



JOHN A. OLSZEWSKI, JR.  
*County Executive*

MAUREEN E. MURPHY  
Chief Administrative Law Judge  
ANDREW M. BELT  
Administrative Law Judge  
DEREK J. BAUMGARDNER  
Administrative Law Judge

September 12, 2024

Jennifer Busse, Esquire – [jbusse@rosenbergmartin.com](mailto:jbusse@rosenbergmartin.com)  
Rosenberg Martin Greenberg, LLP  
25 S. Charles Street, 21<sup>st</sup> Floor  
Baltimore, MD 21201

RE: Petitions for Special Hearing and Variance  
Case No. 2024-0171-SPHA  
Property: 532 Cranbrook Road

Dear Ms. Busse:

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

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order 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 Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew M. Belt", is written over a light blue horizontal line.

ANDREW M. BELT  
Administrative Law Judge  
for Baltimore County

AMB:dln  
Enclosure

c: Matthew Bishop – [matt.bishop@kimley-horn.com](mailto:matt.bishop@kimley-horn.com)  
Carolyn Rau – [crau@cfgo.com](mailto:crau@cfgo.com)

IN RE: **PETITIONS FOR SPECIAL HEARING** \*  
**AND VARIANCE**  
(532 Cranbrook Road) \*  
8th Election District \*  
3rd Council District \*  
Cranbrook Plaza Enterprises, LLC \*  
*Legal Owner* \*  
Grocery Outlet \*  
*Contract Purchaser/Lessee* \*

BEFORE THE  
OFFICE OF  
ADMINISTRATIVE HEARINGS  
FOR BALTIMORE COUNTY  
**Case No. 2024-0171-SPHA**

**Petitioners**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Variance filed by the legal owner, Cranbrook Plaza Enterprises, LLC, and contract purchaser/lessee Grocery Outlet (“the Petitioners”) for the property known as 532 Cranbrook Road, Cockeysville. The Special Hearing was filed pursuant to the Baltimore County Zoning Regulations (“BCZR”) § 500.7, to determine whether an existing Joint Identification Sign located at the corner of Cranbrook and Ridgland Roads qualifies as fronting on Ridgland Road, to determine whether to permit a freestanding enterprise sign to remain in a BM zone for a building with retail use, and to determine whether existing artwork constitutes a sign (Piano Keys - Drool of Rock).

Variance relief as follows:

From BCZR §450.4, Table of Sign regulations §7.(b), to permit 4 freestanding joint identification signs in lieu of the otherwise permitted 1 per frontage. In the alternative, and if required, Petition for Variance from BCZR §450.4, Table of Sign regulations §7.(b), to permit 5 freestanding joint identification signs in lieu of the otherwise permitted 1 per frontage. Variance from BCZR §450.4, Table of Sign Regulations §5.(d), to permit 6 wall mounted enterprise signs in lieu of the permitted one per separate exterior customer entrance (signs facing Cranbrook Road

for Grocery Outlet). Variance from BCZR §450.4, Table of Sign Regulations §5.(d), to permit a total wall mounted enterprise sign area of 324.86 square feet in lieu of the permitted 308 square feet (Grocery Outlet).

From BCZR §450.4, Table of Sign Regulations §5.(d), to permit a wall mounted enterprise sign on a building face without a separate exterior customer entrance (sign facing Ridgeland Road for Grocery Outlet). Variance, in the alternative, from BCZR §450.4, Table of Sign Regulations §5.(b), to permit a freestanding enterprise sign in a BM zone for a building with retail use. Variance from BCZR §450.4, Table of Sign Regulations §5.(d), to permit a maximum of 4 wall mounted enterprise signs in lieu of the permitted one per separate exterior customer entrance (Drool of Rock).

From BCZR §450.4, Table of Sign Regulations §5.(d), to permit a maximum total wall mounted enterprise sign area of 245 square feet in lieu of the permitted 108 square feet (Drool of Rock). And any further relief deemed required by the Administrative Law Judge (“ALJ”).

A public WebEx hearing was conducted virtually in lieu of an in-person hearing on August 14, 2024. The Petitions were properly advertised and posted. No interested citizens or protestants were at the hearing.

Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) and the Bureau of Development Plans Review (“DPR”). They did not oppose the relief requested.

Carolyn Rao appeared in support of the Petition on behalf of the Grocery Outlet. Matthew Bishop of Kimley Horn, who prepared the site plan, also attended. The site plan was admitted as Petitioners’ Exhibit 4. The sign elevations he designed were also admitted as Petitioners’ Exhibit 4. Jennifer Busse, Esquire of Rosenberg, Martin and Greenberg LLP represented the Petitioner.

The subject property is approximately 12.166 acres and is zoned BM on Cranbrook Road and Ridgland Road in Cockeysville. It is improved with an existing shopping center. Tenants include, but are not limited to, event venue, a daycare, restaurants, a dry cleaner and a barber. The surrounding area contains a variety of residential uses.

The case proceeded by way of a proffer by Ms. Busse. She explained that a new Grocery Outlet, grocery store will be taking over the space previously occupied by Merritt Clubs ("Merritt"). 4 new signs are proposed to be placed in the Grocery Outlet frontage and side, and a freestanding monument type sign is proposed to replace a similar previously existing Merritt sign that was located along Cranbrook Road. Ms. Busse explained that the balance of the sign variances and request for Special Hearing pertain to signs already existing on the subject property.

Ms. Busse described the subject property as being situated along a curved road without a signalized intersection. The shopping center itself, sits off from the Cranbrook Road, with a significant slope in the rear of the property near the proposed Grocery Outlet location. Additionally, the Valley Mansion property features a significant overhang at its entrance which further shields visibility of the proposed Grocery Outlet.

#### SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, §500.7 as follows:

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

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). And, "the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing would be compatible with the community and generally consistent with the spirit and intent of the regulations." *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016).

In the instant case, the Petitioner has requested Special Hearing relief to determine whether an existing Joint Identification Sign located at the corner of Cranbrook and Ridgland Roads qualifies as fronting on Ridgland Road, whether to permit a freestanding enterprise sign to remain in a BM zone for a building with retail use and to determine whether existing artwork constitutes a sign (Piano Keys - Drool of Rock). Based on the facts presented the answer is in the affirmative as to all three of these questions. As these signs currently exist on the property or previously existed in conjunction with the former Merritt site, I find that they are compatible with the community and generally consistent with the spirit and intent of the regulations and will not adversely impact the shopping center or the surrounding area.

#### VARIANCES

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

*Cromwell v. Ward*, 102 Md. App. 691 (1995).

As noted above, it is clear that the site is unique in its orientation to Cranbrook Road, sloped topography, and lack of signalized intersections. The site can be viewed by both Cranbrook and Ridgland requiring additional signage that can be viewed from multiple locations.

Additionally, the site was deemed to be “unique” in prior Case No. 2014-0262-A regarding sign variances for the subject property. Other than the new proposed signage for the Grocery Outlet and the replacement of a monument sign which previously existed for use of the Merritt location, the remainder of the sign related variance requests address signage that is presently on the site and had been there for some time, being necessary for identification and way finding purposes. Consequently, the denial of variance relief for the new signage and the signage already existing on the subject property would create a practical difficulty for the Petitioner. I further find that the requested variance relief can be granted in harmony with the spirit and intent of the BCZR and in such a manner as to grant relief without injury to the public health safety and welfare as demonstrated by the lack of opposition. Consequently, all requested variance relief is granted.

THEREFORE, IT IS ORDERED this 12<sup>th</sup> day of **September 2024** by this Administrative Law Judge that the Petition for Special Hearing from BCZR §500:7, to determine whether an existing Joint Identification Sign located at the corner of Cranbrook and Ridgland Roads qualifies as fronting on Ridgland Road. To permit a freestanding enterprise sign to remain in a BM zone for a building with retail use. Special Hearing to determine whether existing artwork constitutes a sign (Piano Keys - Drool of Rock are hereby **GRANTED**, and;

IT IS FURTHER ORDERED that the Variance from BCZR §450.4, Table of Sign regulations §7.(b), to permit 4 freestanding joint identification signs in lieu of the otherwise permitted 1 per frontage. In the alternative, and if required, Petition for Variance from BCZR §450.4, Table of Sign regulations §7.(b), to permit 5 freestanding joint identification signs in lieu of the otherwise permitted 1 per frontage. Variance from BCZR §450.4, Table of Sign Regulations §5.(d), to permit 6 wall mounted enterprise signs in lieu of the permitted one per separate exterior customer entrance (signs facing Cranbrook Road for Grocery Outlet). Variance from BCZR

§450.4, Table of Sign Regulations §5.(d), to permit a total wall mounted enterprise sign area of 324.86 square feet in lieu of the permitted 308 square feet (Grocery Outlet). be and is hereby **GRANTED**, and;


IT IS FURTHER ORDERED, from BCZR §450.4, Table of Sign Regulations §5.(d), to permit a wall mounted enterprise sign on a building face without a separate exterior customer entrance (sign facing Ridgland Road for Grocery Outlet). Variance, in the alternative, from BCZR §450.4, Table of Sign Regulations §5.(b), to permit a freestanding enterprise sign in a BM zone for a building with retail use. Variance from BCZR §450.4, Table of Sign Regulations §5.(d), to permit a maximum of 4 wall mounted enterprise signs in lieu of the permitted one per separate exterior customer entrance (Drool of Rock) be and is hereby **GRANTED**, and;

IT IS FURTHER ORDERED, from the BCZR § 450.4, Table of Sign Regulations §5.(d), to permit a maximum total wall mounted enterprise sign area of 245 square feet in lieu of the permitted 108 square feet (Drool of Rock) be and is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

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

  
ANDREW M. BELT  
Administrative Law Judge  
for Baltimore County

AMB/dlm



# 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 532 Cranbrook Road which is presently zoned BM  
Deed References: 14046/00716 10 Digit Tax Account # 2 3 0 0 0 0 3 6 0 2  
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. XX a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

*please see attached*

2.      a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. XX a **Variance** from Section(s)

*please 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:

Grocery Outlet  
Name- Type or Print

Signature

992 Old Eagle School Rd, Ste. 904 Wayne PA  
Mailing Address City State

19087 / 484-501-8709 / crau@cfgo.com  
Zip Code Telephone # Email Address

### Attorney for Petitioner:

Jennifer Busse - Rosenberg Martin Greenberg LLP  
Name- Type or Print

Signature

25 S. Charles Street, 21st FL Baltimore MD  
Mailing Address City State

21201 / 410-727-8647 / jbusse@rosenbergmartin.com  
Zip Code Telephone # Email Address

### Legal Owners (Petitioners):

Cranbrook Plaza Enterprises LLC  
Name #1 - Type or Print Name #2 - Type or Print

[Signature]  
Signature #1 Signature #2

599 Cranbrook Road Cockeysville MD  
Mailing Address City State

21030 / /  
Zip Code Telephone # Email Address

### Representative to be contacted:

Jennifer Busse - Rosenberg Martin Greenberg LLP  
Name - Type or Print

Signature

25 S. Charles Street, 21st FL Baltimore MD  
Mailing Address City State

21201 / 410-727-8647 / jbusse@rosenbergmartin.com  
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CASE NUMBER \_\_\_\_\_ Filing Date \_\_\_/\_\_\_/\_\_\_ Do Not Schedule Dates: \_\_\_\_\_ Reviewer \_\_\_\_\_





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Grocery Outlet  
Name- Type or Print  
*[Signature]* CAROLYN RAU  
Signature  
992 Old Eagle School Rd, Ste. 904 Wayne PA  
Mailing Address City State  
19087 / 484-501-8709 / crau@cfgo.com  
Zip Code Telephone # Email Address

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### Attorney for Petitioner:

Jennifer Busse - Rosenberg Martin Greenberg LLP  
Name- Type or Print  
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## **Attachment to Zoning Petition for Variance and Special Hearing**

### **532 Cranbrook Road**

Petition for Special Hearing to determine whether an existing Joint Identification Sign located at the corner of Cranbrook and Ridgland Roads qualifies as fronting on Ridgland Road.

Variance from BCZR §450.4, Table of Sign regulations §7.(b) to permit 4 freestanding joint identification signs in lieu of the otherwise permitted 1 per frontage.

In the alternative, and if required, Petition for Variance from BCZR §450.4, Table of Sign regulations §7.(b) to permit 5 freestanding joint identification signs in lieu of the otherwise permitted 1 per frontage.

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Petition for Variance from BCZR §450.4, Table of Sign Regulations §5.(d) to permit a total wall mounted enterprise sign area of 324.86 square feet in lieu of the permitted 308 square feet (Grocery Outlet).

Petition for Variance from BCZR §450.4, Table of Sign Regulations §5.(d) to permit a wall mounted enterprise sign on a building face without a separate exterior customer entrance (sign facing Ridgland Road for Grocery Outlet).

Petition for Special Hearing to permit a freestanding enterprise sign to remain in a BM zone for a building with retail use.

In the alternative, Petition for Variance from BCZR §450.4, Table of Sign Regulations §5.(b) to permit a freestanding enterprise sign in a BM zone for a building with retail use.

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Petition for Variance from BCZR §450.4, Table of Sign Regulations §5.(d) to permit a maximum total wall mounted enterprise sign area of 245 square feet in lieu of the permitted 108 square feet (Drool of Rock).

And any further relief deemed required by the Administrative Law Judge.

**Zoning Property Description for Variance Petition**  
**532 Cranbrook Road**

Beginning at a point located at the intersection of Ridgland Road and Cranbrook Road which has a right of way width of  $\pm 70$  feet **Thence** the following courses and distances, referred to the Maryland Coordinate System (NAD '83/91):

1. By a curve to the right having a radius of 1,425' and an arc length of 545' and being subtended by a chord bearing and distance of North 82 degrees 53 minutes 03 seconds West, 542' to a point
2. By a curve to the right having a radius of 1,666' and an arc length of 540' and being subtended by a chord bearing and distance of South 76 degrees 35 minutes 32 seconds West, 537' to a point
3. North 22 degrees 53 minutes 23 seconds West, 93' to a point
4. North 5 degrees 17 minutes 24 seconds East, 530' to a point
5. South 84 degrees 42 minutes 36 seconds East, 923' to a point
6. South 83 degrees 24 minutes 0 seconds East, 98' to a point
7. North 77 degrees 2 minutes 44 seconds East, 48' to a point
8. South 12 degrees 48 minutes 14 seconds East, 171' to a point
9. By a curve to the right having a radius of 506' and an arc length of 236' and being subtended by a chord bearing and distance of South 3 degrees 7 minutes 33 seconds West, 234' to a point
10. South 19 degrees 38 minutes 38 seconds West, 65' to a point
11. South 64 degrees 39 minutes 44 seconds West, 22' to a point and place of beginning.

Containing an area of 529,946 square feet or 12.17 acres of land, more or less and being located in the 8th Election District and 3rd Council District of Baltimore County Maryland.



2024-0171-SPHA



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**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).

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Beginning at a point located at the intersection of Ridgland Road and Cranbrook Road which has a right of way width of  $\pm 70$  feet **Thence** the following courses and distances, referred to the Maryland Coordinate System (NAD '83/91):

1. By a curve to the right having a radius of 1,425' and an arc length of 545' and being subtended by a chord bearing and distance of North 82 degrees 53 minutes 03 seconds West, 542' to a point
2. By a curve to the right having a radius of 1,666' and an arc length of 540' and being subtended by a chord bearing and distance of South 76 degrees 35 minutes 32 seconds West, 537' to a point
3. North 22 degrees 53 minutes 23 seconds West, 93' to a point
4. North 5 degrees 17 minutes 24 seconds East, 530' to a point
5. South 84 degrees 42 minutes 36 seconds East, 923' to a point
6. South 83 degrees 24 minutes 0 seconds East, 98' to a point
7. North 77 degrees 2 minutes 44 seconds East, 48' to a point
8. South 12 degrees 48 minutes 14 seconds East, 171' to a point
9. By a curve to the right having a radius of 506' and an arc length of 236' and being subtended by a chord bearing and distance of South 3 degrees 7 minutes 33 seconds West, 234' to a point
10. South 19 degrees 38 minutes 38 seconds West, 65' to a point
11. South 64 degrees 39 minutes 44 seconds West, 22' to a point and place of beginning.

**Containing** an area of 529,946 square feet or 12.17 acres of land, more or less and being located in the 8th Election District and 3rd Council District of Baltimore County Maryland.



2024-0171-SP4A

Real Property Data Search ( )  
 Search Result for BALTIMORE COUNTY

[View Map](#)      [View GroundRent Redemption](#)      [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 08 Account Number - 2300003602

**Owner Information**

Owner Name: CRANBROOK PLAZA ENTERPRISES LLC      Use: COMMERCIAL  
 Principal Residence: NO  
 Mailing Address: 599 CRANBROOK RD      Deed Reference: /14046/ 00716  
 COCKEYSVILLE MD 21030-3701

**Location & Structure Information**

Premises Address: 532 CRANBROOK RD      Legal Description: 12.134AC  
 COCKEYSVILLE MD 21030-3702      PARCEL 1 & 2 & ADJ LND  
 CRANBROOK SHOPPING CNTR

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0051	0012	0520	20000.04	0000				2023	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1986	120,806 SF		12.1300 AC	14

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
	MEDICAL OFFICE BUILDING/	C3			

**Value Information**

	Base Value	Value	Phase-in Assessments	
			As of	As of
Land:	7,767,200	7,767,200	07/01/2023	07/01/2024
Improvements	3,960,900	4,374,700		
<b>Total:</b>	<b>11,728,100</b>	<b>12,141,900</b>	<b>12,426,700</b>	<b>12,003,967</b>
Preferential Land:	0	0		

**Transfer Information**

Seller: JEROME INC	Date: 09/27/1999	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /14046/ 00716	Deed2:
Seller: L & A COCKEYSVILLE	Date: 04/07/1999	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /13983/ 00001	Deed2:
Seller: CRANBROOK INC	Date: 06/30/1998	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /12987/ 00436	Deed2:

**Exemption Information**

Partial Exempt Assessments: Class	07/01/2023	07/01/2024
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00

Special Tax Recapture: None

**Homestead Application Information**

Homestead Application Status: No Application

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application      Date:



**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
ZONING REVIEW OFFICE**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/ neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.\*

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2024-0171-SPHA  
Property Address: 532 Cranbrook Rd  
Legal Owners (Petitioners): Cranbrook Plaza Enterprises LLC  
Contract Purchaser/Lessee: Grocery Outlet

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Jennifer Busse - RMG  
Address: 25 S. Charles St.  
21st Floor  
Balto MD 21201  
Telephone Number: 443 255 3405

\*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

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

No. **231834**

Date: **7/9/24**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$ 1000.00
Total:									\$ 1000.00

Rec From: ROSENBERG MARTIN GREENBERG  
 For: 2024-0171-SPHA  
532 CRANBROOK  
JSS 24-0616

**CASHIER'S VALIDATION**

DISTRIBUTION

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



**Rosenberg  
 Martin  
 Greenberg** LLP

ATTORNEY OPERATING ACCOUNT  
 25 SOUTH CHARLES STREET, 21ST FLOOR  
 BALTIMORE, MARYLAND 21201  
 (410) 727-6600



First National Bank

60-1809/433

90413

**PAY:** *One Thousand Dollars and 00/100*

NUMBER	DATE	AMOUNT
90413	6/28/2024	1,000.00

TO THE ORDER OF  
 Baltimore County



VOID AFTER 90 DAYS  
*[Signature]*





**Certificate of Posting**

**Case# 2024-0171-SPHA**

**Petitioner/Developer**

**Rosenberg Martin Greenberg**

**Jennifer Busse**

**Date of Hearing/Closing**

**August 27, 2024**

**Baltimore County Department of Permits and Management**

**County Office Building Room 111; 111 West Chesapeake Ave. Towson Md. 21204**

**Attention:**

**Ladies and Gentlemen:**

**This is to certify under penalties of perjury that the necessary sign/signs required by law were posted conspicuously on the property located at**

**532 Cranbrook Road August 5, 2024.    Signs 1A & 1B**

**Sincerely, Martin Ogle**

**Martin Ogle**

**9912 Maidbrook Road**

**Parkville, Md. 21234**

**443-629-3411**

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge  
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and  
Sustainability (EPS) - Development Coordination

DATE: July 19, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0171-SPHA  
Address: 532 CRANBROOK ROAD  
Legal Owner: Cranbrook Plaza Enterprises, LLC

Zoning Advisory Committee Meeting of July 19, 2024.

X The Department of Environmental Protection and Sustainability has no  
comment on the above-referenced zoning item.

Reviewer: Earl D. Wrenn

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

**TO:** Peter Gutwald, Director  
Department of Permits, Approvals

**DATE:** July 15, 2024

**FROM:** Vishnu Desai, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
Case 2024-0171-SPHA

*The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.*

**DPR:** No comment.

**DPW-T:** No exception taken.

**Landscaping:** If Special Exception, Special Hearing, and Zoning Relief is granted a Landscape Plan is required per the requirements of the Landscape Manual. A Lighting Plan is required for any new proposed lights.

**Recreations & Parks:** No comment.

Revised

VKD: sc  
cc: file

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

**TO:** C. Pete Gutwald  
Director, Department of Permits, Approvals and Inspections

**DATE:** 7/18/2024

**FROM:** Steve Lafferty  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 2024-0171-SPHA

**INFORMATION:**

**Property Address:** 532 Cranbrook Road  
**Petitioner:** Cranbrook Plaza Enterprises LLC  
**Zoning:** BM  
**Requested Action:** Special Hearing, Variance

The Department of Planning has reviewed the petition for the following:

*Special Hearing -*

1. To determine whether an existing joint identification sign located at the corner of Cranbrook and Ridgland Roads qualifies as fronting on Ridgland Road; and

*Variance(s) -*

2. From Baltimore County Zoning Regulations (BCZR) Section 450.4, Table of Sign Regulations Section 7.(b) to permit four freestanding joint identification signs in lieu of the otherwise permitted one per frontage; or
3. In the alternative, and if required, from BCZR Section 450.4, Table of Sign Regulations Section 7.(b) to permit five freestanding joint identification signs in lieu of the otherwise permitted one per frontage.

*Variance(s) -*

1. From BCZR Section 450.4, Table of Sign Regulations Section 5.(d) to permit six wall mounted enterprise signs in lieu of the one permitted on per separate exterior customer entrance (signs facing Cranbrook Road for Grocery Outlet);
2. From BCZR Section 450.4, Table of Sign Regulations Section 5.(d) to permit a total wall mounted enterprise sign area of 324.86 square feet in lieu of the permitted 308 square feet (for Grocery Outlet);
3. From BCZR Section 450.4, Table of Sign Regulations Section 5.(d) to permit a wall mounted enterprise sign on a building face without a separate exterior customer entrance (sign facing Ridgland Road for Grocery Outlet).

*Special Hearing -*

1. To permit a freestanding enterprise sign to remain in a BM zone for a building with retail use; or

*Variance -*

2. In the alternative, from BCZR Section 450.4, Table of Sign Regulations Section 5.(b) to permit a freestanding enterprise sign in a BM zone for a building with retail use.

*Special Hearing -*

1. To determine whether existing artwork constitutes a sign (Piano Keys – Drool of Rock); and

*Variance(s) -*

2. From BCZR Section 450.4, Table of Sign Regulations Section 5.(d) to permit a maximum of four wall mounted enterprise signs in lieu of the permitted on per separate exterior customer entrance (Drool of Rock);
3. From BCZR Section 450.4, Table of Sign Regulations Section 5.(d) to permit a maximum total wall mounted enterprise sign area of 245 feet in lieu of the permitted 108 square feet (Drool of Rock); and
4. Any further relief deemed required by the Administrative Law Judge.

The subject site is an approximately 12.166 acre parcel on Cranbrook Road in Cockeyville. It is improved with an existing shopping center. Tenants include, but are not limited to, a daycare, restaurants, a dry cleaner, and a barber. The site also has four pad sites, two of which are located along Cranbrook Road and two of which are located along Ridgland Road, east of the subject site.

Uses surrounding the subject site are primarily residential. North of the subject site is primarily comprised of single family detached residential dwellings. East, south, and west of the subject site is primarily comprised of multifamily apartments. Also near the subject site is a church and Cockeyville Middle School.

The subject site is within the boundaries of the Hunt Valley/Timonium Master Plan and the Hunt Valley/Timonium Design Guidelines subsection of the Comprehensive Manual of Development Policies. The Hunt Valley/Timonium Master Plan, adopted by the County Council October 19<sup>th</sup>, 1998, seeks to provide guidance on development of the employment and commercial areas. The plan highlights a number of issues within the plan area, however, they primarily relate to the York Road corridor, not the subject site. The Hunt Valley/Timonium Design Guidelines provide design guidelines on building architecture, screening, pedestrian friendly development, landscaping, etc., within the area boundary.

The Department of Planning exchanged emails with the representative for the petition on July 15<sup>th</sup> and 16<sup>th</sup>, 2024. The representative provided photos of the existing Drool of Rock signage to the Department and confirmed the following:

- Grocery Outlet is taking over the eastern tenant space of the shopping center. This space was previously occupied by Merritt Clubs.
- The building-mounted signage for Grocery Outlet is new/proposed.
- The proposed freestanding enterprise sign for grocery outlet is new, however, it previously existed. Merritt Clubs previously had a freestanding enterprise sign of a similar style in the same location. When Merritt Clubs left, they removed the sign. The new sign will mimic the previously existing one.
- All other signage is existing.

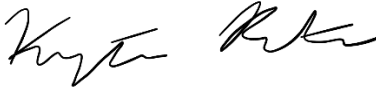
The Department of Planning has no objections to the Special Hearing and Variance requests related to the existing freestanding joint identification signs and existing wall mounted Drool of Rock signage. These signs have been in existence for quite some time and do not appear to adversely impact the shopping center or immediate surrounding area.

The Department of Planning has no objections to the requests relevant to the proposed freestanding enterprise sign in the BM zone. This sign is listed as sign TP.1 and Customer D/F Monument Cabinet/Structure on the signage package submitted with the petition. Google Streetview from August 2023 shows that the proposed sign is very similar to the one that previously existed when the site was occupied by Merritt Clubs. Because the sign is similar to what previously existed, the Department of Planning has no objections.

The Department of Planning has no objections to the proposed wall-mounted signs for Grocery Outlet. The signs appear to be scaled to the façades and provide necessary identification and advertising for the grocery store.

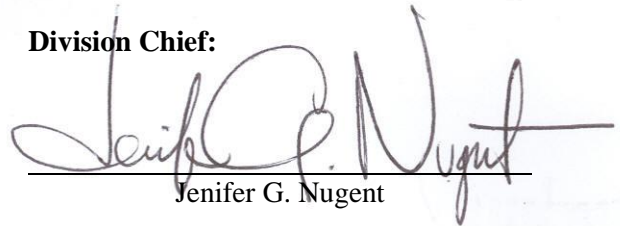
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

**Prepared by:**



Krystle Patchak

**Division Chief:**



Jenifer G. Nugent

SL/JGN/KP

c: Jennifer Busse – Rosenberg Martin Greenberg LLP  
David Birkenthal, Community Planner  
Jeff Perlow, Zoning Review  
Kristen Lewis, Zoning Review  
Office of Administrative Hearings  
People's Counsel for Baltimore County



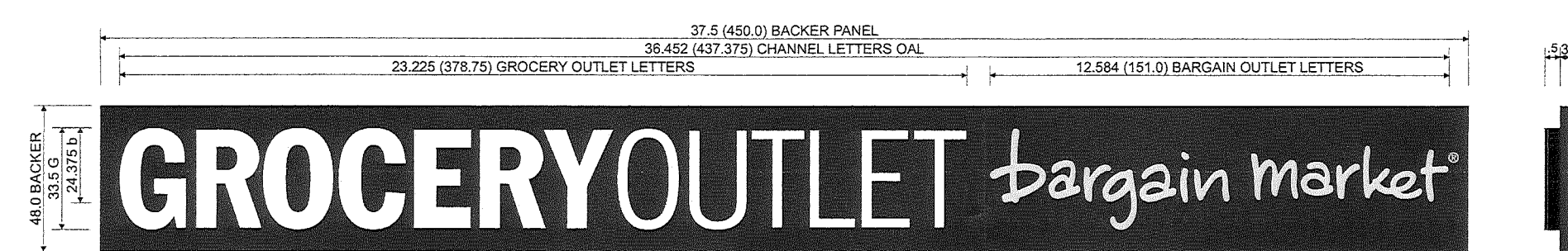


Plotted By: Ottomentallo, Nick. Sheet: 532 Cranbrook Road - Layout: Variance Plan (2) - June 28, 2024 12:42:49pm. N:\General Marketing\Grocery Outlet\532 Cranbrook Road\CAD\PlanSheets\Variance Plan (2) - June 28, 2024 12:42:49pm. N:\General Marketing\Grocery Outlet\532 Cranbrook Road\CAD\PlanSheets\Variance Plan (2) - June 28, 2024 12:42:49pm. This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Review of and/or incorporation into any other project without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

### CL.1 FACE LIT CHANNEL LETTERS ON BACKER PAN (QTY 1)

SQUARE FOOTAGE: 150

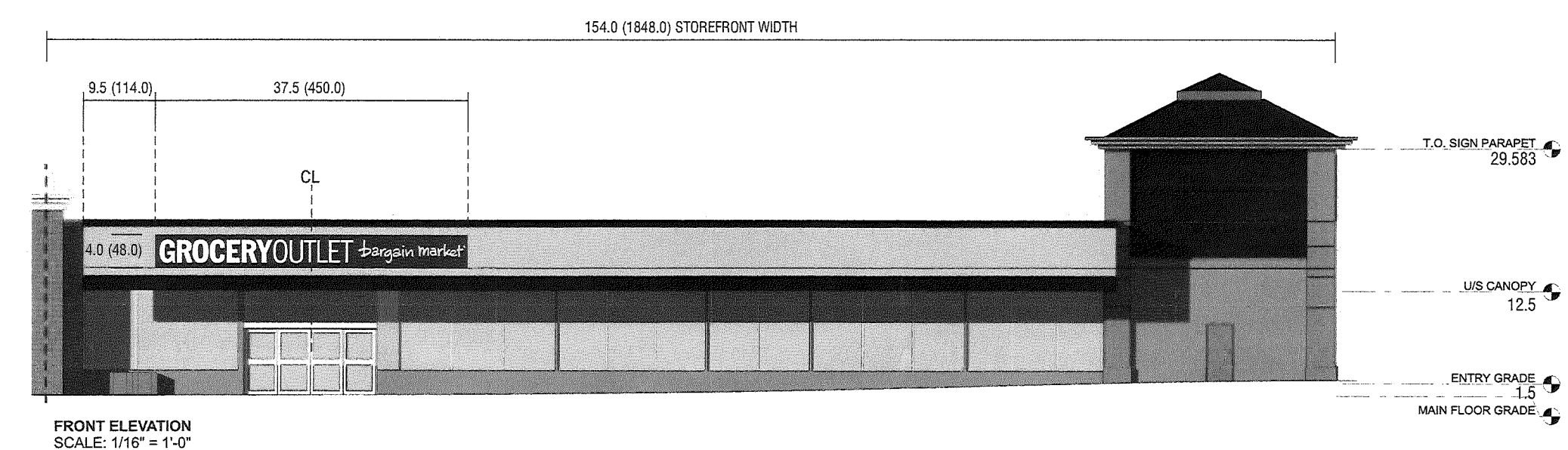
FIELD SURVEY REQUIRED  
PRIMARY POWERS BY OTHERS



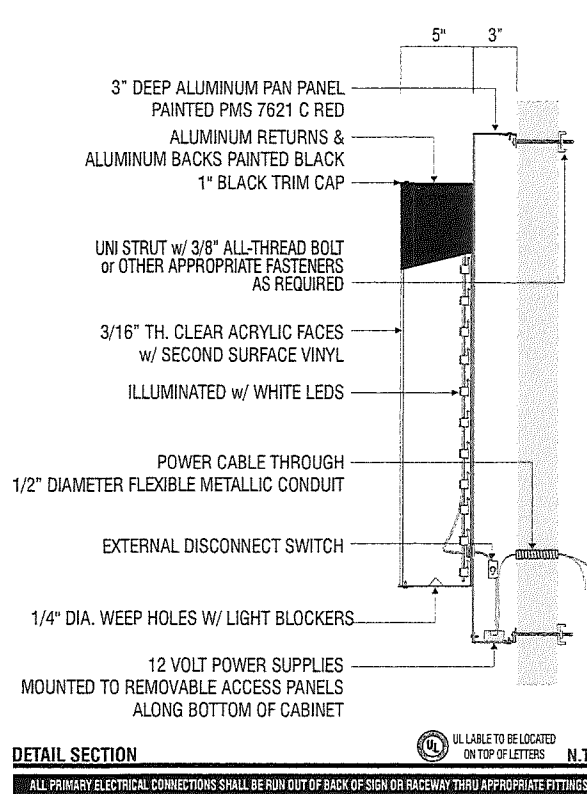
CUSTOM : FACE-LIT REMOTE CHANNEL LETTERS W/ BACKER PANEL

SCALE: 1/4" = 1'-0"

Backer Panel: 150.0 SF

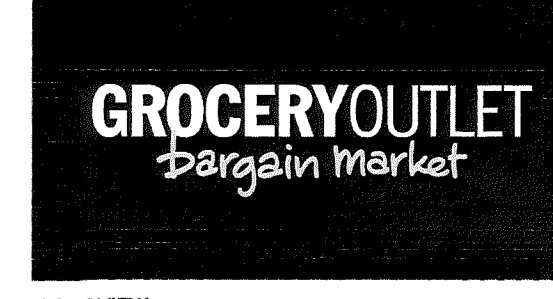


FRONT ELEVATION  
SCALE: 1/16" = 1'-0"



DETAIL SECTION  
ALL PRIMARY ELECTRICAL CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).

VINYL / COLOR SCHEDULE	
VINYL: 3M 3630-73 DARK RED	COLOR: PMS 7621 C RED
VINYL: 3M 3630-125 GOLDEN YELLOW	COLOR: PMS 1235 C YELLOW
VINYL: 3M 3630-22 BLACK	COLOR: PMS BLACK
VINYL: 3M 3630-20 WHITE	COLOR: PMS WHITE



NIGHT VIEW  
SCALE: NTS

- SPECIFICATIONS**
1. 3\"/>

- B.M. LETTERS:**
1. 3\"/>

- CHANNEL LETTERS ARE MOUNTED AND PREWIRED WITH THE LEADS - 10\"/>**

- BACKER PANEL:**
1. 3\"/>

- NOTE:**
1. THE 8\"/>

TYPICALLY SHIPPED ON AN A-FRAME - PANELS BACK TO BACK AND SHIPPED ON A FLATBED TRUCK. THEY REMOVE THE FRAME FROM THE PANEL AND MOUNT IT TO THE WALL AND THEN SLIP THE PANEL CABINET OVER THE FRAME AND SECURE - SHOE BOX.

**ADART**  
700 Parker Sq STE 205  
Flower Mound, TX 75028  
T. 800.675.6353

Project: GROCERY OUTLET - bargain market	Revision	Approvals	SHEET
Location: 532 Cranbrook Road Cockeysville, Maryland 21030	R1: MHS/JJ/SJ/24 - REVISED DIMENSIONS. R2: MHS/JJ/SJ/24 - REVISED SIGNS 1 & 4.	Customer:	3
Date: 8/7/23 Sales: DH Designer: MH File Name: Grocery Outlet Cockeysville, MD	R3: R4: R5:	Landlord:	

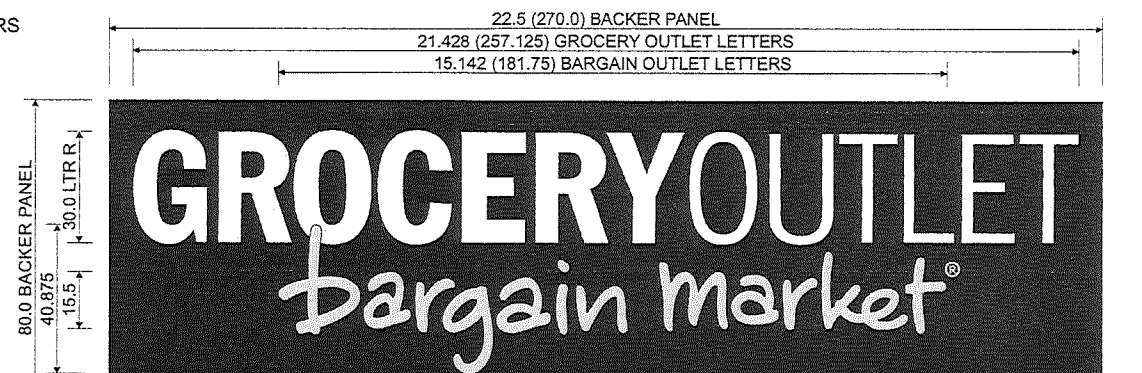
**CONCEPTUAL DRAWINGS ONLY:**  
Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. Always follow written specifications.

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### CL.4 FACE LIT CHANNEL LETTERS ON BACKER PAN (QTY 1)

SQUARE FOOTAGE: 150

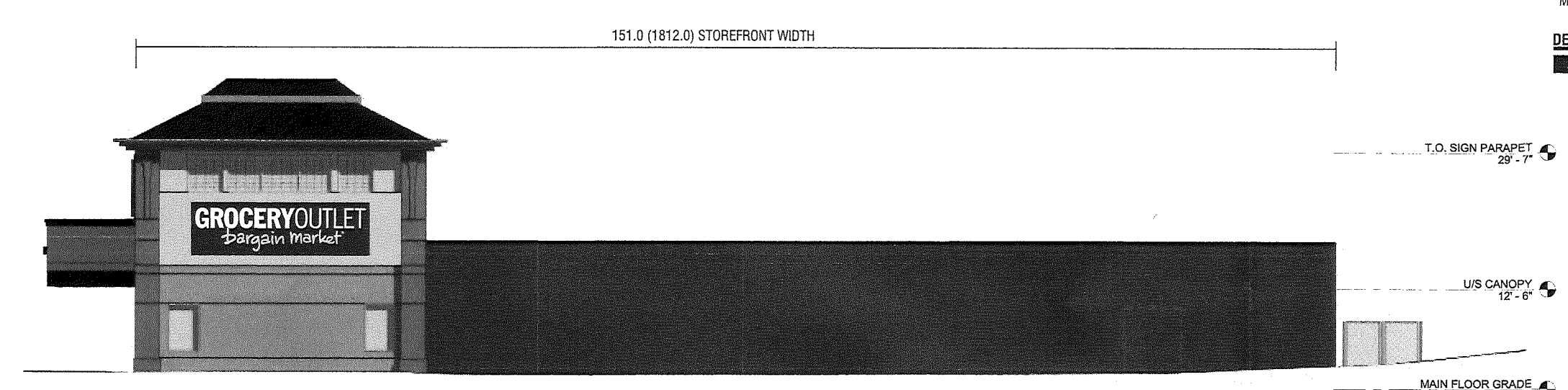
FIELD SURVEY REQUIRED  
PRIMARY POWERS BY OTHERS



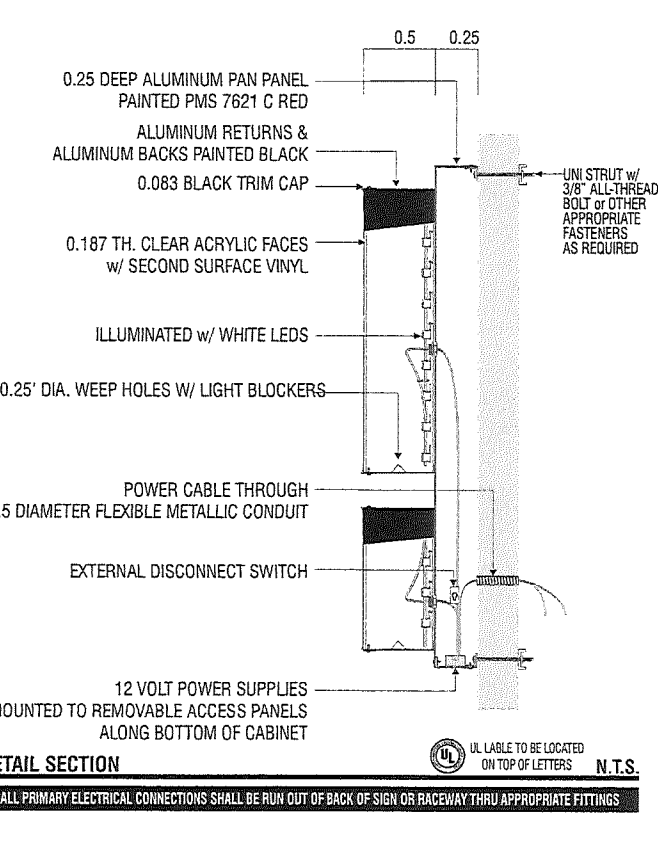
CUSTOM OAH PANEL : FACE-LIT REMOTE CHANNEL LETTERS

SCALE: 1/4" = 1'-0"

Panel: 150.0 SF

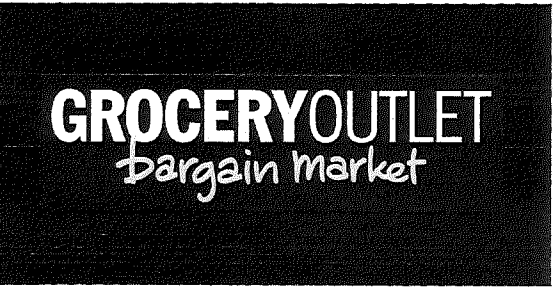


SIDE ELEVATION  
SCALE: 1/16" = 1'-0"



DETAIL SECTION  
ALL PRIMARY ELECTRICAL CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).

VINYL / COLOR SCHEDULE	
VINYL: 3M 3630-73 DARK RED	COLOR: PMS 7621 C RED
VINYL: 3M 3630-125 GOLDEN YELLOW	COLOR: PMS 1235 C YELLOW
VINYL: 3M 3630-22 BLACK	COLOR: PMS BLACK
VINYL: 3M 3630-20 WHITE	COLOR: PMS WHITE



NIGHT VIEW  
SCALE: NTS

- SPECIFICATIONS**
1. 3\"/>

- B.M. LETTERS:**
1. 3\"/>

- CHANNEL LETTERS ARE MOUNTED AND PREWIRED WITH THE LEADS - 10\"/>**

- BACKER PANEL:**
1. 3\"/>

- NOTE:**
1. THE 8\"/>

TYPICALLY SHIPPED ON AN A-FRAME - PANELS BACK TO BACK AND SHIPPED ON A FLATBED TRUCK. THEY REMOVE THE FRAME FROM THE PANEL AND MOUNT IT TO THE WALL AND THEN SLIP THE PANEL CABINET OVER THE FRAME AND SECURE - SHOE BOX.

**ADART**  
700 Parker Sq STE 205  
Flower Mound, TX 75028  
T. 800.675.6353

Project: GROCERY OUTLET - bargain market	Revision	Approvals	SHEET
Location: 532 Cranbrook Road Cockeysville, Maryland 21030	R1: MHS/JJ/SJ/24 - REVISED DIMENSIONS. R2: MHS/JJ/SJ/24 - REVISED SIGNS 1 & 4.	Customer:	8
Date: 8/7/23 Sales: DH Designer: MH File Name: Grocery Outlet Cockeysville, MD	R3: R4: R5:	Landlord:	

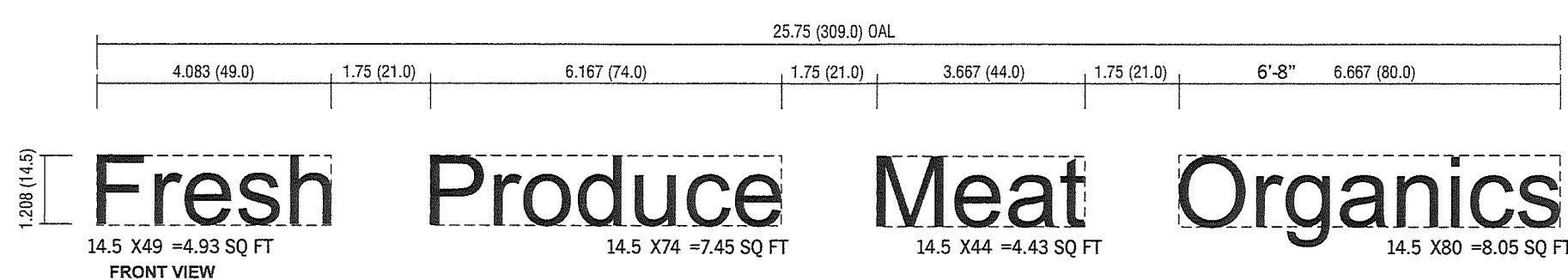
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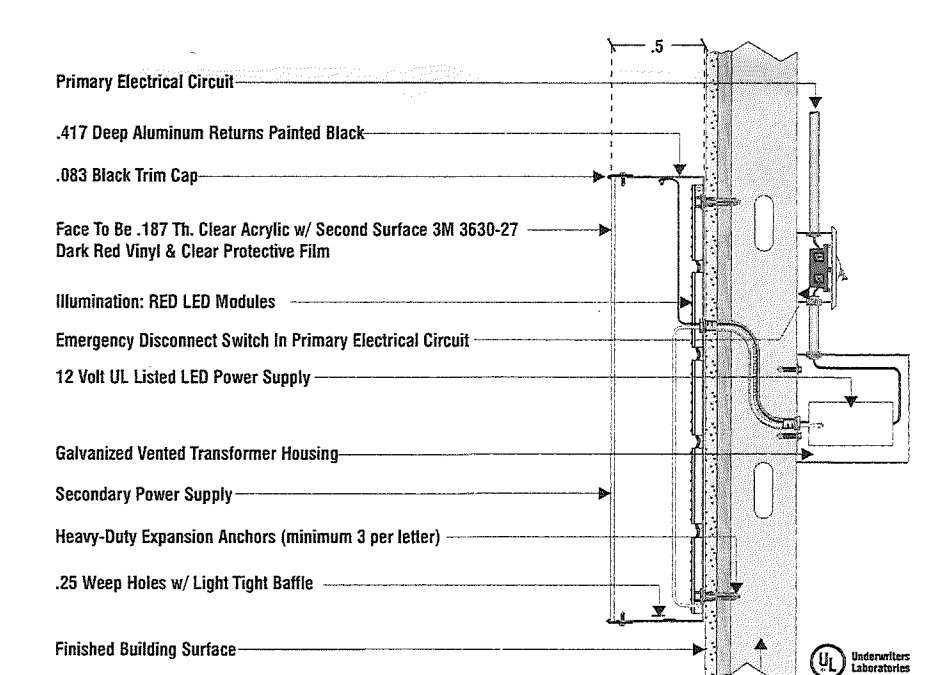
### CL.2 FACE LIT CHANNEL LETTERS (QTY 4)

SQUARE FOOTAGE: 24.86 TOTAL / INDIVIDUALLY AS NOTED

FIELD SURVEY REQUIRED  
PRIMARY POWERS BY OTHERS



FRONT VIEW  
SCALE: 3/8" = 1'-0"



DETAIL SECTION  
ALL PRIMARY ELECTRICAL CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).

VINYL / COLOR SCHEDULE	
VINYL: 3M 3630-73 DARK RED	COLOR: PMS 7621 C RED
VINYL: 3M 3630-125 GOLDEN YELLOW	COLOR: PMS 1235 C YELLOW
VINYL: 3M 3630-22 BLACK	COLOR: PMS BLACK
VINYL: 3M 3630-20 WHITE	COLOR: PMS WHITE



NIGHT VIEW  
SCALE: NTS

- SPECIFICATIONS**
1. 3\"/>

- ALL CABINET INTERIORS PAINTED WHITE.**

- 1\"/>**

- INTERNAL ILLUMINATION WITH RED LEADS.**

- CHANNEL LETTERS MOUNTED FLUSH TO FASCIA WITH APPROPRIATE NON-CORROSIVE MOUNTING HARDWARE.**

**ADART**  
700 Parker Sq STE 205  
Flower Mound, TX 75028  
T. 800.675.6353

Project: GROCERY OUTLET - bargain market	Revision	Approvals	SHEET
Location: 532 Cranbrook Road Cockeysville, Maryland 21030	R1: MHS/JJ/SJ/24 - REVISED DIMENSIONS. R2: MHS/JJ/SJ/24 - REVISED SIGNS 1 & 4.	Customer:	5
Date: 8/7/23 Sales: DH Designer: MH File Name: Grocery Outlet Cockeysville, MD	R3: R4: R5:	Landlord:	

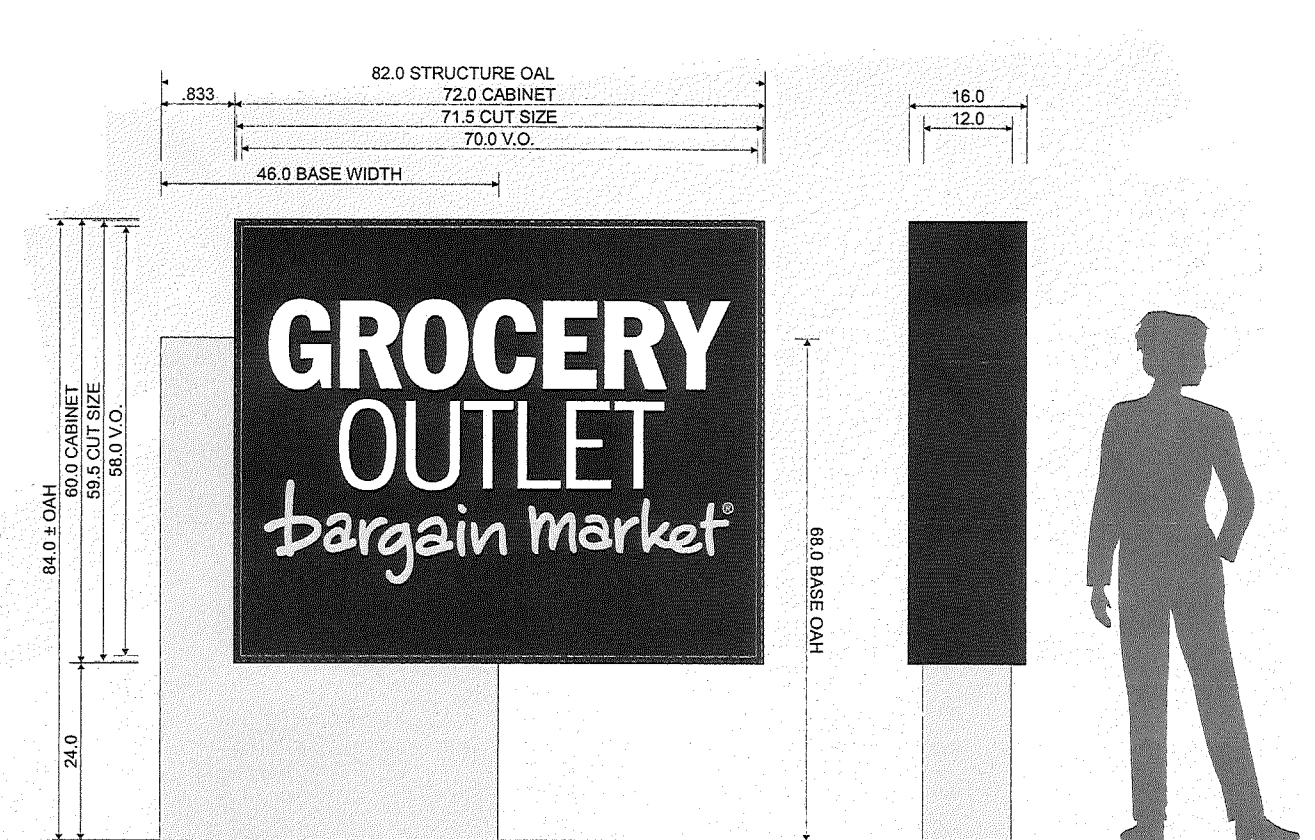
**CONCEPTUAL DRAWINGS ONLY:**  
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### PRELIMINARY PRESENTATION : EXACT CITY / SITE CODE REGULATIONS & INSTALL PLACEMENT ARE TO BE DETERMINED!



TP.1



CUSTOM D/F MONUMENT CABINET / STRUCTURE  
(1) ONE REQUIRED - FABRICATE & INSTALL

SCALE: 1/2" = 1'-0"

30.0 SF

CODE INFORMATION:	
EXISTING SF:	FORMULA: TBD
0.0	NUMBER ALLOWED: TBD
ALLOWED SF:	MAX OVER ALL HEIGHT: TBD
0.0	GRADE TO SIGN CLEARANCE: TBD
RECOMMENDED SF:	SET BACK: TBD
30.0	ILLUMINATION: TBD

VINYL COLOR SCHEDULE	
VINYL: 3M 3630-73 DARK RED	COLOR: PMS 7621 C RED
VINYL: 3M 3630-125 GOLDEN YELLOW	COLOR: PMS 1235 C YELLOW
VINYL: 3M 3630-22 BLACK	COLOR: PMS BLACK
VINYL: 3M 3630-20 WHITE	COLOR: PMS WHITE

PAINT COLOR SCHEDULE	
BENJAMIN MOORE	HC-99 PUTNAM IVORY
BENJAMIN MOORE	#214-10 QUACAMOLE

- SPECIFICATIONS:**
1. 16.0 DEEP ALUMINUM CABINET FILLER PAINTED PMS 7621 C RED.
  2. ALL CABINET INTERIORS FINISHED LIGHT ENHANCEMENT WHITE.
  3. 1.5 ALUMINUM RETAINERS PAINTED PMS 7621 C RED.
  4. FACES ARE .187 TH. WHITE LEVIAN WITH FIRST SURFACE. 3M 3630-73 DARK RED VINYL REVERSE CUT TO SHOW LOGO COPY THRU WHITE WITH 3M 3630-125 GOLDEN YELLOW VINYL LAD RL.
  5. INTERNALLY ILLUMINATION WITH WHITE LEADS.
  6. ALUMINUM CLADDING SUPPORT BASE / COVER PAINTED BENJAMIN MOORE HC-99 PUTNAM IVORY.

**ADART**  
700 Parker Sq STE 205  
Flower Mound, TX 75028  
T. 800.675.6353

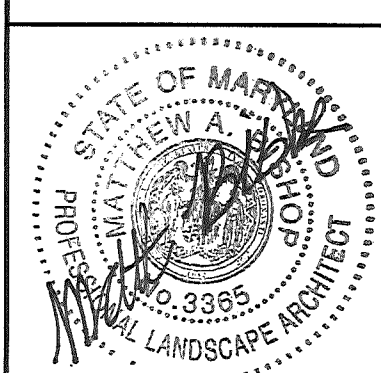
Project: GROCERY OUTLET - bargain market	Revision	Approvals	SHEET
Location: 532 Cranbrook Road Cockeysville, Maryland 21030	R1: MHS/JJ/SJ/24 - REVISED DIMENSIONS. R2: MHS/JJ/SJ/24 - REVISED SIGNS 1 & 4.	Customer:	10
Date: 8/7/23 Sales: DH Designer: MH File Name: Grocery Outlet Cockeysville, MD	R3: R4: R5:	Landlord:	

**CONCEPTUAL DRAWINGS ONLY:**  
Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. Always follow written specifications.

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NO.	REVISIONS	DATE	BY

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PLAN TO ACCOMPANY VARIANCE REQUEST

532 CRANBROOK ROAD  
PREPARED FOR GROCERY OUTLET  
BALTIMORE COUNTY MARYLAND

SHEET NUMBER 2