

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Jerome J. Gebhart, aka legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 232-20 to permit a rear yard setback of 0 feet in lieu of the required 20 feet.

Section 232-20 To permit a side yard setback of 0 feet in lieu of the required 25 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

To provide proper channelization of traffic.

See attached description

MAP
DISTRICT
DATE
TYPE
HEARING
BY
FINAL
BY

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser Jerome J. Gebhart Legal Owner
Address 599 Cranbrook Road
Cockeysville, Md. 21030
Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED By The Zoning, Commissioner of Baltimore County, this 18th day

of 1971, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of June, 1971, at 1:00 o'clock

Edward D. Hardisty
Zoning Commissioner of Baltimore County

(over)

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John A. Luskemeyer, Sr., legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off street parking in a residential area.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser John A. Luskemeyer, Sr. Legal Owner
Address 599 Cranbrook Road
Cockeysville, Md. 21030
Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED By the Zoning Commissioner of Baltimore County, this 18th day of May, 1971, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of June, 1971, at 1:00 o'clock P.M.

Edward D. Hardisty
Zoning Commissioner of Baltimore County

(over)

MALCOLM E. HUDKINS ASSOCIATES
SURVEYING AND LAND DEVELOPMENT
305 W. CHEESAPEAKE AVE.
TOWSON, MD. 21204
228-9080

April 30, 1971

Description of B.L. Zone
N. W. Corner Ridgland Road and Cranbrook Road.

Beginning for the same the two following courses and distances from the intersection formed by the centerline of Ridgland Road with the centerline of Cranbrook Road viz: 1. northwesterly by a curve to the left 146 feet more or less 2. northeasterly 35 feet thence parallel to and distant westerly 150 feet from the centerline of Ridgland Road northerly 348 feet more or less thence westerly 560 feet thence southerly 378 feet more or less to intersect the north side of Cranbrook Road thence binding on the north side of Cranbrook Road easterly 622 feet to the place of beginning.

Containing 4.50 acres of land more or less.



Malcolm E. Hudkins
Malcolm E. Hudkins Reg. L.S. # 3095

Description Parking Area and Service Drive in Residential Area

Beginning for the same at a point distant the two following courses and distances from the intersection formed by the centerline of Cranbrook Road with the centerline of Ridgland Road viz: (1) Northwesterly along the centerline of Ridgland Road 580.55 feet more or less (2) Southwesterly 50 feet thence continuing the same course Southwesterly 125 feet thence Southerly 45 feet thence Westerly 560 feet thence Southerly 378 feet more or less to intersect the Northernmost right of way line of Cranbrook Road thence binding thereon by a curve to the left Southwesterly 30 feet more or less thence Northerly 450 feet more or less thence Easterly 533 feet more or less thence Northeasterly 265 feet more or less to intersect the Westernmost side of Ridgland Road thence binding thereon Southerly 30 feet to the place of beginning.

Containing 1.22 acres of land more or less.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 14, 1971

Mr. Jerome J. Gebhart
599 Cranbrook Road
Cockeysville, Maryland 21035

RE: Type of Hearing: Variance
Location: NW Cor. Cranbrook & Ridgland Road
Petitioner: Jerome J. Gebhart
Committee Meeting of May 18, 1971
8th District
Item 168

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject site is located on the north side of Cranbrook Road, 125 feet west of Ridgland Road. The property is undeveloped and lies to the north of the existing Town & Country North Apartments, to the east of the proposed Intercliff Apartments and south of the development, known as Greenport Manor. Immediately to the east of this site is a narrow tract of land bounded 9.8, 16, which is improved with a storage building and sample apartments for the Town & Country Apts. Kurb and gutter presently exist in this area.

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways: Cranbrook and Ridgland Roads, adjacent County roads adjacent to this site, are of recent construction. No additional highway improvements are proposed. Sidewalks are required on all public roads adjacent to this site.

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The entrance locations are subject to approval by the Department of Traffic Engineering and the entrance shall be constructed in accordance with Baltimore County Standards. No median breaks shall be constructed in Ridgland Road.

Sediment Control:
Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Storm Drainage:
No provisions for accommodating storm water or drainage have been indicated on the submitted plan.

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Utility easements and public storm drainage are required within this property.

Water and Sanitary Sewers:
Both public water supply and sanitary sewerage are available to serve this property. However, utility easements and public sanitary sewerage are required within this property.

DEPT. OF TRAFFIC ENGINEERING:
The subject variance and special hearing should create no major increase in trip density.

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BOARD OF EDUCATION:

No bearing on student population.

HEALTH DEPARTMENT:

Public water and sewer are available to the site.

Food Service Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

ZONING ADMINISTRATION DIVISION:

The petitioner is urged to consider an alternative entrance on the westernmost end of the property and to indicate how loading operations will be handled at the rear of the proposed building. Revised plans will be required prior to the hearing.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 10, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Charles L. Myers
CLAYTON L. MYERS, Chairman

ENCLOSURE

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

TO: Jerome J. Gebhart
599 Cranbrook Road
Cockeysville, Md. 21035

Invoice No. 81247
DATE June 17, 1971

REMARKS: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MAIL TO
COURTHOUSE, TOWSON, MARYLAND 21204

DESCRIPTION	AMOUNT	TOTAL AMOUNT
Advertising and posting of property 5/18-5/21-1971	68.25	68.25

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8th
Posted for: Thomas Monday June 26 1971 2:00 PM
Petitioner: Jerome J. Gebhart
Location of property: W. 4th Cranbrook Rd. 150' N. of Ridgland Rd
Location of sign: P. of Road on Cranbrook Rd. 200' S. of Ridgland Rd
Remarks: Mal H. Voss
Posted by: Mal H. Voss
Date of return: June 11-71

Zoning Commissioner of Baltimore County

Zoning Commissioner of Baltimore County

[illegible]

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan[illegible]

THE JEFFERSONIAN
L. Frank Smith
 Manager.
 Cost of Advertisement, \$

Mr. Jerome J. Galters
299 Crombrink Road
Cockeysville, Maryland 21030

Item 146

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

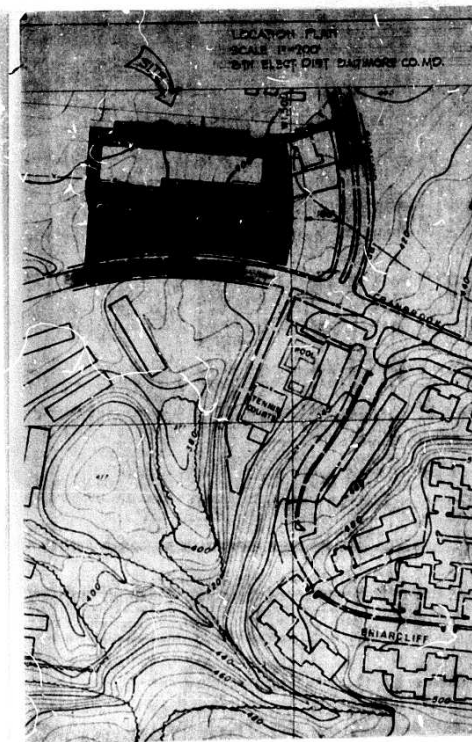
Your Petition has been received and accepted for filing this

10th day of May, 1978

Edward D. Hardesty
EDWARD D. HARDESTY
Zoning Commissioner

Petitioner: Jerome J. Galters

Petitioner's Attorney _____ Reviewed by: *Oliver L. M...*
Chairman of the
Advisory Committee



EXISTING AREA OF PROPERTY	4.62 AC ±
PROPOSED AREA OF BUILDING	55,000 SQ FT
REQUIRED PARKING SPACES	78
PROVIDED PARKING SPACES	25
	10:20
	10:15
TOTAL PARKING SPACES	40
	27:0

PARKING FOR PASSENGER VEHICLES ONLY.
LOADING FROM REAR OF BUILDING ONLY.
SCREENING PROPOSED AS SHOWN.
DRAINABLE DUSTLES SURFACE PROVIDED.
PARKING AND ACCESS AS SHOWN.
PROPOSED RETAIL SALES OPERATION 9AM-7PM
2 WALL MOUNTED FLOOD LIGHTS DIRECTED
DOWNWARD TO BE OPERATED BETWEEN DUSK
HOURS MAINTAINED BY THE "CRANFORD
SHOPPING CENTER".

REQUESTED VARIANCES:
6.0 FT. REAR YARD IN LIEU OF REQUIRED 20 FT.
6.0 FT. SIDE YARD IN LIEU OF REQUIRED 25 FT.

THE CRANDROOK CORPORATION
599 CRANDROOK ROAD, COCKEYSVILLE, MD. 21030

MALCOLM E HUDKINS 45600
305 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204
PHONE 301-200-1171

GEBHART
 #168
 REVISED PLANS
 JUN 18 '71 AM
☐ Area
☒ Pond
☐ Lake
☐ Pond
☐ Creek
 ZONING DEPARTMENT
 By *QBE*

SCHEME ~ TWO
PLAT TO ACCOMPANY
SPECIAL HEARING FOR PARKING
IN RESIDENTIAL ZONE 4 VARIANCE
ELECTION DISTRICT NO 6 BALTIMORE COUNTY MD
SCALE 1"=50'

APRIL 22, 1971
REVISED APRIL 26, 1971
REVISED APRIL 27, 1971
REVISED APRIL 29, 1971
REVISED JUNE 16, 1971

ZONED - DL	
EXISTING AREA OF PROPERTY	4,850 AC ±
PROPOSED AREA OF BUILDING	55,000 SQ FT
REQUIRED PARKING SPACES	75
PROVIDED PARKING SPACES	10-20 250
	10-25 40
TOTAL PARKING SPACES	290

ARTICLE 4004
PARKING FOR PASSENGER VEHICLES ONLY.
LOADING FROM REAR OF BUILDING ONLY.
UNLOADING PROPOSED AS SHOWN.
LOADABLE DECK/ST. SURFACE PROVIDED.
PARKING AND ACCESS AS SHOWN.
REAR AND RETAIL SALES OPERATION 9AM-9PM.
2ND FLOOR, 3RD FLOOR, LIGHTS DIMMED AT
DUSK
ALL ARE MAINTAINED BY THE OCEANFRONT
TRADING CENTER.

REQUESTED VARIANCES:
5 FT. REAR YARD IN LIEU OF REQUIRED 20 FT.
4 FT. SIDE YARD IN LIEU OF REQUIRED 25 FT.

THE CRANBROOK CORPORATION
593 CRANBROOK ROAD, COCKEYSVILLE, MD. 21030

MA. COMM. E. HUDKINS ASSO.
305 WEST CHESAPEAKE AVE
POWISON, MARYLAND, 2106
PHONE 878-7000

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY [Signature]
DATE 6/2/77

SCHEME - TWO
PLAT TO ACCOMPANY

SPECIAL HEARING FOR PARKING
IN RESIDENTIAL ZONE & VARIANCE

IN RESIDENTIAL ZONE 4 VARIANCE
ELECTION DISTRICT NO 5 BALTIMORE COUNTY MD
APRIL 20 1971

APRIL 20, 1971
REVISED APRIL 26, 1971
REVISED APRIL 27, 1971
REVISED APRIL 29, 1971
REVISED JUNE 16, 1971