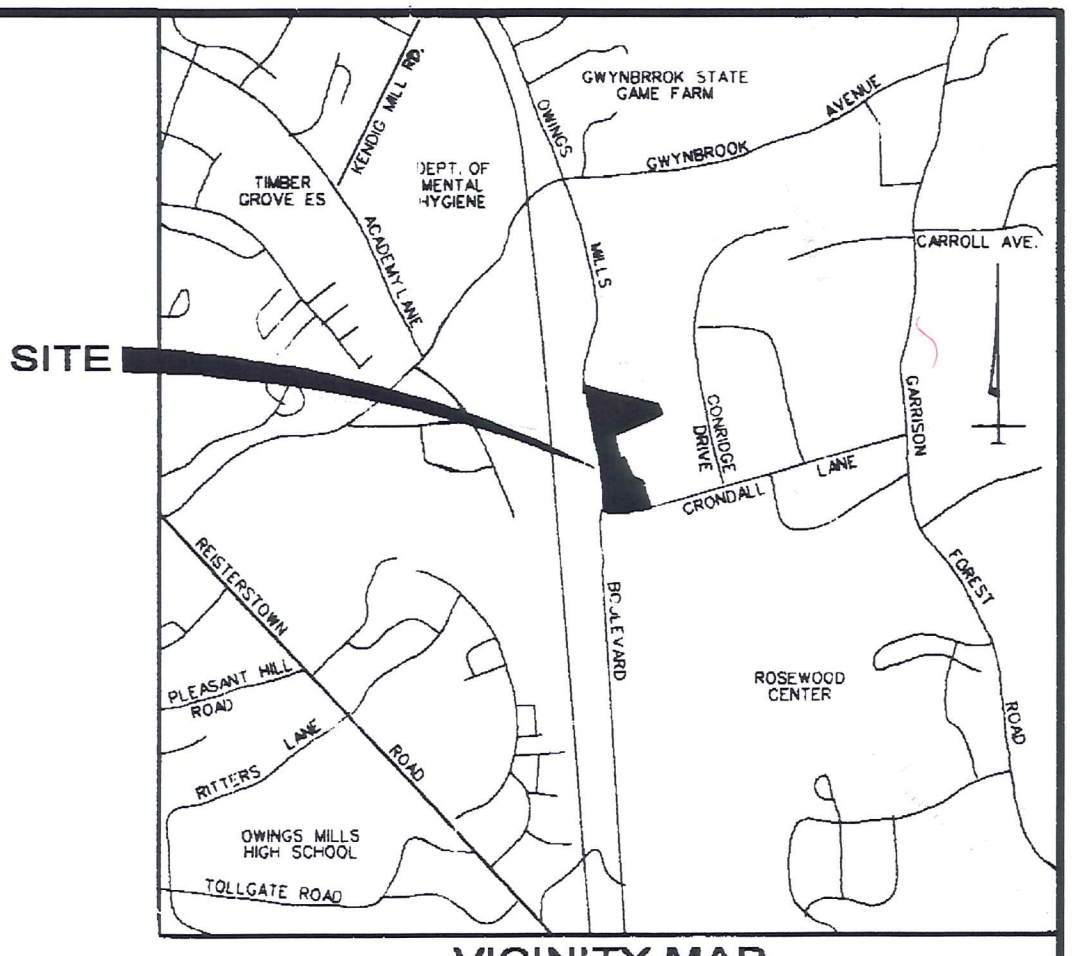
S.M. 69 FOLIO 052

Date APR 4 1997

Test: Signer

Clerk

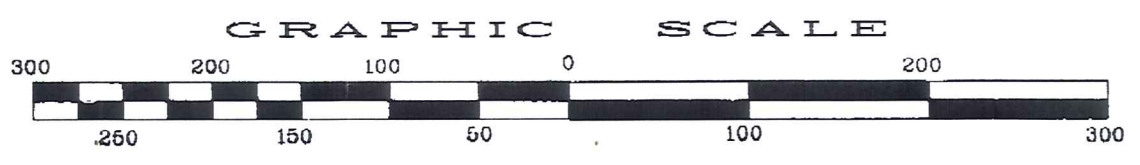
- NOTES:**
- COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT BASED ON THE FOLLOWING TRAVERSE STATIONS:
X-5939: NORTH 49,533.41 WEST 43,029.62
X-5940: NORTH 49,861.32 WEST 43,123.75
 - AREA TABULATION:
AREA OF LOT 2R 7.886 ACRES +/- (343,512 SQ. FT. +/-)
AREA OF LOT 3 4.689 ACRES +/- (204,274 SQ. FT. +/-)
TOTAL AREA OF PLAT 12.575 ACRES +/- (547,786 SQ. FT. +/-)
 - AREAS OF EASEMENTS (NOT IN-FEE):
PORTIONS OF STORMWATER MANAGEMENT EASEMENT ON LOT 2R 0.007 ACRES +/- (310 SQ. FT. +/-)
AND 0.003 ACRES +/- (14,684 SQ. FT. +/-)
PRIVATE DRAINAGE AND UTILITY EASEMENT LOCATED ON LOT 2R 0.107 ACRES +/- (4,684 SQ. FT. +/-)
PUBLIC DRAINAGE AND UTILITY EASEMENT (WATER VAULT) ON LOT 2R 0.009 ACRES +/- (401 SQ. FT. +/-)
PRIVATE EASEMENT FOR USE-IN-COMMON INGRESS & EGRESS ON LOTS 2R & 3 0.074 ACRES +/- (3,242 SQ. FT. +/-)
JOINT COMMERCIAL STORMWATER MANAGEMENT AREA LOCATED ON LOT 3 0.960 ACRES +/- (41,835 SQ. FT. +/-)
FOREST CONSERVATION EASEMENT 'A' LOCATED ON LOT 2R 2.532 ACRES +/- (110,312 SQ. FT. +/-)
10 FEET WIDE DRAINAGE AND UTILITY EASEMENT EXTENSION (PUBLIC) 0.021 ACRES +/- (918 SQ. FT. +/-)
 - EXISTING ZONING CLASSIFICATION: MLUM (MANUFACTURING, LIGHT - INDUSTRIAL, MAJOR)
SETBACK REQUIREMENTS - FRONT: 25 FEET
SIDES: 30 FEET
PARKING SETBACK: 10 FEET FROM STREET RIGHTS OF WAY
 - HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, FOREST BUFFER AREAS, INDIVIDUAL FOREST CONSERVATION EASEMENTS (IF APPLICABLE) IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT, AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON ARE RESERVED UNTO THE OWNER AND, EXCEPT FOR THOSE INDICATED AS PRIVATE ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND, AND THE OWNER HAS REPRESENTED AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND, AT SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY. THE OWNER AUTHORIZES BALTIMORE COUNTY'S AGENTS AND ASSIGNS THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF INSTALLING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORMWATER MANAGEMENT PONDS AND FACILITIES.
 - STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
 - THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-216.
 - THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
 - THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
 - ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
 - THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
 - THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
 - THE DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON OCTOBER 10, 1996, P.D.M. NO. IV-317, D.R.C. NO. 04226H.
 - THIS SITE IS LOCATED IN THE 66TH SUBWERSHED AND THE 27TH WATERSHED.
 - DEVELOPER: SENA CORPORATION
12011 GULFORD ROAD, SUITE 101
ANNAPOLIS, JUNCTION, MD 20701
TAX ACCOUNT NUMBER: 04-220002251
TAX MAP 58, GRID 9, PARCEL 885
 - EXCEPT AS OTHERWISE INDICATED, ALL BUILDING, RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
 - OWNER: CATALYST RESEARCH CORPORATION
(A DIVISION OF MINE SAFETY APPLIANCES CO. BY MERGER E.H.K., JR. 6763-789)
DEED REFERENCE: LIBER E.H.K., JR. 6131, FOLIO 787
DATE: JANUARY 30, 1990
PLAT REFERENCE: S.M. 67, FOLIO 36
LANDSCAPE REQUIREMENTS WILL BE DEFERRED UNTIL DEVELOPMENT OCCURS WITHIN THE SUBDIVIDED LOTS, AT WHICH TIME REVIEW AND APPROVAL BY BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS WILL BE REQUIRED BEFORE THE ISSUANCE OF ANY PERMITS.
 - THE REQUIREMENTS OF THE REGULATIONS FOR FOREST CONSERVATION SHALL BE MET PRIOR TO THE ISSUANCE OF ANY GRADING OR BUILDING PERMITS FOR THIS SITE. THESE REQUIREMENTS SHALL BE BASED ON WHAT IS DETERMINED TO BE THE ENTIRE TRACT WHICH MAY INCLUDE THE PORTION OF THE PROPERTY ON THE WEST SIDE OF OWNERS MILLS BOULEVARD.
 - THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
 - ANY FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.



VICINITY MAP
SCALE 1"=2,000'

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 2 AS SHOWN ON THE PLAT OF CATALYST RESEARCH CORPORATION, PREVIOUSLY RECORDED IN PLAT BOOK S.M. NO. 67, FOLIO 36, INTO CREATING LOT 2R AND LOT 3 TO ESTABLISH SEVERAL PUBLIC AND PRIVATE EASEMENTS ON LOTS 2R & 3 TO RELEASE A PORTION OF A STORMWATER MANAGEMENT "FACILITY" EASEMENT SHOWN ON PLAT RW 86-039-1 AND RECORDED IN DEED LIBER E.H.K., JR. NO. 7115, FOLIO 106, TO RELEASE PORTIONS OF THE STORMWATER MANAGEMENT EASEMENT LOCATED ON LOT 2 AS SHOWN ON SAID PLAT S.M. 67, FOLIO 36 (FOR INFORMATION ONLY); AND TO REVISE BEARING NO. 1 OF THE STORMWATER MANAGEMENT ACCESS EASEMENT FROM CRONDALL LANE WHICH WAS SHOWN INCORRECTLY ON PLAT S.M. 67, FOLIO 36. NO REVISIONS ARE BEING MADE TO LOT 1, THEREFORE IT IS NOT INCLUDED AS PART OF THIS PLAT OF SUBDIVISION.



REVISIONS		
NO.	DATE	DESCRIPTION

PLAN PREPARATION	
DRAWN BY: T. KILLMEYER	DATE: 11 OCTOBER 1996
DESIGNED BY: T. KILLMEYER	SCALE: 1" = 100'
CHECKED BY: M. RIDDLE	

PLAT OF SUBDIVISION LOTS 2R & 3

RESUBDIVISION OF LOT 2

CATALYST RESEARCH CORPORATION

CRONDALL LANE & OWINGS MILLS BOULEVARD

REVISION TO PLAT S.M. 67, FOLIO 36

ELECTION DISTRICT NO. 4

BALTIMORE COUNTY, MARYLAND

DRAWING NO.

61-1150

SHEET NO.

1 of 1

STV Incorporated

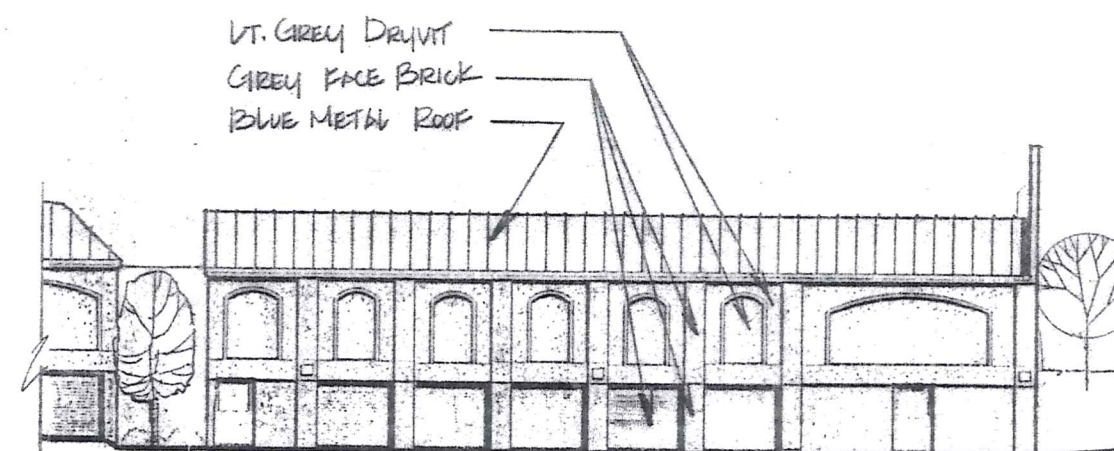
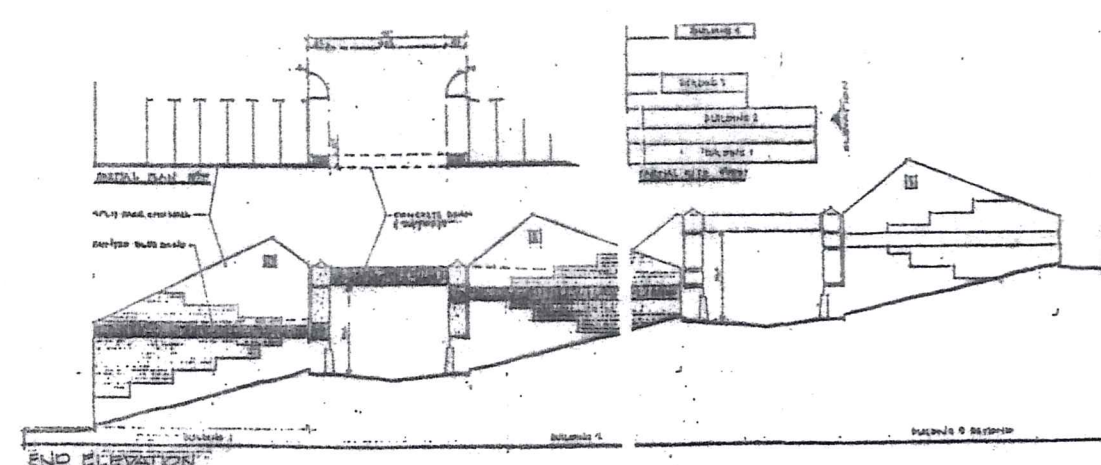
engineers / architects / planners / scientists / construction managers

21 Governor's Court Baltimore, MD 21244-2722 (410) 944-9112

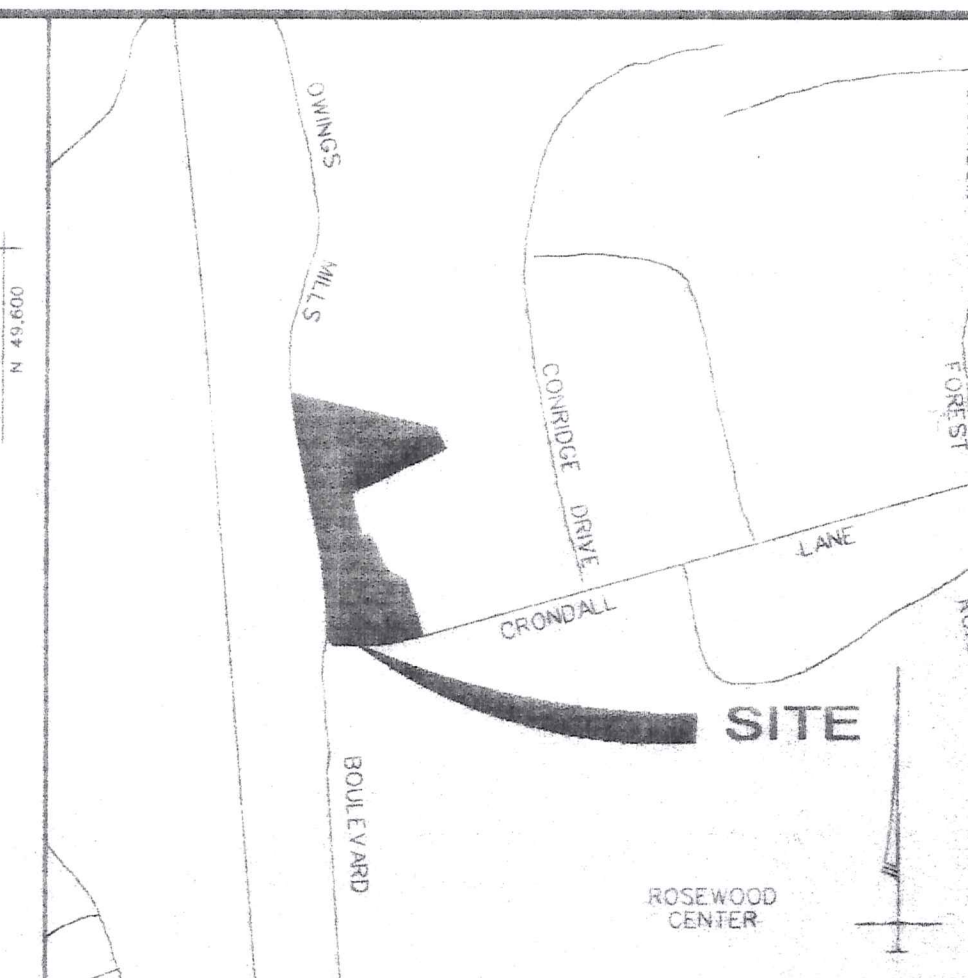


Legend:

- MbC2 AV SOILS LINE
- PROPOSED MAJOR DECIDUOUS TREE
- PROPOSED MINOR DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- EXISTING CONTOUR
- EXISTING WOODS LINE



(TYPICAL ONE OF FOUR MODULES)
PARTIAL ELEVATION OF BUILDING #1 ALONG OWINGS MILLS BLVD.
SCALE: 1"=40'



VICINITY MAP
SCALE: 1"=1,000'

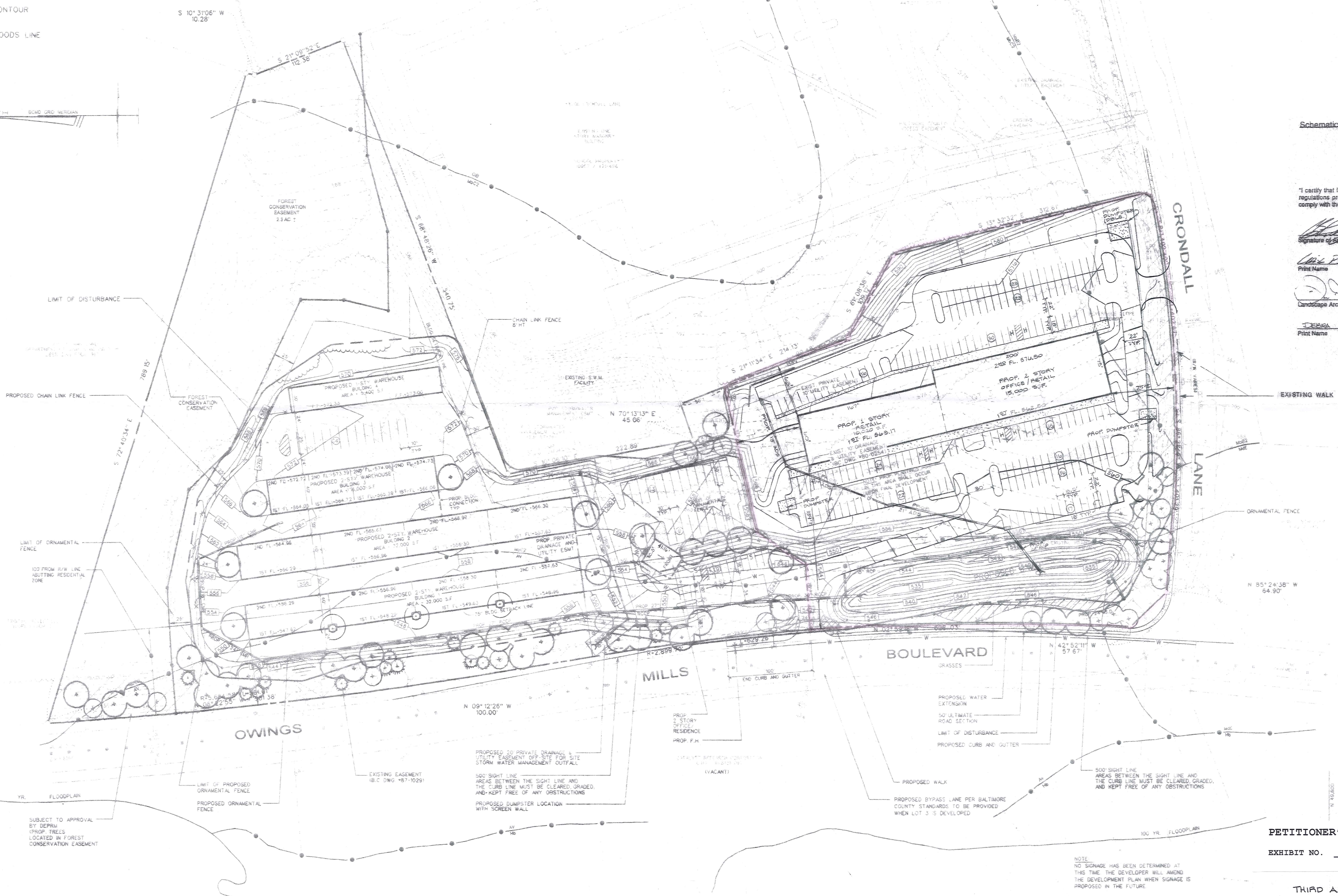
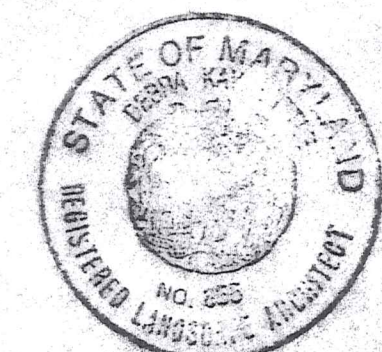
Schematic Landscape Plan Certification:

Baltimore County, Maryland
Department of Public Works
Bureau of Public Services

LANDSCAPE ARCHITECTS AND OWNER'S SIGNATURE AND CERTIFICATION FORM

"I certify that I have reviewed this Schematic Landscape Plan, that I am aware of the landscape regulations presented in the Baltimore County Landscape Manual, latest edition, and I agree to comply with these regulations and all applicable policy, guidelines, and ordinances."

Signature of Applicant: *[Signature]* Date: 7/25/96
Print Name: Chris Pinner, Vice President
Landscape Architect's Signature: *[Signature]*
Print Name: Debra A. Wittle



REASON FOR 3RD AMENDMENT:
TO ADD ENTRANCE FROM CRONDALL LANE TO LOT 3.

REASON FOR 2ND AMENDMENT:
TO INCREASE BUILDING AREA ON LOT 3 FROM 30,150 SQ. FT. TO 40,000 SQ. FT.

2ND AMENDMENT PREPARED BY:

Colbert Matz Rosenfelt, Inc.
Engineers • Surveyors • Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

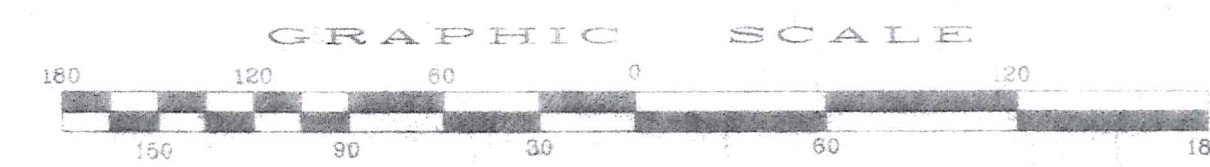
PETITIONER'S EXHIBIT NO. 5

THIRD AMENDED SECOND AMENDED FIRST AMENDED

DPC No.: 08187P
DATE APPROVED: AUG. 29, 1997

STV Incorporated
engineers / architects / planners / scientists / construction managers
21 Governor's Court Baltimore, MD 21244-2722 (410) 944-9112

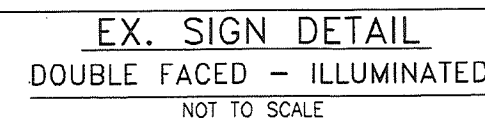
REVISIONS		
NO.	DATE	DESCRIPTION
1	7/16/96	ENTRANCE LOCATION
2	7/25/96	PER BALTIMORE COUNTY COMMENTS
3	8/3/96	PER BALTIMORE COUNTY COMMENTS
4	9/19/96	PER BALTO. CO. PLANNING COMMENTS
5	9/21/97	SECOND AMENDMENT



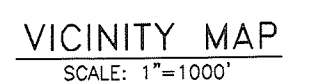
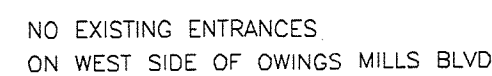
PLAN PREPARATION	
DRAWN BY: T. KILLMEYER	DATE: MAY 7, 1996
DESIGNED BY: K. MORIN	SCALE: 1" = 50'
CHECKED BY:	

DEVELOPMENT PLAN
SIENA CORPORATION
CRONDALL LANE & OWINGS MILLS BOULEVARD
ELECTION DISTRICT NO. 4
BALTIMORE COUNTY, MARYLAND

DRAWING NO. 61-1150
SHEET NO. 2 of 2



BEAUTY SALON: 10,695 SF @ 5 SP / 1000 SF= 54 SPACES
 DRY-CLEANING: 1,620 SF @ 5 / 1000 SF= 9 SPACES
 OFFICE: 4,591 SF @ 3.3 / 1000 SF= 16 SPACES
 RESTAURANT: 7,965 SF @ 16 SP / 1000 SF= 128 SPACES
 CARRY-OUT: 900 SF @ 5 / 1000 SF= 5
 ADULT DAY CARE: 7 EMPLOYEES (MAX. PRESENT)= 7 SPACES
 SELF DEFENSE TRAINING SCHOOL: 3800 SF @ 10 SP / 1000 SF= 38 SPACES
 TOTAL PARKING REQUIRED: 257 SPACES
 TOTAL PROVIDED (EXIST.): 205 SPACES- VARIANCE TO BE REQUESTED



1. OWNER: CRONDAILL CORNER ASSOCIATES, LLC
11299 OWINGS MILLS BOULEVARD
OWINGS MILLS, MARYLAND 21117
2. DEVELOPER: CRONDAILL CORNER ASSOCIATES, LLC
11299 OWINGS MILLS BOULEVARD
OWINGS MILLS, MARYLAND 21117
3. ELECTION DISTRICT: 4th
COUNCILMANIC DISTRICT: 2nd
CENSUS TRACT: 4043
4. TRACT AREA: = 204,274 S.F.± OR 4.69 A±
5. EXISTING ZONING: BL ZONING MAP No.: 58-B2
6. DEED REFERENCE: 12466/560
PLAT REFERENCE: 69/52
CATALYST RESEARCH, LOT 3
7. TAX ACCOUNT NUMBER: 22-00-028971
8. WATERSEVED No.: 27 (W-1 & W-3)
SUBWERSHERD No.: 67 (S-3)
9. EXISTING/PROPOSED USE: MULTI-TENANT COMMERCIAL/OFFICE BUILDING.
10. F.A.R. ALLOWABLE: 2.0 F.A.R. PROVIDED: 0.17
11. ZONING HISTORY:

13. THIS SITE IS NOT WITHIN A 100-YEAR FLOODPLAIN
14. THIS SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA
15. MOST RECENT COMMERCIAL BUILDING PERMIT OF RECORD FOR THIS SITE: B730764
16. SEE THIS SHEET FOR OFF-STREET PARKING CALCULATIONS.
17. NO ADDITIONAL SIGNAGE PROPOSED AT THIS TIME. ANY FUTURE SIGNAGE WILL COMPLY WITH SECTION 450 OF THE BCZR.

					SCALE: 1" = 30'
					DATE: 03-03-2010
					JOB NO.: 97051.1
					DESIGNED: -
					DRAWN: EVT/ERS/AKC
					CHECKED: KJC
					FILE: 97051.1 ZON PARK.dwg
					DRAWING
					NUMBER: ZON-1
NO.	DATE		REVISIONS:	BY	SHEET 1 OF 1

Professional Certification: I hereby certify that these documents were prepared by approval by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

Signature: 9752 , Expiration Date: 2-28-12



					SCALE: 1" = 40'
					DATE: 04/22/10
					JOB NO.: 97051.1
					DESIGNED:
					DRAWN: EVT/ERS/AKC
					CHECKED: KJC
					FILE: 97051.1 TENANT EXHIBIT 2010.dwg
					DRAWING NUMBER: TEN-1
NO.	DATE	REVISIONS:	BY	SHEET	1 OF 1