

IN RE: PETITION FOR VARIANCE
(528 Cranbrook Road)
8th Election District
3rd Councilman District
Cranbrook Plaza Enterprises, LLC
Petitioner

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BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2014-0262-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed on behalf of the legal owner of the subject property. The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) to allow a fourth joint identification sign, shown as sign C, in lieu of the allowed one, and in addition to the three existing joint identification signs shown as Signs A, A1, and B, one of which has eleven lines of copy in lieu of the allowed five and is shown as Sign B, as allowed by Variances granted in Case No. 07-0055-SPHA, pursuant to §450.4 Attachment 1.7(b); (2) to allow a second changeable copy sign, shown as Sign C, in lieu of the allowed one per premises, shown as Sign B, pursuant to §450.4 Attachment 1.1(c); and (3) to allow a freestanding sign, shown as Sign C, within 100 ft. of a residential zone on the same side of the highway pursuant to §450.5.B.4.b. The subject property and requested relief is more fully depicted on the two-sheet site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the requests was Rick Gabell. Charles E. Brooks, Esquire represented the Petitioner. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. There were no Protestants or interested citizens in attendance, and the file does not contain any letters of opposition. The only substantive Zoning

ORDER RECEIVED FOR FILING

Date 7/29/14

By [Signature]

Advisory Committee (ZAC) comment was received from the Department of Planning (DOP) dated June 26, 2014.

The subject property is approximately 12 acres and is zoned BM. The site is improved with a shopping center known as the Cranbrook Center, which features (in addition to retail stores and restaurants) the Valley Mansion and Merritt Athletic Club. At present, the owner is undertaking significant renovations and improvements to the Center. Included within these upgrades is new signage, for which variance relief is needed.

Based upon the testimony and evidence presented, I will grant the request. To obtain variance relief a petitioner must show that:

- (1) The property is unique; and
- (2) If variance relief is denied, petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioner has met this test. The property has irregular dimensions and has a wide variety of retail and institutional uses. As such, it is unique. The Petitioner would experience a practical difficulty if the regulations were strictly interpreted since it would be unable to provide needed signage for its new tenants. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of County and/or community opposition.

The only remaining issue concerns the ZAC comment from the DOP, which suggested Petitioner provide six trees along Cranbrook Road to buffer the view of the signage from the adjoining apartments. Mr. Gabell testified that it would cost approximately \$20,000 to complete the work recommended by the DOP. Exhibit 9. In addition, Mr. Gabell noted that six or more

ORDER RECEIVED FOR FILING

Date 7/29/14

2

By Den

parking spaces would be lost, which could be problematic since the Valley Mansion frequently hosts events that fill the parking lot to capacity. As an alternative, Mr. Gabell indicated the owner would be amenable to providing six trees or other vegetative buffer along the western boundary of the property, as shown on a conceptual landscape plan marked as Exhibit 10. In my opinion this is a more palatable alternative, and it will not result in the loss of any parking spaces.

THEREFORE, IT IS ORDERED, this 29th day of July, 2014 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Baltimore County Zoning Regulations ("B.C.Z.R") as follows: (1) to allow a fourth joint identification sign, shown as sign C, in lieu of the allowed one, and in addition to the three existing joint identification signs shown as Signs A, A1, and B, one of which has eleven lines of copy in lieu of the allowed five and is shown as Sign B, as allowed by Variances granted in Case No. 07-0055-SPHA, pursuant to §450.4 Attachment 1.7(b); (2) to allow a second changeable copy sign, shown as Sign C, in lieu of the allowed one per premises, shown as Sign B, pursuant to §450.4 Attachment 1.1(c); and (3) to allow a freestanding sign, shown as Sign C, within 100 ft. of a residential zone on the same side of the highway pursuant to §450.5.B.4.b, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- Prior to issuance of permits, Petitioner must provide six deciduous trees or other appropriate vegetative buffer (as determined in the sole discretion of the County's landscape architect) along the western boundary of the site, as shown on the plan marked as Exhibit 10.

ORDER RECEIVED FOR FILING

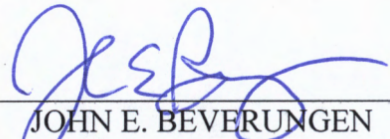
Date

7/29/14

By

Den

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 7/29/14

By sln

KEVIN KAMENETZ
County Executive



LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

July 29, 2014

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

RE: Petition for Variance
Property: 528 Cranbrook Road
Case No. 2014-0262-A

Dear Mr. Brooks:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slm
Enclosure

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S Cranbrook Rd. 152' +/- *
W of c/l of Ridgeland Road * ZONING COMMISSIONER
Cranbrook S/C, 528 Cranbrook Rd. *
8th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
Legal Owner: Cranbrook, Inc. * Case No. 90-491-A
Lessee: McDonald's Corporation *
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a Petition for Zoning Variances (1) to amend the approved plan in zoning case No. 77-126-A; (2) Section 409.6 to permit 519 parking spaces in lieu of the required 539 spaces; (3) Section 409.10.B to permit drive-through lane to cross the principal pedestrian access to the facility; (4) Section 409.4 to permit direct access parking on a vehicular travelway; (5) Section 409.4.A to permit a driveway 10 feet in width for one-way movements in lieu of the required 12 feet; (6) Section 409.8.A.1 to permit landscaping in accordance with Landscape Manual, Section V.A.3; (7) Section 413.2.e to permit the existing identification sign (shown on the Plat as Variance No. 7) to be situated on the opposite side of a thoroughfare from residential zoned land; (8) Section 413.2.e. to permit the existing identification sign (shown on the Plat as Variance No. 8) to have 177.2 square feet in area per face in lieu of the permitted 150 square feet in area; and to permit the said existing identification sign to be situated on the opposite side of the thoroughfare from residential zoned land; and to permit said identification sign to be situated on the frontage thoroughfare in lieu of on the permitted side thoroughfare, as more particularly described on Petitioner's Exhibit No. 1, 2 and 3.

COMMUNICATIONS SECTION FOR FILING

Date 7/1/90

By In Work

The Petitioner, McDonald's Corporation, Lessee, was represented by E. Harrison Stone, Esquire. Appearing and testifying on behalf of the Petitioner was J. Smiley, Rick Chadsey, Jeff Bartko, Linda Schneider, Vice-President of Cranbrook, Inc., and Luis Laboy. There were no Protestants.

Testimony indicated that the subject property, Cranbrook, Inc., Legal Owner, consists of 11.1 acre tract, zoned B.L. and is currently improved with an existing retail shopping center, as shown on Petitioner's Exhibits No. 1 and 2. The site has been improved with a shopping center for more than 15 years and the proposal by the Petitioner is to place a full service McDonald's Restaurant on the southwestern portion of the property, as shown in detail on Petitioner's Exhibit No. 3.

Testimony indicated that the request for the actual variances for the restaurant concern the request to amend zoning case No. 77-126-A and from Section 409.4 to permit a driveway of 10 feet in width for a one way movement in lieu of the required 12 feet. The remainder of the variances request in this case are to bring the presently existing shopping center into compliance with the current parking regulations.

Mr. Joseph Smiley and Mr. Rick Chadsey testified as to the nature and extent of the requested variances and the various relief requested.

Mr. Joseph Smiley and Mr. Jeff Bartko testified that, based on his experience in developing these types of projects within Baltimore County, it is his opinion the proposal, as shown on Petitioner's Exhibits No. 1 and 3, would not cause any adverse impact or be detrimental to the health, safety and general welfare of the citizens of Baltimore County. He testified that the conditions as set forth in Section 307.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) would be satisfied.

ORIGINAL FILED FOR FILING

Date

By

7/18/96
M. B. Bartko

Mr. A.F. (Pat) Keller, Deputy Director of the Department Planning and Zoning has requested that a detailed landscaping plan be approved for this entire shopping center and not just for the proposed addition of the McDonald's Restaurant. The Petitioner has agreed to landscape, as shown on Petitioner's Exhibit No. 2 which will be incorporated in this Order as a condition upon the relief. However, any additional landscaping required by Mr. Keller will be enforced as part of this Order.

Mr. Joseph Smiley and Mr. Rick Chadsey both testified that, in their opinions, the variances requested would not be detrimental to the health, safety and general welfare of the community, and that the requirements of Section 307.1 of the B.C.Z.R. are satisfied by the proposal as set forth in Petitioner's Exhibits No. 1 and 3.

During the testimony and evidence presented by the Petitioner's expert witnesses, the Petitioner has determined that the recalculation of parking as provided by Section 409 of the B.C.Z.R. negates the necessity for variance relief No. 2. The Zoning Commissioner is not making a finding in this Order as to whether or not the Petitioner is correct in their determination that this relief is unnecessary. However, since the Petitioner has moved to dismiss that relief, the relief will be dismissed as requested by the Petitioner during the hearing.

Based upon the testimony and evidence presented at the hearing, all of which is uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307.1 of the B.C.Z.R. and, therefore, should be granted. There is no evidence in the record that the subject variances would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict

CHATTANOOGA COUNTY FILING
Date 7/17/90
By W. H. Hark

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variances should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of July, 1990 that the Petition for a Zoning Variance from Section 409.6 to permit 519 parking spaces in lieu of the required 539 spaces be and is hereby DISMISSED, without prejudice; and

IT IS FURTHER ORDERED that the Petition for Zoning Variances to amend the approved plan in zoning case No. 77-126-A; Section 409.10.B to permit drive-through lane to cross the principal pedestrian access to the facility; Section 409.4 to permit direct access parking on a vehicular travelway; Section 409.4.A to permit a driveway 10 feet in width for one-way movements in lieu of the required 12 feet; Section 409.8.A.1 to permit landscaping in accordance with Landscape Manual. Section V.A.3; Section 413.2.e to permit the existing identification sign (shown on the Plat as Variance No. 7) to be situated on the opposite side of a thoroughfare from residential zoned land Section 413.2.e. to permit the existing identification sign (shown on the Plat as Variance No. 8) to have 177.2 square feet in area per face in lieu of the permitted 150 square feet in area; and to permit the said existing identification sign to be situated on the opposite side of the thoroughfare from residential zoned land; and to permit said identification sign to be situated on the frontage thoroughfare in lieu of on the permitted side thoroughfare, in accordance with Petitioner's Exhibits No. 1, 2 and 3 are hereby GRANTED, subject, however, to the

CLERK OF THE BOARD OF ZONING

Date

By

following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), which are adopted in their entirety and made a part of this Order.

3. When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order. The Petitioner shall receive approval from the Deputy Director of the Department of Planning and Zoning of the Landscaping Plan as shown on Petitioner's Exhibit No. 2. If the Deputy Director determines that the landscaping plan as shown on Petitioner's Exhibit 2 is insufficient in order to adequately protect the residential landowners living in the general area of this commercial property, then the Petitioner shall provide whatever additional landscaping the Deputy Director deems to be necessary to fulfill the buffering requirements. A copy of the Petitioner's Exhibit No. 2 or whatever other landscaping plan deemed necessary by the Deputy Director must be delivered to the Office of the Zoning Commissioner on or before January 1, 1991 indicating that the plan has been agreed to by both the Deputy Director and the Petitioner.

4. All landscaping must be completely established on the subject site before January 1, 1992 in accordance with landscaping plan as established by either Petitioner's Exhibit No. 2 or the plan established by the Deputy Director of the Department of Planning and Zoning, as set forth in restriction No. 3 above.

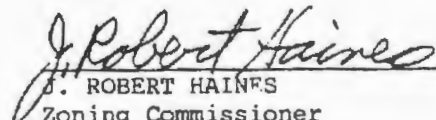
5. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection

RECEIVED

7/18/90
By MM

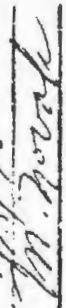
of the subject property to insure compliance with this Order.

6. CRG approval of the plan and/or a waiver of same, if applicable, is required prior to the issuance of any permits. If the approved CRG plan differs from Petitioner's Exhibit 1, the revised plan shall be red-lined and submitted to the Zoning Commissioner for approval and a determination that it is within the spirit and intent of the original plan.


J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH/mm

cc: Peoples Counsel

DEC 11 1990
By 



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 528 CRANBROOK ROAD which is presently zoned BM
 Deed References: 14046-916 10 Digit Tax Account # 2300003602
 Property Owner(s) Printed Name(s) CRANBROOK PLAZA ENTERPRISES LLC

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
3. ✓ 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 below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

NA
 Name- Type or Print
 Signature
 Mailing Address 7/29/14 City State
 Date ~
 Zip Code Telephone # Email Address

BY
 Attorney for Petitioner:

CHARLES E. BROOKS
 Name- Type or Print
 Signature
 610 MOSLEY AVE. TOWSON, MD.
 Mailing Address City State
 21204, 410.296.2600,
 Zip Code Telephone # Email Address

Cranbrook Plaza Enterprises, LLC
 Legal Owners (Petitioners):

ALAN GERHART Managing Member
 Name #1 - Type or Print Name #2 - Type or Print
 Signature #1 Signature #2
 577 CRANBROOK RD. COCKEYSVILLE, MD.
 Mailing Address City State
 21030, 410.666.3400,
 Zip Code Telephone # Email Address

Representative to be contacted:

CHARLES E. BROOKS
 Name - Type or Print
 Signature
 610 MOSLEY AVE. TOWSON, MD.
 Mailing Address City State
 21204, 410.296.2600,
 Zip Code Telephone # Email Address

CASE NUMBER 2014-0262-A Filing Date 6/5, 2014 Do Not Schedule Dates: Reviewer W

CRANBROOK PLAZA ENTERPRISES, LLC

PETITION FOR VARIANCES

CRANBROOK CENTER - 528 CRANBROOK ROAD

Variance from Sections:

1. 450.4, attachment 1, 7(b) – Joint Identification, Freestanding, to allow a fourth (4th) joint identification sign, shown as Sign C, in lieu of the allowed one, and in addition to the three (3) existing joint identification signs shown as Signs A, A1, and B, one of which has eleven (11) lines of copy in lieu of the allowed five (5) and is shown as Sign B, as allowed by Variances granted in Zoning Case Number 07-055-SPHA.
2. 450.4, attachment 1, 1(c) – Changeable Copy, Freestanding, to allow a second (2d) changeable copy sign, shown as Sign C, in lieu of the allowed one (1) per premises, shown as Sign B.
3. 450.5.B4(b) – Freestanding Sign, to allow a freestanding sign, shown as Sign C, within 100 feet of a residential zone on the same side of the highway.

2014-0262-A

BOGART TECHNICAL CONSULTANTS LLC

408 Allegheny Avenue, Terrace Level
Towson, Maryland 21204
TEL (410) 830-2299 / FAX (410) 830-2297

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

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

3rd COUNCILMANIC DISTRICT

8th ELECTION DISTRICT

CASE # 2014-0262-A

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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: 2014-0262-A
Petitioner: CRANBROOK PLAZA ENTERPRISES LLC
Address or Location: 599 CRANBROOK RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: ALAN GERHART
Address: 599 CRANBROOK RD.
COCKEYSVILLE, MD. 21030
Telephone Number: 410.666.3400

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

No. **112223**

Date: **6/5/14**

PAID RECEIPT

BUSINESS ACTUAL TIME
6/05/2014 6/05/2014 09:50:37

REG WSD1 WALKIN LRAS LJR
RECEIPT # 513876 6/05/2014 QFL

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$500.00

Dept 5 528 ZONING VERIFICATION

CR NO. 112223

Recpt Tot \$500.00

\$500.00 CK \$0.00 CA

Baltimore County, Maryland

Total: **500.00**

Rec From: **Cranbrook - Operating**

For: **599 CRANBROOK RD**

2014-0262-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 7/6/2014

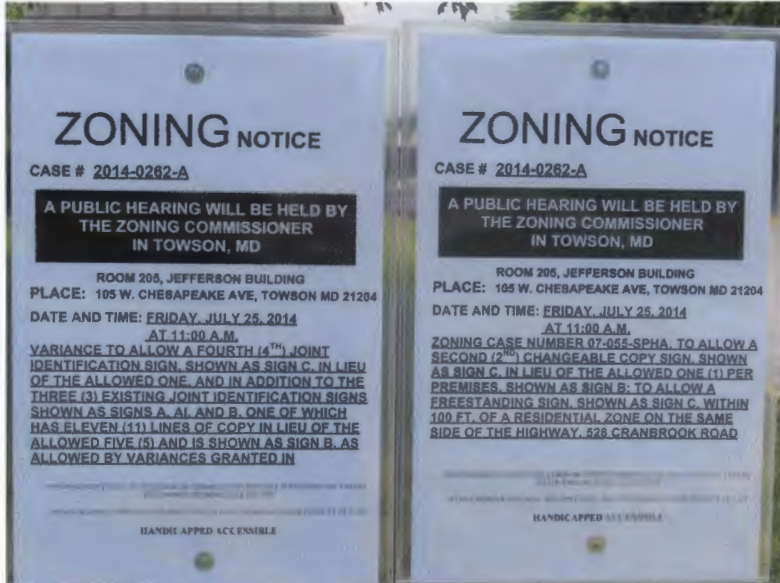
Case Number: 2014-0262-A

Petitioner / Developer: CHARLES BROOKS, ESQ.~ALAN GEBHART

Date of Hearing (Closing): JULY 25, 2014

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:
528 CRANBROOK ROAD (CRANBROOK SHOPPING CENTER) SOUTH
SIDE OF RIDGELAND RD. ENTRANCE TO REAR OF SITE.
NORTH SIDE OF CRANBROOK ROAD ALL 3 ENTRANCES.

The sign(s) were posted on: JULY 3, 2014



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

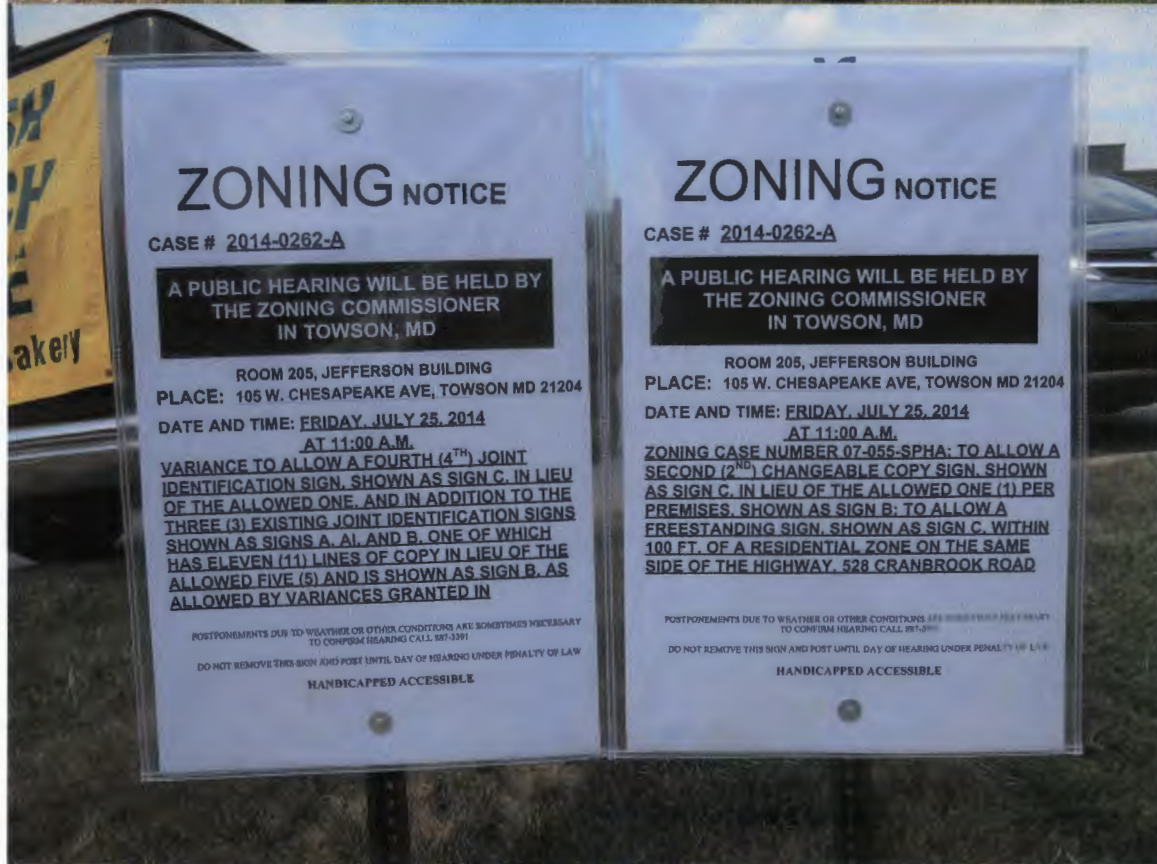
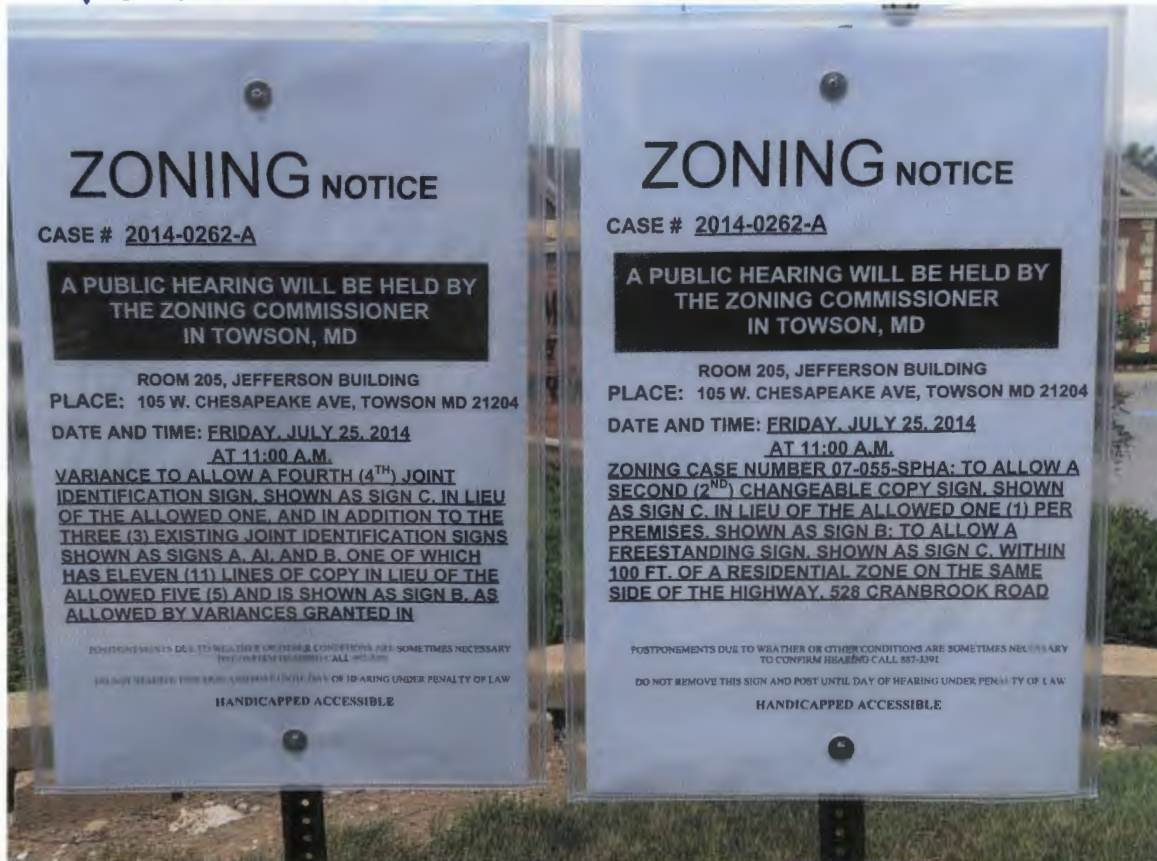
523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

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

S/S of Ridgeland Rd. Entrance to rear of site.

N/S CRANBROOK RD. EASTERNMOST ENTRANCE



N/S CRANBROOK RD. CENTRAL ENTRANCE

ZONING NOTICE

CASE # 2014-0262-A

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

ROOM 205, JEFFERSON BUILDING

PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: FRIDAY, JULY 25, 2014

AT 11:00 A.M.

VARIANCE TO ALLOW A FOURTH (4TH) JOINT
IDENTIFICATION SIGN, SHOWN AS SIGN C. IN LIEU
OF THE ALLOWED ONE, AND IN ADDITION TO THE
THREE (3) EXISTING JOINT IDENTIFICATION SIGNS
SHOWN AS SIGNS A, AI AND B, ONE OF WHICH
HAS ELEVEN (11) LINES OF COPY IN LIEU OF THE
ALLOWED FIVE (5) AND IS SHOWN AS SIGN B, AS
ALLOWED BY VARIANCES GRANTED IN

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

ZONING NOTICE

CASE # 2014-0262-A

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

ROOM 205, JEFFERSON BUILDING

PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: FRIDAY, JULY 25, 2014

AT 11:00 A.M.

ZONING CASE NUMBER 07-055-SPHA: TO ALLOW A
SECOND (2ND) CHANGEABLE COPY SIGN, SHOWN
AS SIGN C. IN LIEU OF THE ALLOWED ONE (1) PER
PREMISES, SHOWN AS SIGN B; TO ALLOW A
FREESTANDING SIGN, SHOWN AS SIGN C, WITHIN
100 FT. OF A RESIDENTIAL ZONE ON THE SAME
SIDE OF THE HIGHWAY, 528 CRANBROOK ROAD

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

N/s Cranbrook Road at NE corner of Honeybee Court



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

July 17, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, the publication appearing on July 3, 2014.

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

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: #2014-0262-A

528 Cranbrook Road

N/S Cranbrook Road at NE corner of Honeybee Court
8th Election District - 3rd Councilmanic District

Legal Owner(s): Cranbrook Plaza Enterprises, LLC

Variance: to allow a fourth (4th) joint identification sign, shown as sign C, in lieu of the allowed one, and in addition to the three (3) existing joint identification signs shown as Signs A, A1, and B, one of which has eleven (11) lines of copy in lieu of the allowed five (5) and is shown as Sign B, as allowed by Variances granted in Zoning Case Number 07-055-SPHA; to allow a second (2nd) changeable copy sign, shown as Sign C, in lieu of the allowed one (1) per premises, shown as Sign B; to allow a freestanding sign, shown as Sign C, within 100 ft. of a residential zone on the same side of the highway.

Hearing: Friday, July 25, 2014 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

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

7/004 July 3

985219



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

June 23, 2014

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2014-0262-A

528 Cranbrook Road
N/s Cranbrook Road at NE corner of Honeybee Court
8th Election District – 3rd Councilmanic District
Legal Owners: Cranbrook Plaza Enterprises, LLC

Variance to allow a fourth (4th) joint identification sign, shown as sign C, in lieu of the allowed one, and in addition to the three (3) existing joint identification signs shown as Signs A, A1, and B, one of which has eleven (11) lines of copy in lieu of the allowed five (5) and is shown as Sign B, as allowed by Variances granted in Zoning Case Number 07-055-SPHA; to allow a second (2nd) changeable copy sign, shown as Sign C, in lieu of the allowed one (1) per premises, shown as Sign B; to allow a freestanding sign, shown as Sign C, within 100 ft. of a residential zone on the same side of the highway.

Hearing: Friday, July 25, 2014 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Charles Brooks, 610 Bosley Avenue, Towson 21204
Alan Gerhart, 599 Cranbrook Road, Cockeysville 21030

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JULY 4, 2014.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 3, 2014 Issue - Jeffersonian

Please forward billing to:

Alan Gerhart
599 Cranbrook Road
Cockeysville, MD 21030

410-666-3400

NOTICE OF ZONING HEARING

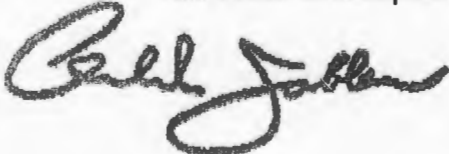
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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

MEMORANDUM

DATE: September 2, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0262-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 28, 2014. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
528 Cranbrook Road; N/S Cranbrook Road, *
NE corner of Honeybee Court * OF ADMINISTRATIVE
8th Election & 3rd Councilmanic Districts *
Legal Owners: Cranbrook Plaza Enterprises, LLC* HEARINGS FOR
Petitioner(s) *
* BALTIMORE COUNTY
*
* 2014-262-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.

RECEIVED

JUN 16 2014

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of June, 2014, a copy of the foregoing Entry of Appearance was mailed to Charles Brooks, Esquire, 610 Bosley Avenue, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2014- 0262-A

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

7/16/14

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

N/C

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

6/26/14

PLANNING
(if not received, date e-mail sent _____)

C

6/9/14

STATE HIGHWAY ADMINISTRATION

NO Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 7/31/14

SIGN POSTING Date: 7/31/14

by O'Keefe

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

July 16, 2014

Cranbrook Plaza Enterprises LLC
Alan Gebhart, Managing Member
599 Cranbrook Road
Cockeysville MD 21030

RE: Case Number: 2014-0262 A, Address: 528 Cranbrook Road

Dear Mr. Gebhart:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 5, 2014. 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Charles E. Brooks, Esquire, 610 Bosley Avenue, Towson MD 21204

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 6/9/14

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

RE: Baltimore County
Item No. 2014-0262A
Yamouco
Cranbrook Plaza Enterprises
LLC, Alan Gebhart
528 Cranbrook Road.

Dear Ms. Lewis:

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. 2014-0262A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

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.roads.maryland.gov

11/13/13
TO KE
8

November 12, 2013

T 410.494.6365
F 410.821.0147
cdmudd@venable.com

HAND-DELIVERED

John E. Beverungen
Office of Administrative Hearings
The Jefferson Building
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

Re: 12139 Woodsyde Court
Case No. 2014-062-A

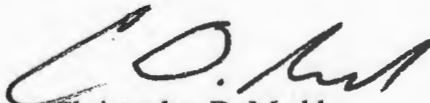
Dear Judge Beverungen:

This firm was retained yesterday by the petitioners in Case No. 2012-0243-A, Elmar and Julie Rakhimimov. A hearing is currently scheduled for Monday, November 18, 2013 at 10:00 a.m. I am writing to request postponement of the hearing, in order to allow time for me to investigate thoroughly the circumstances surrounding the requested relief, to coordinate the witnesses that we may present in support of the variance, and to determine and to assemble the exhibits that will help us to present our case. I am currently scheduled to appear before you on Thursday November 14th in an unrelated Hearing Officer's Hearing, for which I am preparing this week, and I was also previously scheduled to be out of the State on Friday November 15th through the weekend, which will inhibit my ability to prepare adequately for a hearing on November 18th.

For all of these reasons, I respectfully request that you postpone the hearing currently scheduled for this matter.

I appreciate your consideration of this request.

Very truly yours,


Christopher D. Mudd

cc: Kristen Matthews,
Zoning Review Office
Arnold Jablon, Director
Department of Permits, Approvals
and Inspections

LAW OFFICES
BROOKS & KOSLOSKI
610 BOSLEY AVENUE
TOWSON, MARYLAND 21204

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

*To: Knister
ok via 6/9/14*

CHARLES E. BROOKS, ESQUIRE
cebroomsesq@comcast.net

JEAN M. KOSLOSKI, ESQUIRE
jeank@charlesebrooks.com

June 9, 2014

HAND DELIVERED

Mr. W. Carl Richards, Jr., Chief
Zoning Review Office
County Office Building
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Re: Cranbrook Plaza Enterprises, LLC
Zoning Case No.: 2014-0262-A

Dear Carl:

As you are aware, I represent the property owner regarding the above-referenced Zoning Case in which a Variance is sought to alter the existing McDonald's freestanding sign to provide signage for the new Pappas Restaurant in the Cranbrook Center, identified in the Petition as Sign C.

As we have discussed, due to extenuating circumstances regarding the existing signage and zoning history, we were unaware that a Zoning Variance would be required for the subject project. At this point in time, the construction of the new Pappas Restaurant is well underway and the restaurant is scheduled to open sometime toward the end of July. It will be an extreme hardship should the restaurant open and the sign is not in place or at least close to being put in place. Therefore, an Expedited Hearing is needed in this situation and would be of great benefit to my client regarding fulfillment of its tenant commitments.

I hereby respectfully request that an Expedited Hearing on the above-referenced Petition be scheduled.

Your consideration of this request is greatly appreciated. Should you have any questions, please contact me. If I am not available, please speak to my partner, Jean M. Kosloski, Esquire.

Respectfully Submitted,

Charles E. Brooks
Charles E. Brooks, Esquire

Cc: Mr. Alan J. Gebhart

7-25
11am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: June 26, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 528 Cranbrook Road

RECEIVED

INFORMATION:

JUL 02 2014

Item Number: 14-262

Petitioner: Alan Gebhart

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: BM

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

Cranbrook Shopping Center, the petitioner, is seeking relief for multiple sign variances including two changeable copy signs. The Cranbrook Shopping Center is located on Cranbrook Road in the midst of a residential area that is primarily apartments. There are mature trees along the residential section of Cranbrook Road that provide a nice landscape buffer between the vehicles using Cranbrook Road and the apartments. The trees also enhance the pedestrian environment along Cranbrook Road. The Cranbrook Shopping Center is undergoing significant renovation, including bringing in a new restaurant use.

The Cranbrook Shopping Center is located within the adopted the Hunt Valley Timonium Plan. The community plan discourages sign variances. See page 36 of the plan. The most significant variance request is for two changeable message signs with one located within 100 feet of the neighboring apartment building. Of concern is the residential character of the area and the existing tree lined character of Cranbrook Road. The existing landscaping on site does not conform to the plan that was submitted with the variance request.

It is recommended that the plan be revised to conform to the streetscape of the area and to accomplish what appears to have been intended by the previous plan. The Department of Planning is requesting six major deciduous trees (2 to 2.5 inch caliber) of a species that is consistent with the existing trees on site. Each new tree should be planted in a parking space that is adjacent to the landscaped strip. This will give the added benefit of the removal of the impervious surface of each of these 6 parking spaces. The parking calculations on the plan indicate the site will still be in compliance with the parking requirement with the loss of 6 parking spaces and be in locations some distance from the stores. This request is consistent with the Hunt Valley/Timonium Master Plan. See pages 46 and 44.

With the additional trees on site, the landscaping along Cranbrook Road conforms with the intent of the Hunt Valley/Timonium Master plan. Therefore, it is this Department's opinion that the requested relief is appropriate for the area, provided the requested landscape commitment is made. With the additional trees on site the requested variances will not be detrimental to the health, safety, or general welfare of the surrounding community.

For further information concerning these matters, please contact Wallace S. Lippincott, Jr. at 410-887-3480.

Division Chief:
AVA/LL

Jeff Mayhem for

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: July 16, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For June 16, 2014
Item No. 2014-0233, 0258, 0259, 0260, 0261, 0262 and 0263

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC06162014 -.doc

Real Property Data Search (w3)

Guide to search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption.				View GroundRent R		
Account Identifier:			District - 08 Account Number - 2300003602						
Owner Information									
Owner Name:			CRANBROOK PLAZA ENTERPRISES LLC			Use: Principal Residence:		COMMERCIAL NO	
Mailing Address:			599 CRANBROOK RD COCKEYSVILLE MD 21030-3701			Deed Reference:		/14046/ 00	
Location & Structure Information									
Premises Address:			532 CRANBROOK RD COCKEYSVILLE MD 21030-3702			Legal Description:		12.134AC PARCEL 1 CRANBROOK CNTR	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	
0051	0012	0520		0000				2014	
Special Tax Areas:					Town: Ad Valorem: Tax Class:		No		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area			
1986		120806				12.1300 AC			
Stories	Basement	Type			Exterior	Full/Half Bath	Garage	Land Rent	
		MEDICAL OFFICE BUILDING							
Value Information									
			Base Value		Value As of 01/01/2014		Phase-in Assessment As of 07/01/2013		
Land:			7,767,200		7,767,200				
Improvements			6,699,600		7,241,700				
Total:			14,466,800		15,008,900		14,466,800		
Preferential Land:			0						
Transfer Information									
Seller: JEROME INC				Date: 09/27/1999				Partial	
Type: NON-ARMS LENGTH OTHER				Deed1: /14046/ 00716				Deed	
Seller: L & A COCKEYSVILLE				Date: 04/07/1999				Partial	
Type: NON-ARMS LENGTH OTHER				Deed1: /13983/ 00001				Deed	
Seller: CRANBROOK INC				Date: 06/30/1998				Partial	
Type: NON-ARMS LENGTH OTHER				Deed1: /12987/ 00436				Deed	
Exemption Information									
Partial Exempt Assessments:		Class			07/01/2013		07/01/2014		

County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00
Tax Exempt:		Special Tax Recapture:	
Exempt Class:		NONE	

Homestead Application Information

Homestead Application Status: No Application

New Search (<http://sdat.resiusa.org/RealProperty>)

This is a detailed black and white map of a residential area in San Francisco, California. The map shows numerous streets, building footprints, and lot numbers. Key features include a large body of water (likely a bay or reservoir) on the right side, a prominent road running horizontally across the middle, and various labeled areas such as P.102, P.281, P.429, and P.477. The map is oriented with North at the top.

Order the **TAX MAP** [click here...](#)

(<http://imsweb05.mdp.state.md.us/website/mosp/>)

Loading... Please Wait.

Case No.: 2014-0262-A

Exhibit Sheet

Petitioner/Developer

Protestant

DW
9-2-14

Sen
7-29-14

No. 1	Plan (2 sheet)	
No. 2	Photo: signs A + A1	
No. 3	Photo existing sign B	
No. 4	Rendering Proposed Sign B	
No. 5	Photo Existing Sign C	
No. 6	Rendering Proposed Sign C	
No. 7	3 photos-existing site	
No. 8	Extract from Titanium Hunt Valley Plan	
No. 9	Estimate for new trees	
No. 10	Landscape Plan	
No. 11		
No. 12		

PETITIONER'S

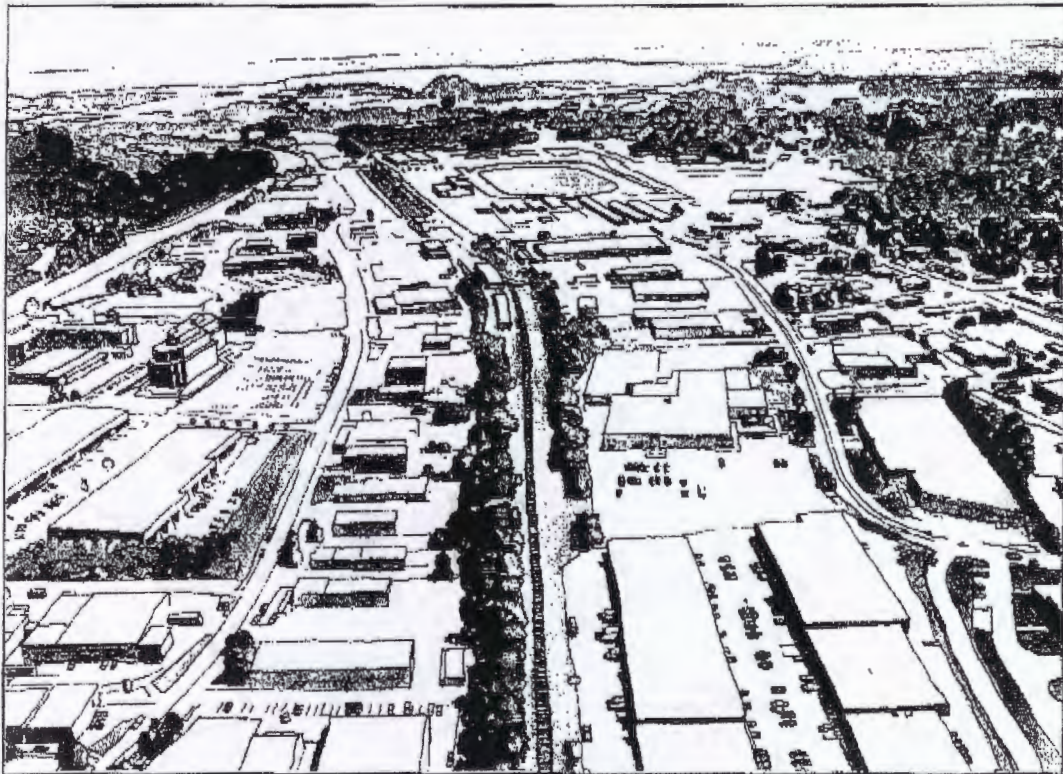
EXHIBIT NO. 7







Hunt Valley / Timonium Master Plan



As Adopted by the Baltimore County Council
October 19, 1998

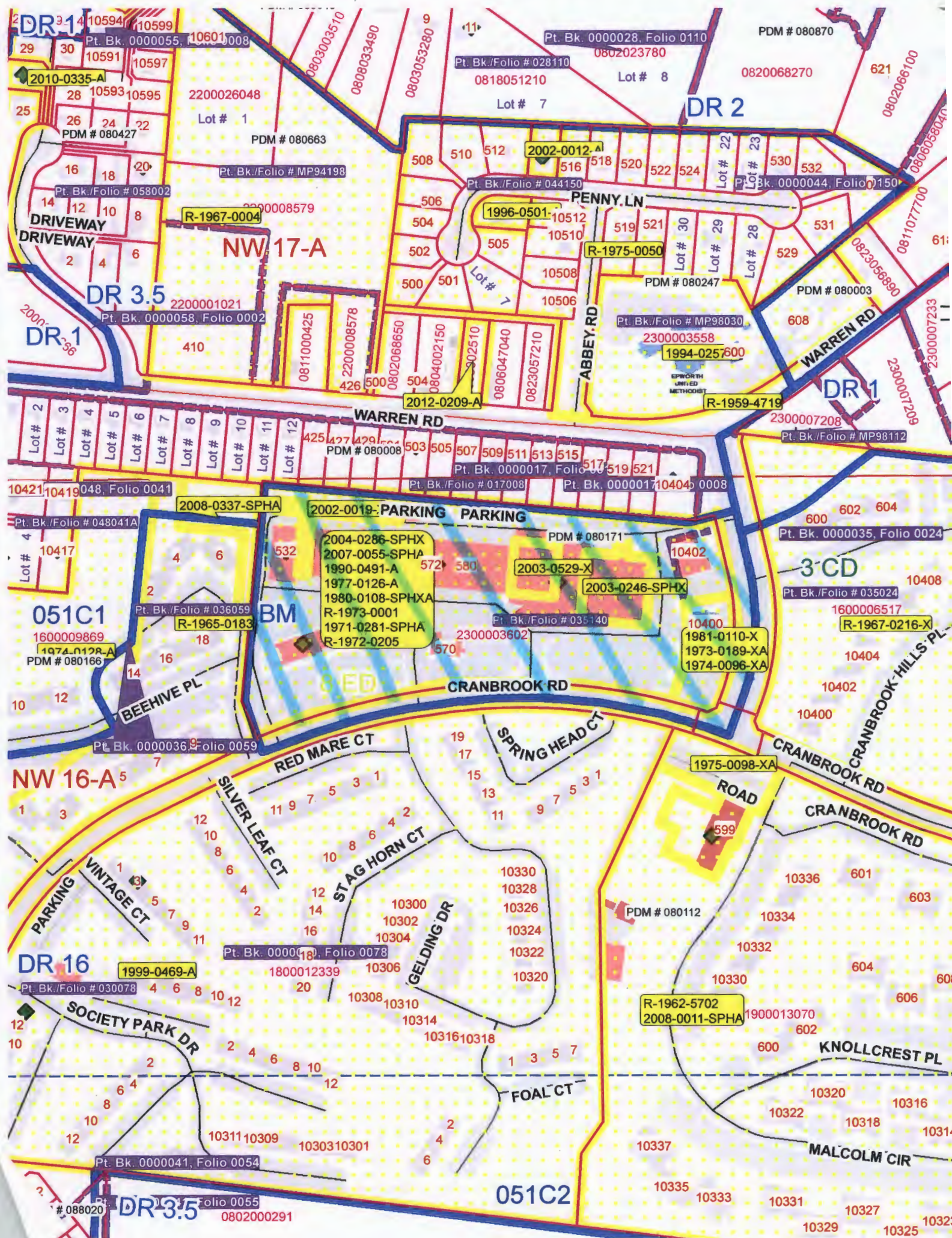
**CRANBROOK SHOPPING CENTER
CONCEPTUAL ESTIMATE FOR NEW TREES**

24-Jul-14

DESCRIPTION	Q	UNIT	UNIT PRICE	TOTAL
Mobilization	1	LS	1,500.00	\$1,500
Saw cutting asphalt	324	LF	3.00	\$972
F&I Curb and gutter	324	LF	25.00	\$8,100
Excavate asphalt and subbase	8	CHRS	150.00	\$1,200
Haul off spoils	8	HRS	65.00	\$520
Tipping Fees	2	EA	50.00	\$100
New topsoil	40	CY	30.00	\$1,200
Reset topsoil	8	CHRS	150.00	\$1,200
F&I new Trees	6	EA	500.00	\$3,000
Mulching	1	ALLOW	250.00	\$250
Subtotal				\$18,042
Overhead and Profit				\$2,706
Total				\$20,748
Cost per island				\$3,458

PETITIONER'S

EXHIBIT NO. 9



ZONING VARIANCE REQUEST

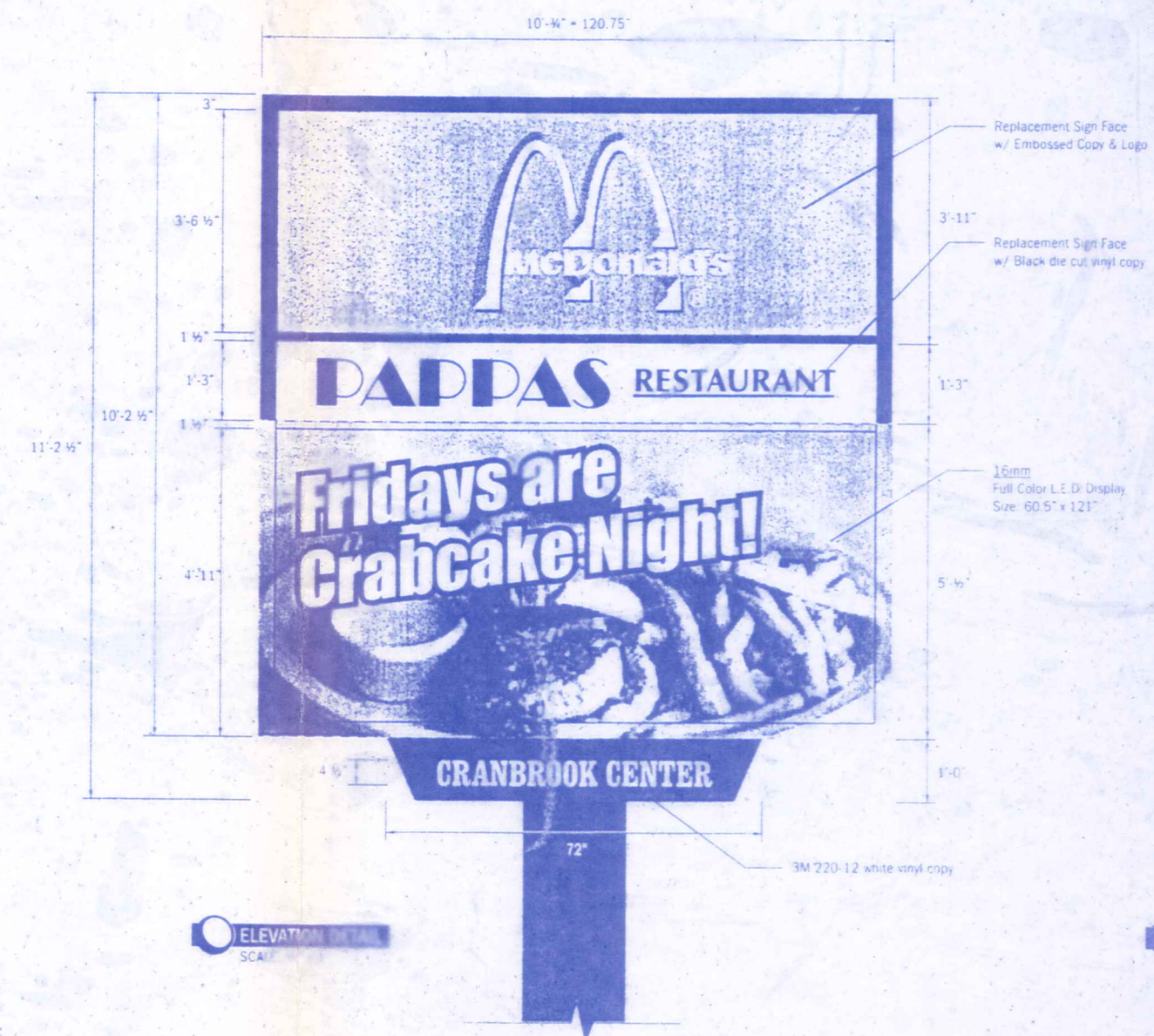
Variance from Sections:

1. 450.4, attachment 1, 7(b) - Joint Identification, Freestanding, to allow a fourth (4th) joint identification sign, shown as Sign C, in lieu of the allowed one, and in addition to the three (3) existing joint identification signs shown as Signs A, A1, and B, one of which has eleven (11) lines of copy in lieu of the allowed five (5) and is shown as Sign B, as allowed by Variances granted in Zoning Case Number 07-055-SPHA.
2. 450.4, attachment 1, 1 (c) - Changeable copy, Freestanding, to allow a second (2nd) changeable copy sign, shown as Sign C, in lieu of the allowed one (1) per premises, shown as Sign B.
3. 450.5 B4(b) - Freestanding Sign, to allow a freestanding sign, shown as Sign c, within 100 feet of a residential zone on the same side of the highway.



SIGN B

AREA = 70 SQ. FT.
DIGITAL AREA = 34 SQ. FT.
HEIGHT = 20'



SIGN C

AREA = 107 SQ. FT.
DIGITAL AREA = 51 SQ. FT.
HEIGHT = 19'

**BOGART TECHNICAL
CONSULTANTS**

408 ALLEGHENY AVE. STE. LL
TOWSON, MD 21204
410-830-2299

CRANBROOK CENTER

SUPPLEMENTAL ZONING PLAN
528 & 550 Cranbrook Rd.
Sheet #2 of 2

CASE #2014-0262-A

* PARKING CALCULATIONS

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

THE 2004 EXISTING FLOOR AREA: 171,043 SQ. FT.

PARKING REQUIRED = 8 SPACES/1000 SQ. FT.

= 171.043

= 669 SPACES

PARKING PROVIDED = 669 SPACES

(TO INCLUDE 21 HANDICAP SPACES)

DALLAS GENERAL STORE

(UNDER CONSTRUCTION)

DR 7.5

ZONING HISTORY

(CONTINUED FROM PREVIOUS PAGE)

CASE NO. 09-246 SP4X
SPECIAL HEARING GRANTED TO APPROVE AN AMENDMENT TO THE LAST APPROVED SITE PLAN.
SPECIAL EXCEPTION GRANTED TO APPROVE A COMMUNITY BUILDING IN A BL ZONE.

CASE NO. 09-239-X
SPECIAL EXCEPTION GRANTED TO PERMIT THE USE & OPERATION OF 30 AMUSEMENT DEVICES

CASE NO. 02-206 SP4X
SPECIAL EXCEPTION GRANTED TO ALLOW A CATERING HALL IN A BL ZONE AND SPECIAL HEARING GRANTED TO AMEND A PREVIOUSLY APPROVED SITE PLAN.

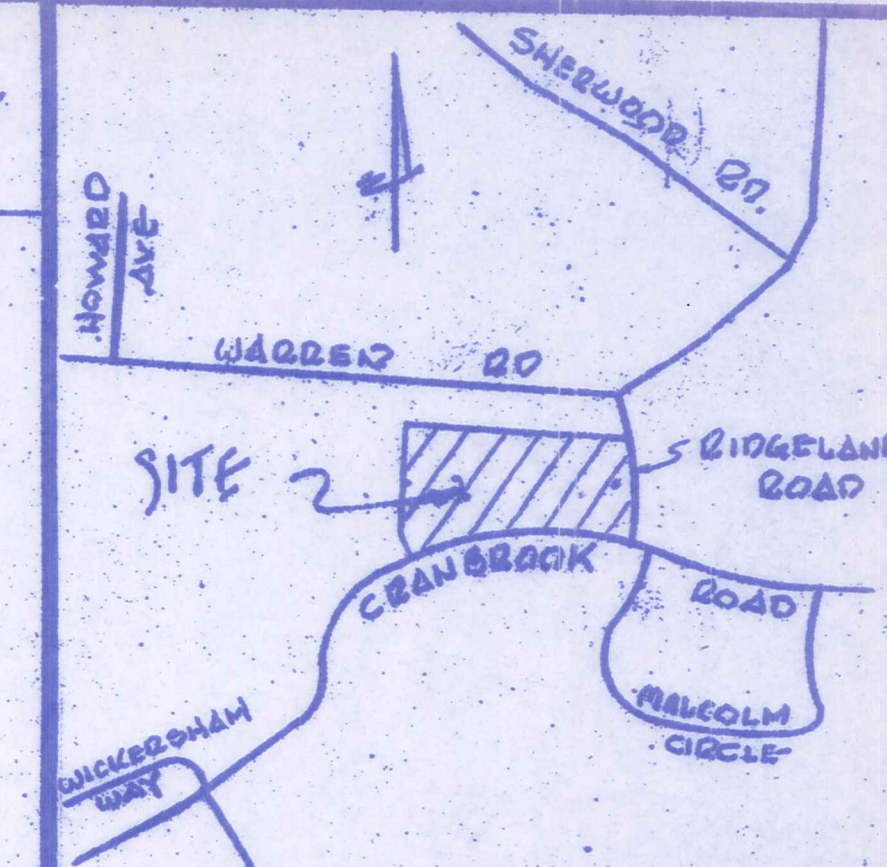
CASE NO. 07-086 SP4A
VARIANCE GRANTED TO ALLOW 3 JOINT IDENTIFICATION FREESTANDING SIGNS

PERMIT INFORMATION

THE LATEST WORK PERFORMED ON THE SUBJECT PROPERTY WAS FOR 522 CRANBROOK RD. PERMIT # 07-804378

Delinquent Accounts Certification

I, we, Cranbrook Plaza Enterprises LLC, do hereby certify that there are no delinquent accounts for any other development with respect to any of the following: The applicant, a person with a financial interest in the proposed development, or a person who will perform contractual services on behalf of the proposed development.



VICINITY MAP
SCALE = 1" = 1000'

SITE DATA

SITE AREA = 12.174 ACRES
EXIST. ZONING = RM
EXIST. USE = SHOPPING CENTER
COUNCILMAGIC DISTRICT = 7.25
TAX MAP #1 PARCEL 320
TAX ACCT. NO. 2900007602
RECD REF. 14046/140
PLAT REF. 05/140
UTILITIES - SEWER EXISTING
WATER EXISTING
ZONING MAP - 05101

3RD REFINEMENT CERTIFICATION

NOTE: 2ND REFINEMENT NOT AVAILABLE

CERTIFICATION



* REFER TO PARKING CALCULATIONS *

REVISIONS		
NO.	DATE	DESCRIPTION

BOGART TECHNICAL CONSULTANTS

408 ALLEGHENY AVE. STE. LL
TOWSON, MD 21204
410-830-2299

PLAT TO ACCOMPANY
ZONING PETITION

CRANBROOK CENTER

522 CRANBROOK ROAD

A PRELIMINARY DRAFT

DALTON CO. MD

SCALE 1" = 20' U.S. BY: DATE: MAY 28, 2014 DWN. BY: SHEET 1 OF 2

PETITIONER'S EXHIBIT NO. 1

CASE # 2014-0262-A

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. 72-204 R
DECLASSIFICATION GRANTED FROM DR16 TO BL

CASE NO. 74-206 XA
SPECIAL EXCEPTION GRANTED TO ALLOW FOR THE CONSTRUCTION OF A 2 STORY OFFICE BLDG.
VARIANCE GRANTED TO ALLOW A SIDEYARD SETBACK OF 5' AND A REAR YARD SETBACK OF 2' IN LIEU OF THE REQUIRED 25' & 30' RESPECTIVELY

CASE NO. 77-126A
VARIANCE GRANTED TO PERMIT 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 49.
SPECIAL EXCEPTION GRANTED TO PERMIT AN ARTIST'S PHOTO PAINTING STUDIO IN AN EXIST. OFFICE BLDG.
SPECIAL EXCEPTION GRANTED TO ALLOW OFFICES ON THE GROUND FLOOR FOR GENERAL OFFICE USE EXCLUDING MEDICAL & DENTAL OFFICES AND ARTIST'S PAINTING STUDIO.

CASE NO. 81-110
SPECIAL EXCEPTION GRANTED FOR A COMMUNITY CARE CENTER (GROUND FLOOR)

CASE NO. 90-491A
PETITION TO PERMIT 819 PARKING SPACES IN LIEU OF 549 DISMISSED.
PETITION FOR ZONING VARIANCES TO AMEND AN APPROVED PLAN, TO PERMIT DRIVE THRU LADE, TO PERMIT DIRECT ACCESS PARKING OR A VEHICULAR TRAVELWAY, TO PERMIT A DRIVEWAY 10' IN WIDTH FOR ONE WAY MOVEMENTS, TO PERMIT LANDSCAPING AS REQUESTED, TO PERMIT EXISTING IDENTIFICATION SIGN AS SHOWN ON PLAT, TO PERMIT EXISTING IDENTIFICATION SIGN TO HAVE 177.2 SQ. FT. IN LIEU OF 150' AND TO PERMIT SAID SIGN TO BE SITUATED ON THE OPPOSITE SIDE OF THE THROUGHFARE FROM RESIDENTIAL LAND, TO PERMIT SAID SIGN TO BE SITUATED ON THE FRONTAGE THROUGHFARE IN LIEU OF THE SIDE THROUGHFARE ALL GRANTED.

CASE NO. 02-019X
SPECIAL EXCEPTION GRANTED FOR APPROVAL OF A SERVICE GARAGE LOCATED AT 522 CRANBROOK ROAD.

(CONTINUED @ TOP OF SHEET)

REASON FOR 3RD REFINEMENT

A GROUP OF SHOPS IN THE MID-SECTION OF THE SHOPPING CENTER ARE BEING REPLACED WITH A SINGLE TENANT (DALLAS GENERAL).

PROPOSED SIGN

SIGN C

OWNER

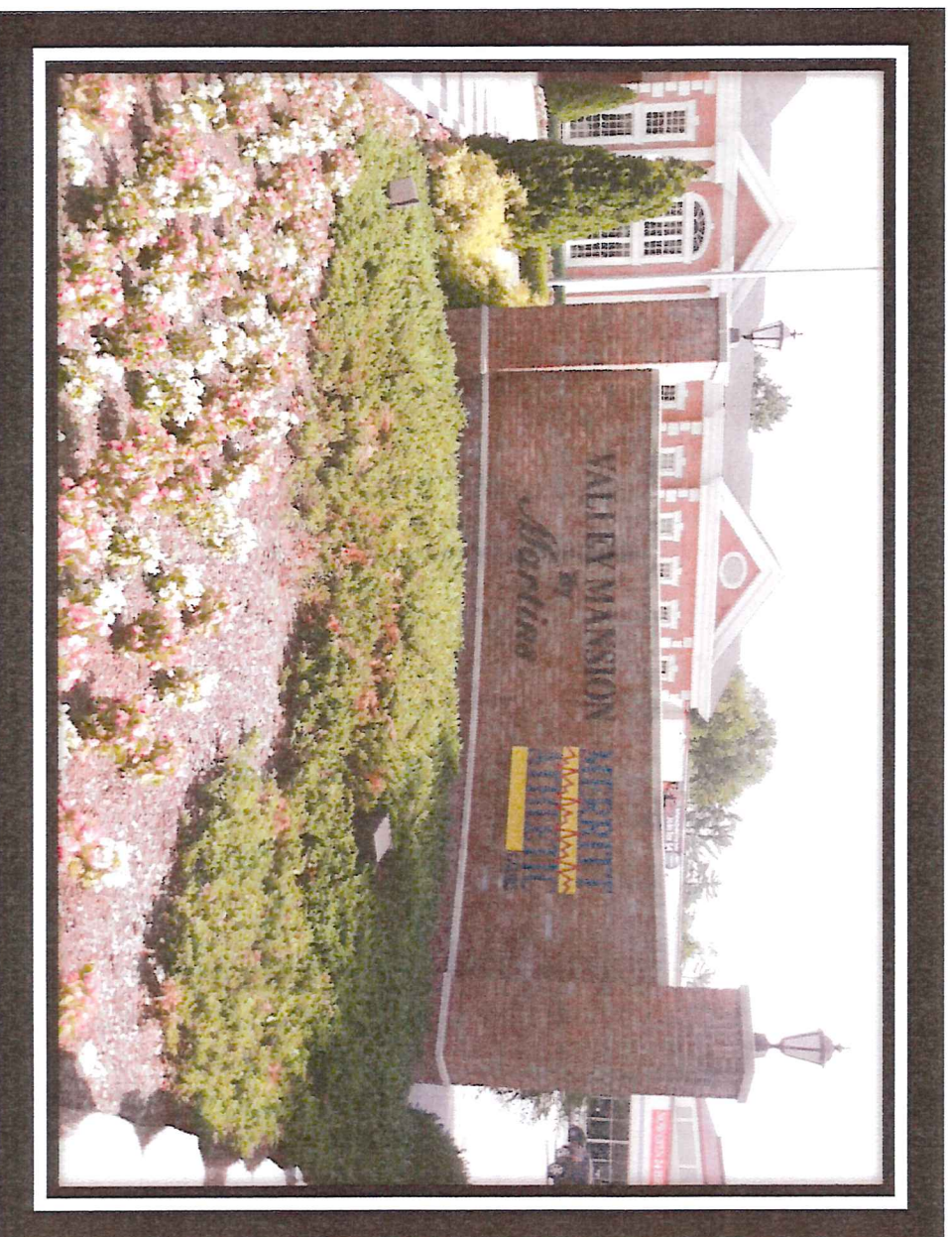
CRANBROOK PLAZA ENTERPRISES LLC
522 CRANBROOK RD
COCKEYSVILLE, MD 21030
410-666-3400

SIGNS A & A1

Brick Entranceway Martin's/Merritt Athletic - left side



Brick Entranceway Martin's/Merritt Athletic - right side



PETITIONER'S

EXHIBIT NO. 3

SIGN B

Existing Main Pylon Joint Identification Sign



Architectural drawing of the Cranbrook Shopping Center facade. The drawing shows a long, low building with a series of vertical lines representing columns or panels. The text "CRANBROOK SHOPPING CENTER" is written in large, stylized letters across the top. Below this, the text "DOLLAR GENERAL" is visible. The drawing includes dimensions: 22' 8" for the total width, 3' 8" for the height of the main section, 22" for the width of a single panel, 50" for the width of the central section, and 48" for the width of the side sections. The drawing is oriented horizontally on the page.

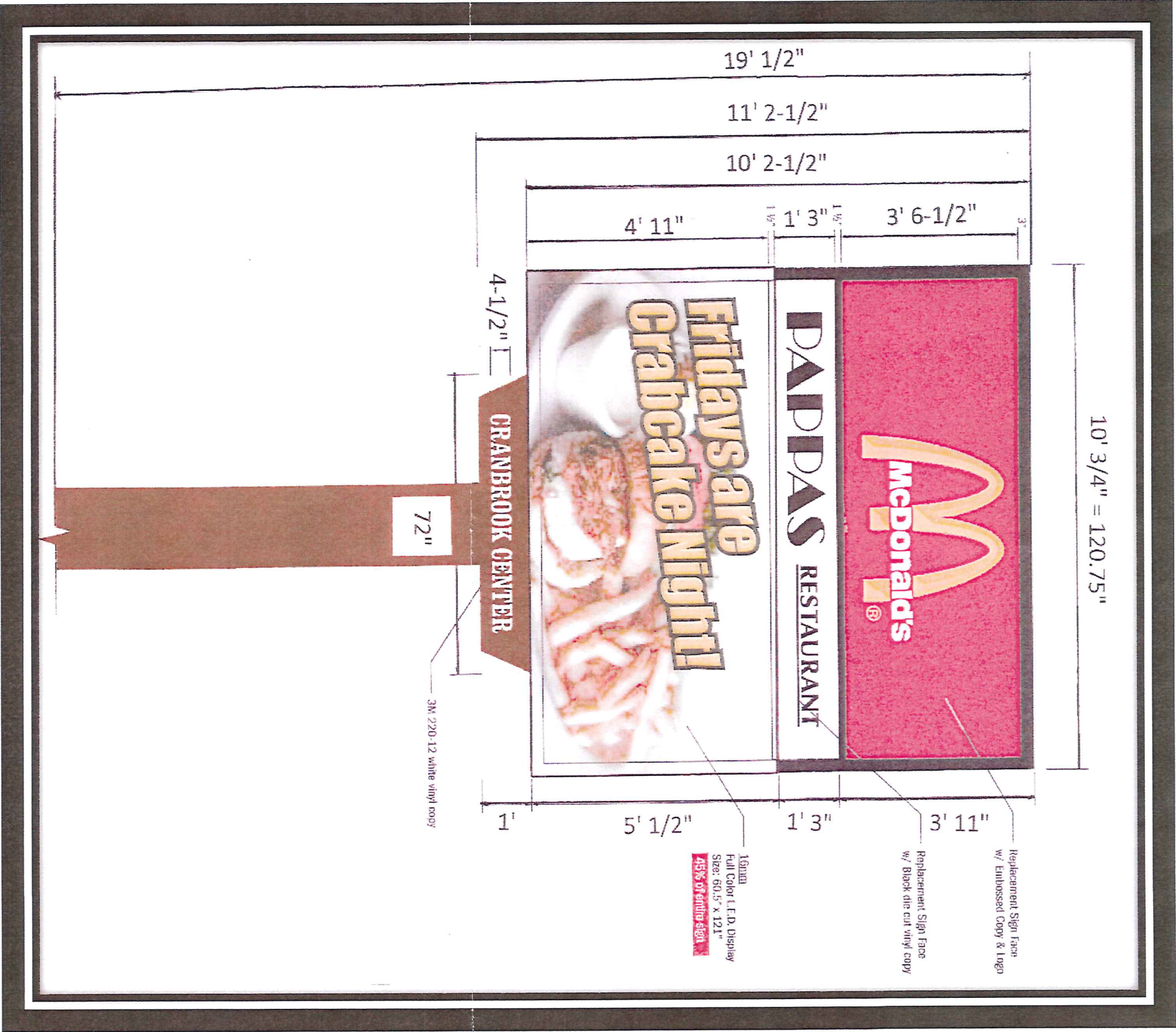
TOTAL SQUARE FOOTAGE OF TOTAL MESSAGE AREA:	90.0 SQ FT
TOTAL SQUARE FOOTAGE OF CHANGEABLE COPY PORTION:	37.5 SQ FT
TOTAL SQUARE FOOTAGE OF NON-CHANGEABLE COPY PORTION:	52.5 SQ FT
PERCENTAGE OF TOTAL MESSAGE AREA THAT IS CHANGEABLE COPY PORTION:	41.7%
PERCENTAGE OF TOTAL MESSAGE AREA THAT IS NON-CHANGEABLE COPY PORTION:	58.3%

SIGN C

Existing McDonald's sign



Proposed McDonald's/Pappas Joint Identification sign - Sign C



TOTAL SQUARE FOOTAGE OF TOTAL MESSAGE AREA:	112.78 SQ. FT
TOTAL SQUARE FOOTAGE OF CHANGEABLE COPY PORTION:	50.73 SQ. FT
TOTAL SQUARE FOOTAGE OF NON-CHANGEABLE COPY PORTION:	62.05 SQ. FT
PERCENTAGE OF TOTAL MESSAGE AREA THAT IS CHANGEABLE COPY PORTION:	45.0%
PERCENTAGE OF TOTAL MESSAGE AREA THAT IS NON-CHANGEABLE COPY PORTION:	55.0%

