

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 – <u>jbusse@rosenbergmartin.com</u>
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,

ANDREW M. BELT Administrative Law Judge for Baltimore County

AMB:dlm Enclosure

c: Matthew Bishop — <u>matt.bishop@kimley-horn.com</u> Carolyn Rau — <u>crau@cfgo.com</u>

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
(532 Cranbrook Road)	*	OFFICE OF
8th Election District		
3rd Council District	*	ADMINISTRATIVE HEARINGS
Cranbrook Plaza Enterprises, LLC		
Legal Owner	*	FOR BALTIMORE COUNTY
Grocery Outlet		
Contract Purchaser/Lessee	*	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 <u>12</u><sup>th</sup> day of <u>September 2024</u> 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

6



21201

410-727-8647

Telephone #

### PETITION FOR ZONING HEARING(S)

To the Office of Administrative Law of Baltimore County for the property located at Address 532 Cranbrook Road  Address 532 Cranbrook Road  Deed References: 14046/00716 10 Digit Tax Account # 2 3 0 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. As 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 the Zoning regulations of Baltimore County, to the zoning regulations of Baltimore County, for the following reasons (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING".  TO BE PRESENTED AT	To be filed with the Department	ent of Permits, Approvals and Inspections
Address 532 Cranbrook Road which is presently zoned BM Deed References: 14046/00716 10 Digit Tax Account # 2 3 0 0 0 3 6 0 2 6 0 3 6 0 2	To the Office of Administrative Law	of Baltimore County for the property located at:
Deed References: 14046/00716 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. N 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 please see attached  of the zoning regulations of Baltimore County, to the zoning regulations of Baltimore County, for the following reasons (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". 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.  Or we, agree to pay expenses of above petition(s), adversising, 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.  Contract Purchaser/Lessee:  Contract Purchaser/Lessee:  Contract Purchaser/Lessee:  Capators (Petitioners):  Contract Purchaser/Lessee:  Cranbrook Plaza Enterprises LLC  Name #1 - Type or Print  Name #2 - Type or Print  Name #2 - Type or Print  Name #2 - Type or Print  Name #3 - Type or Print  Name #4 - Type or Print  Signature #2  Signature #2  Signature #2  Signature #2  Signature #2  Signature #2  Signature #3  Signature #4  Signature *4  Signature *4  Signature *4  Signature *4  Signature *4  Sign		which is presently zoned BM
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. X 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 determine whether or not the Zoning Regulations of Baltimore County to use the herein described property for the Zoning regulations of Baltimore County, for the following reasons (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". 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.  In 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, declare and affirm, under the penellated prejury, that I / We are the legal owner(s) of the proper which is the subged of this / these Petition(s).  Contract Purchaser/Lessee:  Grocery Outlet  Name Type or Print  Name #1 - Type or Print  Name #2 - Type or Print  Name #2 - Type or Print  Name #2 - Type or Print  Name #3 - Type or Print  Name #4 - Type or Print  Name #4 - Type or Print  Name #4 - Type or Print  Name Type or Print  Name - Type or		10 Digit Tax Account # 2 3 0 0 0 0 3 6 0 2
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. N 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 the Zoning regulations of Baltimore County to use the herein described property for 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". 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.  In 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. Legal Owner(a) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the proper which is the subject of this / these Petition(s).  Contract Purchaser/Lessee:  Grocery Outlet  Name Type or Print  Signature	Property Owner(s) Printed Name(s) Cranbrook I	Plaza Enterprises LLC
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.	(SELECT THE HEARING(S) BY MARKING X AT THE APPROP	RIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)
and plan attached hereto and made a part hereof, hereby petition for:  1. **N a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve **Washington County** (Indicate below ground in the Zoning Regulations of Baltimore County to use the herein described property for 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". 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, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and ere to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County, that I / We are the legal owner(s) of the proper which is the subject of this / these Petition(s).  Contract Purchaser/Lessee:  Concery Outlet  Legal Owners (Petitioners):  Contract Purchaser/Lessee:  Cranbrook Plaza Enterprises Lip.C  Name #1 - Type or Print  Signature #2  599 20 Id Eagle School Rd, Ste, 904  Wayne PA Signature #1 Signature #2  599 20 Id Eagle School Rd, Ste, 904  Wayne PA Signature #1 Signature #2  599 20 Id Eagle School Rd, Ste, 904  Wayne PA Signature #1 Signature #2  599 20 Id Eagle School Rd, Ste, 904  Wayne PA Signature #1 Signature #2  599 20 Id Eagle School Rd, Ste, 904  Wayne PA Signature #1 Signature #2  599 20 Id Eagle School Rd, Ste, 904  Wayne PA Signature #1 Signature #2  599 20 Id Eagle School Rd, Ste, 904  Wayne PA Signature #1 Signature #2  599 20 Id Eagle School Rd, Ste, 904  Wayne PA Signature #1 Signature #2  599 20 Id Eagle School Rd, Ste, 904  Wayne PA Signature #1 Signature #2  599 20 Id Eagle School Rd, Ste, 904  Wayne PA Signature #1 Signature #2  599 20 Id Eagle School		
or not the Zoning Commissioner should approve  As Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for 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".  TO BE PRESENTED AT HEARING  Property is to be posted and advertised as prescribed by the zoning regulations.  TO BE PRESENTED AT HEARING  TO B	and plan attached hereto and ma	de a part hereof, hereby petition for:
a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for 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".  TO BE PRESENTED AT HEARING".  TO BE PRESENTED AT HEARING  Property is to be posted and advertised as prescribed by the zoning regulations.  In 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.  Legal Owner(s) Affirmation: I / we do so selemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the proper which is the subject of this if these Petition(s).  Contract Purchaser/Lessee:  Grocery Outlet  Name: Type or Print  Signature  Signature  Signature  Signature  Attorney for Petitioner:  Jennifer Busse - Rosenberg Martin Greenberg LLP  Name: Type or Print  Signature  Signat	1. XX a Special Hearing under Section 500.7 of the Zoni	ng Regulations of Baltimore County, to determine whether
a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for the following reasons 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 of indicate below "TO BE PRESENTED AT HEARING".  TO BE PRESENTED AT HEARING  Property is to be posted and advertised as prescribed by the zoning regulations.  Or we, agree to pay expenses of above pelition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations are 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 proper which is the subject of this I these Petition(s).  Contract Purchaser/Lessee:  Grocery Outlet  Name-Type or Print  Signature  1992 Old Eagle School Rd, Ste. 904 Wayne PA Signature #1 Signature #2  1992 Cold Eagle School Rd, Ste. 904 Wayne PA Amalling Address City State  Mailing Address City State  Mailing Address City State  Mailing Address City State  1990 Cranbrook Road Cockeyaville MD  Mailing Address City State  Mailing Address City State  Mailing Address Pation #1 Signature #2  1990 Cranbrook Road Cockeyaville MD  Mailing Address City State  Mailing Address City State  Mailing Address Pation #1 Signature #2  1990 Cranbrook Road Cockeyaville MD  Mailing Address City State  Mailing Address Pation #1 Signature #2  1990 Cranbrook Road Cockeyaville MD  Mailing Address City State  Mailing Address City State  Mailing Address City State  Mame Type or Print  Signature  1990 Cranbrook Road Cockeyaville MD  Mailing Address City State  Mame Type or Print  Signature  1990 Cranbrook Road Cockeyaville MD  Mailing Address City State  Mailing Address City State  Mailing Address City	or not the Zoning Commissioner should approve	11 1
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". you need additional space, you may add an attachment to this petition)  TO BE PRESENTED AT HEARING  Properly is to be posted and advertised as prescribed by the zoning regulations, 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 pentiles of perjury, that I / We are the legal owner(s) of the proper which is the subject of this / these Petition(s).  Contract Purchaser/Lessee:  Grocery Outlet  Name: Type or Print  Signature  1992 Old Eagle School Rd, Ste. 904 Wayne PA State Mailing Address City State  Mailing Address City State  Mailing Address City State  Mailing Address City State  Mailing Address City State  Mailing Address Person # Email Address  Attorney for Petitioner:  Plennifer Busse - Rosenberg Martin Greenberg LLP  Name: Type or Print  Signature	pco	& Del attalled
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". 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. It is a gree 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 ve do so solemnly declare and affirm, under the penalties of perjury, that I / Wo are the legal owner(s) of the proper which is the subject of this / these Petition(s).  Contract Purchaser/Lessee:  Grocery Outlet Name-Type or Print  Signature  Signature  Signature  Signature  Signature  Attorney for Petitioner:  Dennifer Busse - Rosenberg Martin Greenberg LLP Name-Type or Print  Signature  Signatu	2 a Special Exception under the Zoning Regulations	s of Baltimore County to use the herein described property for
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". 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. In 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 solemnity declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the proper which is the subject of this / these Petition(s).  Contract Purchaser/Lessee:  Grocery Outlet Name-Type or Print  Signature  Signature #1  Signature #2  Signature #2  Signature #2  Signature #3  Signature #2  Signature #3  Signature #4  Signature #4  Signature #4  Signature #4  Signature #6  Signature		
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". 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 solemnity declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the proper which is the subject of this / these Petition(s).  Contract Purchaser/Lessee:  Grocery Outlet Name-Type or Print  Signature  Signature  Signature #1  Signature #2  Signature #2  Signature #2  Signature #3  Signature #2  Signature #3  Signature #4  Signature #4  Signature #6  Attorney for Petitioner:  Jennifer Busse - Rosenberg Martin Greenberg LLP Name-Type or Print  Signature	2 VV a Variance from Section(s)	
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". 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 of 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 proper which is the subject of this / these Petition(s).  Contract Purchaser/Lessee:  Grocery Outlet Name-Type or Print  Signature  Signature  Signature  Signature  Signature  Signature  Signature  Signature  The proper which is the subject of this / these Petitioners in the zoning law of Baltimore County.  Legal Owners (Petitioners):  Legal Owners (Petitioners):  Cranbrook Plaza Enterprises Lly.C  Name #1 - Type or Print  Name #2 - Type or Print  Signature #1  Signature #2  Dennifer Busse - Rosenberg Martin Greenberg LLP  Name - Type or Print  Signature		
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING"  TO BE PRESENTED AT HEARING  TO BE PRESENTED AT HEARING  Property is to be posted and advertised as prescribed by the zoning regulations.  In 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 proper which is the subject of this / these Petition(s).  Contract Purchaser/Lessee:  Grocery Outlet  Name- Type or Print  Signature  Signature  Signature #1 Signature #2  Signature #1 Signature #1  Signature *2  Signature *3  Signat	piease see attached	
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING"  TO BE PRESENTED AT HEARING  TO BE PRESENTED AT HEARING  Property is to be posted and advertised as prescribed by the zoning regulations.  In 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 proper which is the subject of this / these Petition(s).  Contract Purchaser/Lessee:  Grocery Outlet  Name- Type or Print  Signature  Signature  Signature #1 Signature #2  Signature #1 Signature #1  Signature *2  Signature *3  Signat		
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING"  TO BE PRESENTED AT HEARING  TO BE PRESENTED AT HEARING  Property is to be posted and advertised as prescribed by the zoning regulations.  In 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 proper which is the subject of this / these Petition(s).  Contract Purchaser/Lessee:  Grocery Outlet  Name- Type or Print  Signature  Signature  Signature #1 Signature #2  Signature #1 Signature #1  Signature *2  Signature *3  Signat	of the zoning regulations of Baltimore County, to the	zoning law of Baltimore County, for the following reasons:
TO BE PRESENTED AT HEARING  Property is to be posted and advertised as prescribed by the zoning regulations, 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 proper which is the subject of this / these Petition(s).  Contract Purchaser/Lessee:  Grocery Outlet Name- Type or Print  Signature #1  Signature #1  Signature #2  Signature #2  Signature #2  Signature #3  Signature #4  Signature #4  Signature #4  Signature #4  Signature #5  Zip Code Telephone # Email Address  Attorney for Petitioner:  Jennifer Busse - Rosenberg Martin Greenberg LLP Name- Type or Print  Signature	(Indicate below your hardship or practical difficulty	or indicate below "TO BE PRESENTED AT HEARING". If
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) Aftirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the proper which is the subject of this / these Petition(s).  Contract Purchaser/Lessee:  Grocery Outlet  Name- Type or Print  Signature  Signature #1  Signature #1  Signature #2  Signature #2  Signature #1  Signature #2  Signature #1  Signature #2  Signature #2  Signature #1  Signature #2  Signature #2  Signature #1  Signature #2  Signature #2  Signature #2  Signature #2  Signature #2  Signature #2  Signature #1  Signature #2	you need additional space, you may add an attachme	ent to this petition)
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 proper which is the subject of this / these Petition(s).  Contract Purchaser/Lessee:  Grocery Outlet  Name- Type or Print  Signature  Signature #1  Signature #1  Signature #2  Signature #2  Signature #2  Signature #1  Signature #2  Signature #1  Signature #2  Signature #1  Signature #2  Signature #2  Signature #1	•	
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 Zolling regulations and restrictions of 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 proper which is the subject of this / these Petition(s).  Contract Purchaser/Lessee:  Grocery Outlet  Name-Type or Print  Signature  Signature  Signature #1 Signature #2  Signature #2  Signature #1 Signature #2  Signature #1 Signature #2  Signature #1 Signature #2  Signature #2  Signature #1 Signature #2  Signature #3  Signature #3  Signature #4  Signature #2  Signature #4  Signature #2  Signature #3  Signature #3  Signature #4  Signature #4  Signature #4  Signature #4  Signature #3  Signature #3  Signature #4  Signa	TO BE PRE	SENTED AT REARING
, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the Zolling regulations and restrictions of 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 proper which is the subject of this / these Petition(s).  Contract Purchaser/Lessee:  Grocery Outlet  Name- Type or Print  Signature  1992 Old Eagle School Rd, Ste. 904 Wayne PA  1998 Old Eagle School Rd, Ste. 904 Wayne PA  19087 / 484-501-8709 / crau@cfgo.com  21030 / State  Mailing Address  City State  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		
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 Zolling regulations and restrictions of 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 proper which is the subject of this / these Petition(s).  Contract Purchaser/Lessee:  Grocery Outlet  Name- Type or Print  Signature  Signature #1 Signature #2  Signature #2  Signature #1 Signature #2  Signature #3  Signature #3  Signature #4  Signature #4  Signature #2  Signature #3  Signature #4  Signature #4  Signature #3  Signature #4  Signature #4  Signature #4  Signature #3  Signature #4  Si	Departure to be posted and advertised as prescribed by the zoning requi	lations
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 proper which is the subject of this / these Petition(s).  Contract Purchaser/Lessee:  Grocery Outlet Name- Type or Print  Signature Signature Signature Signature #1 Signature #1 Signature #1 Signature #1 Signature #1 Signature #1 Signature #2 Signature #1 Signature #1 Signature #2 Signature #1 Signature #2 Signature #1 Signature #2 Signature #2 Signature #1 Signature #2 Signature #1 Signature #2 Signature #1 Signature #2 Signature #2 Signature #1 Signature #1 Signature #2 Signature #2 Signature #1 Signature #1 Signature #2 Signature #1 Signature #2 Signature #2 Signature #2 Signature #2 Signature #1 Signature #2 Signature #2 Signature	or we large to pay expenses of above petition(s), advertising, posting,	etc. and further agree to and are to be bounded by the Zoning regulations
Legal Owners (Petitioners):  Cranbrook Plaza Enterprises Ll.C  Name #1 – 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  Legal Owners (Petitioners):  Cranbrook Plaza Enterprises Ll.C  Name #1 – Type or Print  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  25 S. Charles Street, 21st FL Baltimore MD	and matriations of Baltimore County adopted pursuant to the zoning law t	or Baltimore County.
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:  Dennifer Busse - Rosenberg Martin Greenberg LLP Name- Type or Print  Legal Owners (Petitioners):  Cranbrook Plaza Enterprises LkC  Name #1 - Type or Print  Signature #1 Signature #2  599 Cranbrook Road Cockeysville MD Mailing Address City State  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  City State  Attorney for Petitioner:  Signature  25 S. Charles Street, 21st FL Baltimore MD  City State  City State  Attorney for Petitioner:  Signature  25 S. Charles Street, 21st FL Baltimore MD  City State  Contract Purchase Street  Address  City State  Signature  25 S. Charles Street, 21st FL Baltimore MD	Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, u	nder the penalties of perjury, that I / We are the legal owner(s) of the property
Grocery Outlet Name- Type or Print Signature #1 Signature #2 Signature #1 Signature #2 Signature #1 Signature #2 Signature #2 Signature #1 Signature #2 Signature	which is the subject of this / these Petition(s).	
Name-Type or Print    Signature   Signatur	Contract Purchaser/Lessee:	Legal Owners (Petitioners):
Signature  Signature # 1 Signature # 2  Signature # 2  Signature # 1 Signature # 2  Signature # # # # # # # # # # # # # # # # # # #	Grocery Outlet	
992 Old Eagle School Rd, Ste. 904 Wayne PA Mailing Address City State  19087	Name- Type or Print	Name #1 – Type or Print
992 Old Eagle School Rd, Ste. 904 Wayne PA Mailing Address City State  19087		01
Mailing Address City State  Mailing Address City State  19087	Signature	Signature #1 Signature # 2
Mailing Address City State Mailing Address City State  19087	992 Old Eagle School Rd, Ste. 904 Wayne PA	
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  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
Attorney for Petitioner:  Jennifer Busse - Rosenberg Martin Greenberg LLP Name- Type or Print  Signature  25 S. Charles Street, 21st FL Baltimore MD  Email Address  Zep 6565  Representative to be contacted:  Jennifer Busse - Rosenberg Martin Greenberg LLP Name - Type or Print  Signature  25 S. Charles Street, 21st FL Baltimore MD  State	10001	
Jennifer Busse - Rosenberg Martin Greenberg LLP Name- Type or Print  Signature  25 S. Charles Street, 21st FL Baltimore MD  State  State  Jennifer Busse - Rosenberg Martin Greenberg LLP Name - Type or Print  Signature  25 S. Charles Street, 21st FL Baltimore MD  State  State	Zip Code Telephone # Email Address	Zip Code Telephone # Email Address
Name - Type or Print  Signature  Signature  25 S. Charles Street, 21st FL Baltimore MD 25 S. Charles Street, 21st FL Baltimore MD	Attorney for Petitioner:	Representative to be contacted:
Name - Type or Print  Signature  Signature  25 S. Charles Street, 21st FL Baltimore MD 25 S. Charles Street, 21st FL Baltimore MD	Jameifor Busso - Recordera Martin Greenhera I I P	Jennifer Busse - Rosenberg Martin Greenberg LLP
25 S. Charles Street, 21st FL Baltimore MD 25 S. Charles Street, 21st FL Baltimore MD		
25 S. Charles Street, 21st FL Baltimore MD 25 S. Charles Street, 21st FL Baltimore MD	Signature	Signature
25 S. Charles Street, 21st FL Baltimore MD		
Michigan Company	EU OI OIIGIIO OIII-	

21201

Zip Code

/jbusse@rosenbergmartin.com

Filing Date \_\_\_/\_

Email Address

Reviewer Do Not Schedule Dates: \_

410-727-8647

Telephone #

/jbusse@rosenbergmartin.com

**Email Address** 



CASE NUMBER\_

## 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 Pla	za Enterprises LLC
(SELECT THE HEARING(S) BY MARKING $\underline{X}$ AT THE APPROPRIA	ATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)
The undersigned legal owner(s) of the property situate in Band plan attached hereto and made	altimore County and which is described in the description a part hereof, hereby petition for:
. 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 a	
a Special Exception under the Zoning Regulations of	f Baltimore County to use the herein described property for
s. XX a Variance from Section(s)	
please see attached	
of the zoning regulations of Baltimore County, to the zo	oning 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 PRESE	INTED AT HEARING
10 52 11652	
roperty is to be posted and advertised as prescribed by the zoning regulation	ons.
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
nd restrictions of Baltimore County adopted pursuant to the zoning law for E egal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under	rathe negatives of perjury, that I / We are the legal owner(s) of the property
hich is the subject of this / these Petition(s).	
	Lorel Owners (Betitioners):
Contract Purchaser/Lessee:	Legal Owners (Petitioners):
Grocery Outlet	Cranbrook Plaza Enterprises LLC
lame- Type or Print	Name #1 – Type or Print Name #2 – Type or Print
ESSO CAROLYN RALL	Ĵ.
ignature	Signature #1 Signature #2
192 Old Eagle School Rd, Ste. 904 Wayne PA	599 Cranbrook Road Cockeysville MD
Mailing Address City State	Mailing Address City State
	21030 /
9087	Zip Code Telephone# Email Address
	bases.
Attorney for Petitioner:	Representative to be contacted:
ennifer Busse - Rosenberg Martin Greenberg LLP	Jennifer Busse - Rosenberg Martin Greenberg LLP
lame- Type or Print	Name – Type or Print
Signature	Signature
TOTAL TRACT OF REAL STRAGGLANDING HERSENGTHOOD.	727 - 15 1
5 S. Charles Street, 21st FL Baltimore MD tailing Address City State	25 S. Charles Street, 21st FL Baltimore MD  Mailing Address City State
failing Address City State	
	The state of the s
21201 / 410-727-8647 /jbusse@rosenbergmartin.com	21201 / 410-727-8647 /jbusse@rosenbergmartin.com Zip Code Telephone # Email Address

Filing Date \_\_/\_/\_\_\_ Do Not Schedule Dates: \_\_

### 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.

Petition for 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).

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.

Petition for Special Hearing to determine whether existing artwork constitutes a sign (Piano Keys - Drool of Rock).

Petition for 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).

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):

- 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
- 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
- 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



### PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections desiries trative Law of Baltimore County for the property located at:

To the Office of Administrative Law of Da	itillible 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 Er	nterprises LLC

(SELECT THE HEARING(S) BY MARKING $\underline{X}$ 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. X a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve	
<ol> <li>a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for</li> </ol>	<b>-</b> г
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 reason (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". you need additional space, you may add an attachment to this petition)	s: <b>I</b> f
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:	Legal Owners (Petitioners):
Grocery Outlet	Cranbrook Plaza Enterprises LLC
Name- Type or Print	Name #1 – Type or Print  Name #2 – Type or Print
Signature	Signature #1 Signature #2
992 Old Eagle School Rd, Ste. 904 Wayne PA	599 Cranbrook Road Cockeysville MD
Mailing Address City State	Mailing Address City State
19087 / 484-501-8709 / crau@cfgo.com	21030 /
Zip Code Telephone # Email Address	Zip Code Telephone # Email Address
Attorney for Petitioner:	Representative to be contacted:
Jennifer Busse - Rosenberg Martin Greenberg LLP	Jennifer Busse - Rosenberg Martin Greenberg LLP
Name- Type or Print	Name – Type or Print
Signature	Signature
25 S. Charles Street, 21st FL Baltimore MD	25 S. Charles Street, 21st FL Baltimore MD
Mailing Address City State	Mailing Address City State
21201 / 410-727-8647 /jbusse@rosenbergmartin	n.com 21201 / 410-727-8647 /jbusse@rosenbergmartin.com
Zip Code Telephone # Email Address	Zip Code Telephone # Email Address
CASE NUMBER Filing Date/_	Do Not Schedule Dates: Reviewer



CASE NUMBER\_

PETITION FOR ZONING HEARING(S)

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

To the Office of Administrative Law o	f 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 Pla	za Enterprises LLC
(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRI	ATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)
The undersigned legal owner(s) of the property situate in E and plan attached hereto and made	altimore County and which is described in the description 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 a	
2 a Special Exception under the Zoning Regulations of	of Baltimore County to use the herein described property for
3. XX a Variance from Section(s)	
please see attached	
A DE NOVE DE LA MARCHA	series law of Baltimore County for the following research
(Indicate below your hardship or practical difficulty or	oning law of Baltimore County, for the following reasons: indicate below "TO BE PRESENTED AT HEARING". If
you need additional space, you may add an attachmen	t to this petition)
TO BE PRESE	ENTED AT HEARING
Property is to be posted and advertised as prescribed by the zoning regulation	ons.
I or we, agree to pay expenses of above petition(s), advertising, posting, et	c. 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 Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under	ar the penalties of perjury, that I / We are the legal owner(s) of the property
which is the subject of this / these Petition(s).	Andrew Management ( 11 % 26 mile
Contract Durchagar/Lagger	Legal Owners (Petitioners):
Contract Purchaser/Lessee:	Legal Owners (Feddonors)
Grocery Outlet	Cranbrook Plaza Enterprises LLC
Name-Type or Print	Name #1 – Type or Print Name #2 – Type or Print
ESSO CAROLYN RALL	<u> </u>
Signature	Signature #1 Signature #2
992 Old Eagle School Rd, Ste. 904 Wayne PA	599 Cranbrook Road Cockeysville MD
Mailing Address City State	Mailing Address City State
19087 / 484-501-8709 / crau@cfgo.com	21030 /
Zip Code Telephone # Email Address	Zip Code Telephone # Email Address
Attacked for Delitioners	Representative to be contacted:
Attorney for Petitioner:	Representative to be contacted.
Jennifer Busse - Rosenberg Martin Greenberg LLP	Jennifer Busse - Rosenberg Martin Greenberg LLP
Name- Type or Print	Name – Type or Print
Signature	Signature
25 S. Charles Street, 21st FL Baltimore MD	25 S. Charles Street, 21st FL Baltimore MD
Mailing Address City State	Mailing Address City State
21201 / 410-727-8647 /jbusse@rosenbergmartin.com	21201 / 410-727-8647 /jbusse@rosenbergmartin.co
Zip Code Telephone # Email Address	Zip Code Telephone # Email Address

Filing Date \_\_\_/\_\_/\_\_\_ Do Not Schedule Dates: \_

### 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.

Petition for 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).

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.

Petition for Special Hearing to determine whether existing artwork constitutes a sign (Piano Keys - Drool of Rock).

Petition for 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).

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 ±70 feet **Thence** the following courses and distances, referred to the Maryland Coordinate System (NAD '83/91):

- 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.



2004-0171-5PHA

### Real Property Data Search () Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption		Viev	View GroundRent Registration			
Special Tax Recapture: N	one						
Account Identifier:	District - 08 Account	Number - 230000360	2				
	Owi	ner Information					
Owner Name:	CRANBROOK PLAZA ENTERPRISES LLC		Residen	COMMERCIAL ce: NO			
Mailing Address:	599 CRANBROOK RI COCKEYSVILLE MD		ference:	/14046/ 00716			
	Location &	Structure Inform	mation				
Premises Address:	532 CRANBROOK RI COCKEYSVILLE MD		scription	12.134AC PARCEL 1 & 2 & CRANBROOK S			
Map: Grid: Parcel: Nei 0051 0012 0520 200	ghborhood: Subdivisi 00.04 0000	on: Section: Blo	ck: Lot	: Assessment Year 2023	r: Plat No: Plat Ref:		
Town: None							
Primary Structure Built	Above Grade Living Area 120,806 SF	Finished Baseme	nt Area	Property Land Ar 12,1300 AC	ea County Use		
StoriesBasementType	Exter	iorQualityFull/Half Ba	athGarag	eLast Notice of Ma	jor Improvemen		
	L OFFICE BUILDING/	C3					
	Val	ue Information					
	Base Value	Value	Phase-	-in Assessments			
		As of 01/01/2023	As of 07/01/2	As o 2023 07/0	of 11/2024		
Land:	7,767,200	7,767,200					
Improvements	3,960,900	4,374,700					
Total:	11,728,100	12,141,900	12,426	5,700 12,0	103,967		
Preferential Land:	0	0					
	Tran	sfer Information	1				
Seller: JEROME INC	Date	e: 09/27/1999		Pri	ce: \$0		
Type: NON-ARMS LENGT	H OTHER Dee	Deed1: /14046/ 00716		Deed2:			
Seller: L & A COCKEYSVI		e: 04/07/1999			ce: \$0 ed2:		
Type: NON-ARMS LENGT		d1: /13983/ 00001			ce: \$0		
Seller: CRANBROOK INC Type: NON-ARMS LENGT		e: 06/30/1998 d1: /12987/ 00436			ed2:		
Type, NOW-ANNO ELITO		ption Information	n .				
Buddel Franch Assessment		07/01/20		07/01/2024			
Partial Exempt Assessme County:	000	0.00	23	0770172024			
State:	000	0.00					
Municipal:	000	0.00 0.00	)	0.00 0.00			
Special Tax Recapture: N							
		Application Info	rmatio	n			
Homestead Application S							
Tomestead Application of		One did A	an Inf-	-matia-			
	Homeowners' Tax	Credit Applicati	on into	mation			
Homeowners' Tax Credit	Application Status: No Application	oplication 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: 2024-0171-5PHA	_
Property Address: 532 Cranbrook (4	_
Legal Owners (Petitioners): Cranbrook Plazer Enterprises LCC	_
Contract Purchaser/Lessee: Grocery Outlet	_
PLEASE FORWARD ADVERTISING BILL TO:  Name: Company/Firm (if applicable):  The Busse - RMG	
Name: Company/Firm (if applicable):	_
Address: 25 5. Charles St.	_
21 St Floor	4
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 No. 231834 OFFICE OF BUDGET AND FINANCE MISCELLANEOUS CASH RECEIPT Date: 7/9/24 Rev Sub Source/ Rev/ Sub Obj Dept Obj BS Acct Amount Sub Unit Obj Dept Unit Fund 1000.00 6150 001 0000 806 1000.00 Total: Rec ROSENBERG MARTIN GREENBERG 2024-0171-5PHA 532 CRANBROOK 155 24-0616 **CASHIER'S** VALIDATION DISTRIBUTION GOLD - ACCOUNTING YELLOW - CUSTOMER WHITE - CASHIER PINK - AGENCY PLEASE PRESS HARD!!!! TOTO DEPOT TO THE WATER AND RESERVED HE RESERVED TO CONTRACT TO THE RESERVED TO THE PROPERTY OF THE PROPERTY O 90413 Rosenberg Martin Greenberg up ATTORNEY OPERATING ACCOUNT 60-1809/433 25 SOUTH CHARLES STREET, 21ST FLOOR BALTIMORE, MARYLAND 21201 (410) 727-6600 PAY: One Thousand Dollars and 00/100 AMOUNT DATE NUMBER 1,000.00 6/28/2024 90413 TO THE **Baltimore County** ORDER Same by

OF



Certificate of Posting

Case# 2024-0171-SPHA

Petitioner/Developer

Rosenberg Martin Greenberg

<u>Jennifer Busse</u>

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

yoskr gl

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 DATE: July 15, 2024

Department of Permits, Approvals

**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 DATE: 7/18/2024

Director, Department of Permits, Approvals and Inspections

**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 Cockeysville. 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 Cockeysville 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.

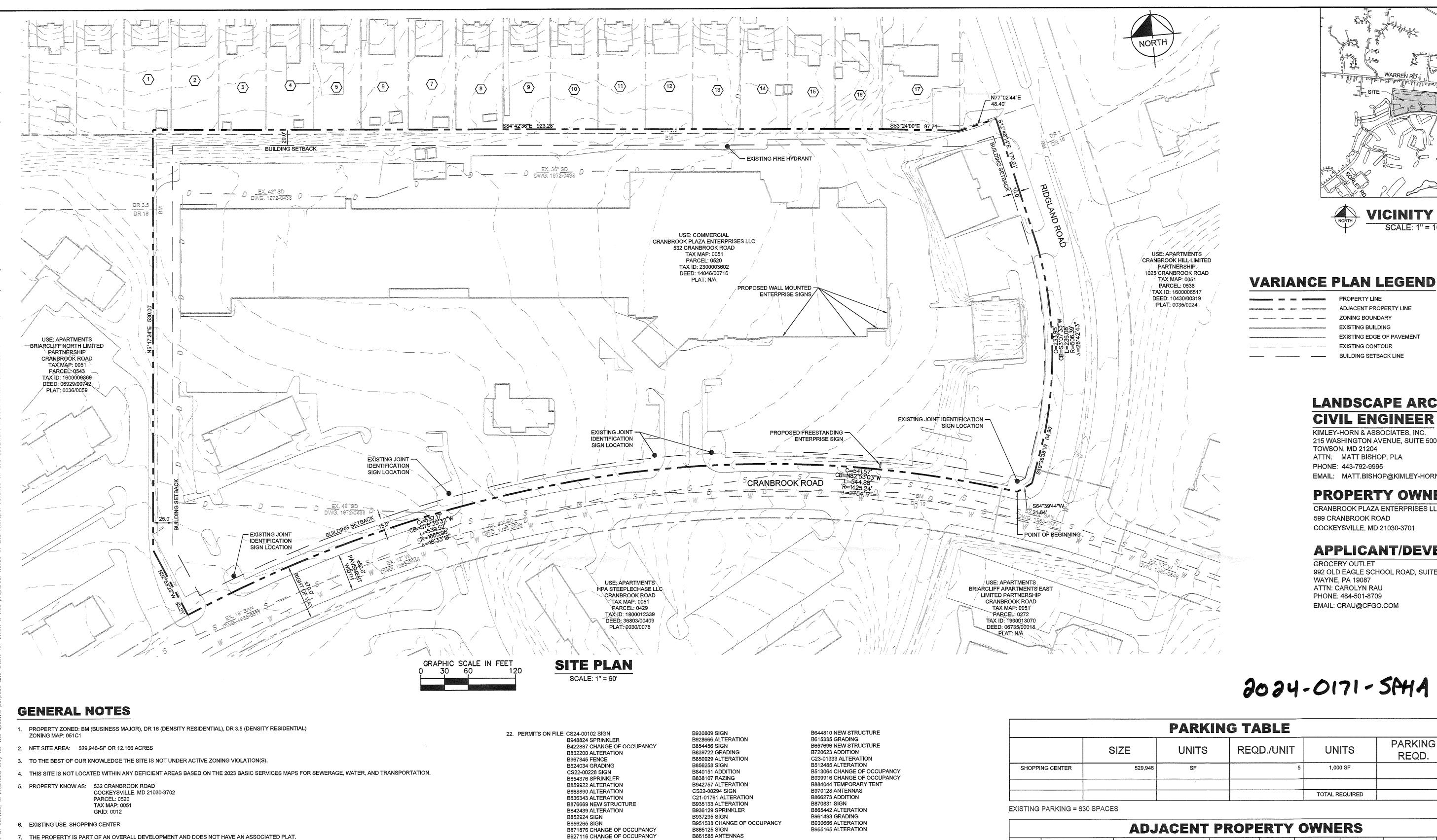
Prepared by:

Krystle Patchak

Division Chief:

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



**EXISTING BUILDING** EXISTING EDGE OF PAVEMENT

> LANDSCAPE ARCHITECT/ **CIVIL ENGINEER**

**VICINITY MAP** 

CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THA

ANDSCAPE ARCHITECT UNDER THE LAWS

KIMLEY-HORN & ASSOCIATES, INC. 215 WASHINGTON AVENUE, SUITE 500 TOWSON, MD 21204 ATTN: MATT BISHOP, PLA PHONE: 443-792-9995

EXISTING CONTOUR

BUILDING SETBACK LINE

EMAIL: MATT.BISHOP@KIMLEY-HORN.COM

**PROPERTY OWNER** CRANBROOK PLAZA ENTERPRISES LLC

599 CRANBROOK ROAD COCKEYSVILLE, MD 21030-3701

## APPLICANT/DEVELOPER

GROCERY OUTLET 992 OLD EAGLE SCHOOL ROAD, SUITE 904 **WAYNE**, PA 19087 ATTN: CAROLYN RAU

PHONE: 484-501-8709 EMAIL: CRAU@CFGO.COM

2024-0171-5PHA

		PARKIN	IG TABLE		
	SIZE	UNITS	REQD./UNIT	UNITS	PARKING REQD.
SHOPPING CENTER	529,946	SF	5	1,000 SF	53
		1			
				TOTAL REQUIRED	53

		<b>ADJACENT</b>	PROPE	ERTY	OWNE	RS		
ID#	ADDRESS	OWNER	USE	TAX MAP	PARCEL	TAX ID	DEED	PLAT
1	421 WARREN ROAD	FOSTER NICHOLAS	RESIDENTIAL	0051	0386	0813024490	37691 / 00044	0017 / 0008
2	423 WARREN ROAD	BIRCH JASMYNE	RESIDENTIAL	0051	0386	0823004270	38068 / 00279	0017 / 0008
3	425 WARREN ROAD	BARWICK RALPH L BARWICK MARY R	RESIDENTIAL	0051	0386	0802001800	N/A	0017 / 0008
4	427 WARREN ROAD	HAUCK BRIAN THOMAS MCCORMICK SOPHIA CONSTANCE	RESIDENTIAL	0051	0386	0813002000	46474 / 00437	0017 / 0008
5	429 WARREN ROAD	TAYLOR TAMMY	RESIDENTIAL	0051	0386	0811057380	48723 / 00033	0017 / 0008
6	501 WARREN ROAD	MCGARITY THEODORE C MCGARITY CYNTHIA L	RESIDENTIAL	0051	0386	0822000200	06209 / 00736	0017 / 0008
7	503 WARREN ROAD	IVANOV NIKOLAY D IVANOVA TANIA	RESIDENTIAL	0051	0386	0823057400	15389 / 00469	0017 / 0008
8	505 WARREN ROAD	JONES TIMOTHY A	RESIDENTIAL	0051	0386	0813017000	37106 / 00100	0017 / 0008
9	507 WARREN ROAD	GRAY BRYAN SCOTT	RESIDENTIAL	0051	0386	0807061202	331667 / 00432	0017 / 0008
10	509 WARREN ROAD	SMITH KEVIN M SMITH LILMA K	RESIDENTIAL	0051	0386	0812057290	26930 / 00060	0017 / 0008
11	511 WARREN ROAD	SFR II BORROWER 2021 3 LLC	RESIDENTIAL	0051	0386	0804002950	46757 / 00388	0017 / 0008
12	513 WARREN ROAD	THAI CUONG QWOC PHAN NGUYET LAM	RESIDENTIAL	0051	0386	0819079720	15089 / 00225	0017 / 0008
13	515 WARREN ROAD	SASENBERY ANNTOINETTE M	RESIDENTIAL	0051	0386	0802004100	33841 / 00356	0017 / 0008
14	517 WARREN ROAD	SMITH LEMAIRE TRAVIS JON	RESIDENTIAL	0051	0386	0802086990	38791 / 00198	0017 / 000
15	519 WARREN ROAD	WARREN ACQUISITION LLC	RESIDENTIAL	0051	0386	0813025980	48158 / 00344	0017 / 000
16	521 WARREN ROAD	MITCHELL DEAN J MOUKTRIE IKEA	RESIDENTIAL	0051	0386	0812021740	46570 / 00474	0017 / 000
17	10404 RIDGELAND ROAD	MARTIN-YEBOAH SAMUEL MARTIN-YEBOAH GARRETTE	RESIDENTIAL	0051	0386	0819078670	32351 / 00157	0017 / 000

SHEET NUMBER

8. THE SITE IS NOT LOCATED IN A 100-YR FLOODPLAIN (FEMA MAP #2400100255G).

9. THERE ARE NO WETLANDS WITHIN THE SITE BOUNDARY.

10. THE PROPERTY IS OUTSIDE OF THE CHESAPEAKE BAY CRITICAL AREA.

11. ALL SIGNAGE SHALL COMPLY WITH SECTION 450 OF THE BCZR OR VARIANCES WILL BE REQUESTED. NO SIGNAGE IS PROPOSED AS PART OF THIS APPLICATION.

12. ELECTION DISTRICT: 8TH, COUNCILMANIC DISTRICT: 3RD

13. SITE IS NOT A HISTORICAL PROPERTY PER BALTIMORE COUNTY GIS DATABASE

14. THERE ARE NO WELLS OR SEPTIC SYSTEMS ON SITE. THE SITE IS SERVED BY PUBLIC WATER AND SEWER.

15. WATERSHED: LOCH RAVEN RESERVOIR WATERSHED

16. FLOOR AREA RATIO: 126,779 SF / 529,946 SF = 0.24

17. A FIRE HYDRANT IS EXISTING ON SITE.

18. STORMWATER MANAGEMENT IS NOT REQUIRED FOR THIS SITE.

19. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE LANDSCAPE MANUAL AND ALL OTHER MANUALS ADOPTED PURSUANT TO SECTION 32-4-404 OF THE BALTIMORE CODE.

20. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC

21. MAXIMUM 40' BUILDING HEIGHT.

B614713 NEW STRUCTURE

23. THE SITE IS NOT LOCATED WITHIN THE LOCH RAVEN COMMERCIAL REVITALIZATION AREA.

### **ZONING CASE HISTORY**

1. CASE NO. R-1959-4719 FOR RECLASSIFICATION OF THE PROPERTY FROM A R-20 & R-40 ZONE TO AND R-6 ZONE. (GRANTED AUGUST 19, 1959) 2. CASE NO. 2007-0055-SPHA FOR A VARIANCE TO PERMIT 3 JOINT IDENTIFICATION FREE STANDING SIGNS IN LIEU OF THE ALLOWED 1; TO PERMIT 11 LINES OF COPY IN LIEU OF THE

ALLOWED 5 LINES ON THE TENANT JOINT IDENTIFICATION SIGN. (GRANTED NOVEMBER 29, 2006)

CASE NO. 1977-0126-A FOR A VARIANCE TO PERMIT 585 PARKING SPACES IN LIEU OF THE REQUIRED 634 SPACES. (GRANTED JANUARY 19, 1977) 4. CASE NO. 1981-0110-X FOR A SPECIAL EXCEPTION TO USE THE PROPERTY FOR A COMMUNITY CARE CENTER. (GRANTED DECEMBER 10 1980) CASE NO. 2002-0019-X FOR S SPECIAL EXCEPTION TO USE THE PROPERTY FOR A SERVICE GARAGE. (GRANTED SEPTEMBER 18, 2001)

CASE NO. 1990-0491-A FOR A VARIANCE (1) TO AMEND THE APPROVED PLAN IN ZONING CASE 77-12-A; (2) TO PERMIT 519 PARKING SPACES IN LIEU OF THE REQUIRED 539 SPACES; (3) TO PERMIT A DRIVE-THROUGH LANE TO CROSS THE PRINCIPAL PEDESTRIAN ACCESS TO THE FACILITY; (4) TO PERMIT DIRECT ACCESS PARKING ON A VEHICULAR TRAVELWAY; (5) TO PERMIT A DRIVEWAY 10 FEET IN WIDTH FOR ONE-WAY MOVEMENTS IN LIEU OF THE REQUIRED 12 FEET; (6) TO PERMIT LANDSCAPING IN ACCORDANCE WITH LANDSCAPE MANUAL; (7) TO PERMIT THE EXISTING IDENTIFICATION SIGN TO BE SITUATED ON THE OPPOSITE SIDE OF A THOROUGHFARE FROM RESIDENTIAL ZONED LAND; (8) TO PERMIT THE EXISTING IDENTIFICATION SIGN TO HAVE 177.2 SQUARE FEET IN AREA PER FACE IN LIEU OF THE PERMITTED 150 SQUARE FEET AND TO PERMIT SAID SIGN TO BE SITUATED ON THE OPPOSITE SIDE OF THE THOROUGHFARE FROM A RESIDENTIAL ZONED LAND AND TO PERMIT SAID SIGN TO BE SITUATED ON THE FRONTAGE THOROUGHFARE IN LIEU OF THE PERMITTED SIDE THOROUGHFARE. (1, 3-8 GRANTED WITH RESTRICTIONS JULY 18, 1990) (2 DENIED JULY 18, 1990)

7. CASE NO. R-1957-4106 FOR RECLASSIFICATION OF THE PROPERTY FROM A R-10 ZONE TO A BL ZONE TO BE USED FOR A BUILDING AND LOAN ASSOCIATION OFFICE. (GRANTED APRIL

8. CASE NO. R-1972-0205 FOR RECLASSIFICATION OF THE PROPERTY FROM A DR-16 ZONE TO A BL ZONE. (GRANTED OCTOBER 4, 1972) 9. CASE NO. 2003-0529-X FOR A SPECIAL PERMIT TO PERMIT THE USE AND OPERATION OF 30 AMUSEMENT DEVICES IN LIEU OF THE MAXIMUM PERMITTED 4 AMUSEMENT DEVICES. (GRANTED JULY 11, 2003) 10. CASE NO. 2014-0262-A FOR A VARIANCE TO PERMIT A FOURTH JOINT IDENTIFICATION SIGN IN LIEU OF THE ALLOWED ONE, AND IN ADDITION TO THE THREE EXISTING JOINT

IDENTIFICATION SIGNS ONE OF WHICH HAS ELEVEN LINES OF COPY IN LIEU OF THE ALLOWED FIVE; TO ALLOW A SECOND CHANGEABLE COPY SIGN IN LIEU OF THE ALLOWED ONE PER PREMISES; TO ALLOW A FREESTANDING SIGN WITHIN 100 FEET OF A RESIDENTIAL ZONE ON THE SAME SIDE OF THE HIGHWAY. (GRANTED JULY 29, 2014) 11. CASE NO. 1980-0108-SPHXA FOR A VARIANCE TO PERMIT 24 PARKING SPACES IN LIEU OF THE REQUIRED 33. (GRANTED DECEMBER 10, 1979)

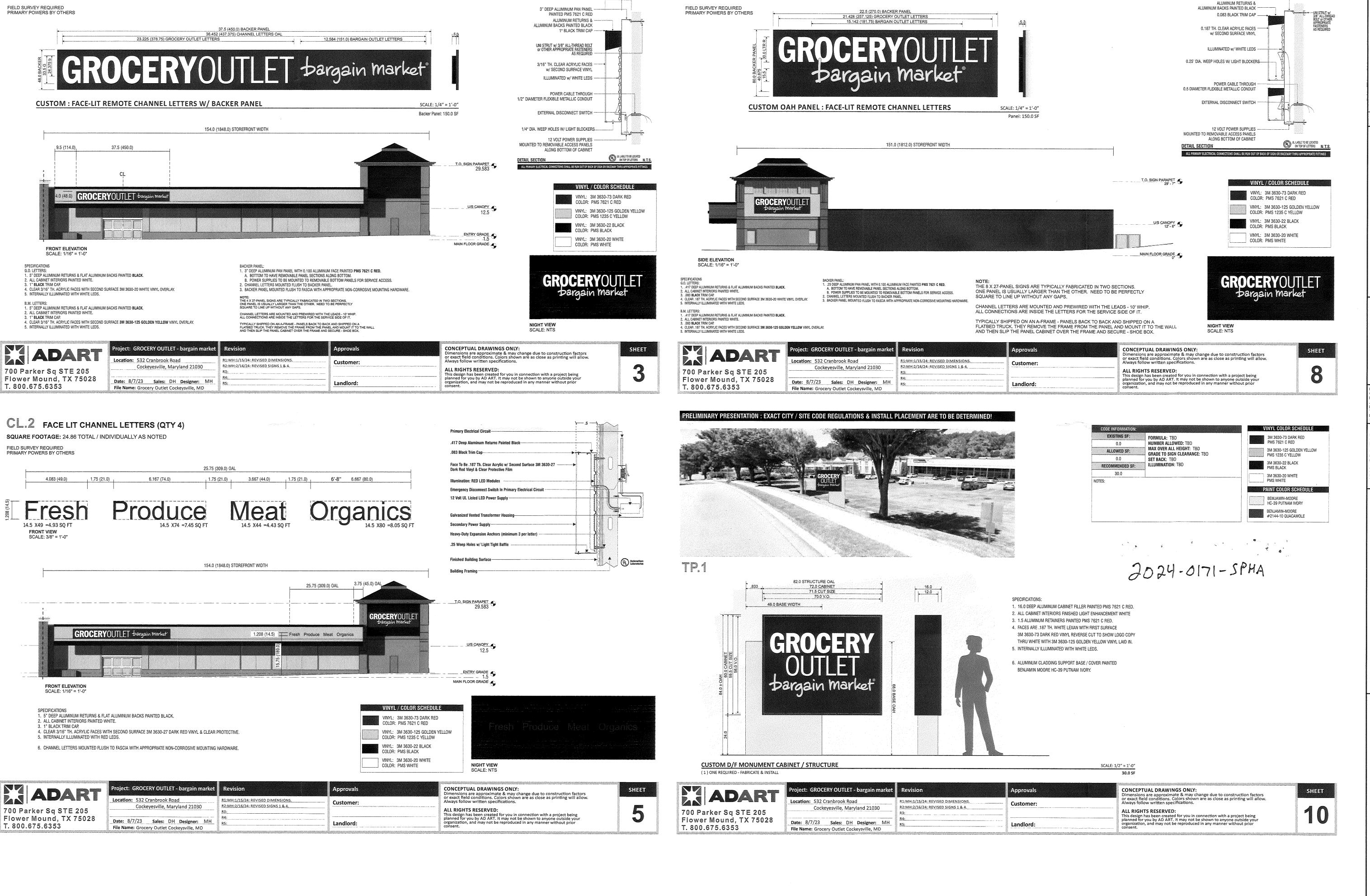
REQUIRED 25 FEET. (GRANTED MARCH 30, 1973)

REAR YARD SETBACK OF TWO FEET IN LIEU OF THE REQUIRED TWENTY FIVE FEET AND THIRTY FEET. (GRANTED NOVEMBER 2, 1973) 15. CASE NO. 1971-0281-SPHA FOR A VARIANCE TO PERMIT A REAR YARD SETBACK OF 0 FEET IN LIEU OF THE REQUIRED 20 FEET; TO PÉRMIT A SIDE YARD SETBACK OF 0 FEET IN LIEU OF

ZONE. (GRANTED JANUARY 31, 2003)

17. CASE NO. 2003-0246-SPHX FOR A SPECIAL PERMIT TO APPROVE AN AMENDMENT TO THE LAST APPROVED SITE PLAN AND A SPECIAL EXCEPTION FOR A COMMUNITY BUILDING IN A BL 18. CASE NO. R-1973-0001 FOR RECLASSIFICATION OF THE PROPERTY FROM A BL, DR-16, DR-3.5 ZONE TO A DR-16, BL ZONE. (GRANTED AUGUST 1, 1972)

12. CASE NO. 2004-0286-SPHX FOR A SPECIAL PERMIT TO USE THE PROPERTY AS A CATERING HELL IN A BL ZONE. (GRANTED MARCH 30, 2004) 13. CASE NO. 1973-0189-XA FOR A SPECIAL PERMIT TO USE THE EXISTING BUILDING FOR OFFICES; A VARIANCE TO PERMIT A SIDE YARD SETBACK OF 14.2 FEET INSTEAD OF THE 14. CASE NO. 1974-0096-XA FOR A SPECIAL PERMIT TO USE THE PROPERTY FOR A TWO STORY OFFICE BULDING; A VARIANCE TO PERMIT A SIDE YARD SETBACK OF FIVE FEET AND A THE REQUIRED 25 FEET. (GRANTED JUNE 24, 1971) 16. CASE NO. R-1965-0183 FOR RECLASSIFICATION OF THE PROPERTY FROM A R-6 ZONE TO A R-A ZONE. (GRANTED DECEMBER 16, 1964)



FACE LIT CHANNEL LETTERS ON BACKER PAN (QTY 1)

**SQUARE FOOTAGE: 150** 

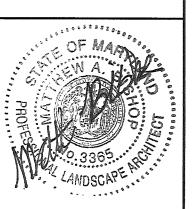
CL.4 FACE LIT CHANNEL LETTERS ON BACKER PAN (QTY 1)

**SQUARE FOOTAGE: 150** 

0.25 DEEP ALUMINUM PAN PANEL

PAINTED PMS 7621 C RED

⊚ ≸ 



ESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PARED OR APPROVED BY ME, AND THA AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS THE STATE OF MARYLAND. ICENSE NO. EXPIRATION DATE

CRANBROOK 3 5

SHEET NUMBER