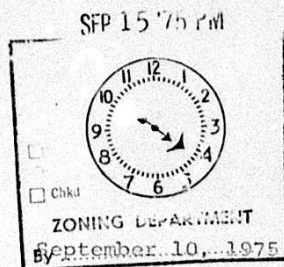


FRANCIS X. McDONOUGH
ATTORNEY AT LAW
KEYSER BUILDING
BALTIMORE 2, MD.

243 Blenheim Road
Baltimore, Md. 21212



Gerard A. Dunn,
Assistant Vice-President
Mortgage Department
Equitable Trust Company
Calvert & Fayette Streets
Baltimore, Maryland 21202

Dear Mr. Dunn:

Last week, Cranbrook, Inc., requested you to partially release the western thirty feet of its property on the north side of Cranbrook Road in the eighth election district of Baltimore County from the lien of a mortgage deed of trust you hold on said property, known as Cranbrook Shopping Center, dated September 8, 1972. You indicated you are willing to submit said request to your Board, provided the existing B.L. zoning regulations of Baltimore County covering the remainder of said property are not adversely affected thereby.

On Tuesday of this week, I submitted to you a photo-copy of an Order of Mr. S. Eric DiNenna, Zoning Commissioner of Baltimore County, dated August 1, 1972, reclassifying the property you hold a security for your aforesaid mortgage, to a DR 16 and B.L. zone; and also a photo-copy of a plat of Malcolm E. Hudkins filed therewith in said case no. 73-1-R. Hudkin's plat showed the western thirty feet of the subject property to be existing DR 16 zoning and this 30' strip was not reclassified in case 73-1-R.

The subject 30' strip was reclassified in case no. 72-205-R to B.L. zoning by an Order of Mr. DiNenna on October 4, 1972, (Appeal of said Order was dismissed by the County Board of Appeals on June 7, 1973, at the request of the protestants-appellants.) and a copy of that Order was also submitted to you by me last Tuesday, along with a plat of Malcolm Hudkins filed therewith. Since the subject 30' strip

Gerard A. Dunn
Equitable Trust Company
September 10, 1975
Page Two

constitutes the eastern portion of the land reclassified in case no. 72-205-R and the Order in that case stated the Zoning Commissioner attempted to clarify some of the confusion, surrounding the overall tract of land at the time of the adoption of the comprehensive zoning map in 1971, Cranbrook, Inc., consequently desires to develop as a unit of said shopping center the entire parcel reclassified in case 72-205-R. The parcel has a width in the rear or northernmost portion thereof of 400' (including the subject 30' strip), all as shown on the Hudkins plat filed therein. To do otherwise might confuse anew the situation which the Zoning Commissioner stated he was clarifying.

Moreover, a Declaration will be recorded among the Baltimore County Land Records by Cranbrook, Inc., imposing a cross-easement for parking, ingress and egress and sewerage and water and proportionate charges for maintenance thereof in the event of diverse ownership at a future date of the existing unit and the proposed new unit of said shopping center.

I know of no reason why a partial release by you of the western 30' strip of your security will adversely affect your security because of a resulting conflict with the zoning regulations of Baltimore County, either as to area or parking spaces. I am sending a copy of this letter to Mr. DiNenna at your request to ascertain if he will confirm this fact to you.

I also call to your attention you partially released the southern 197' of said 30' strip on April 26, 1973, and the possibility of a conflict with Baltimore County zoning regulations, resulting therefrom, did not pose a problem to you on that date.

Very truly yours,

FRANCIS X. MC DONOUGH

FXM/lm

cc: Jerome J. Gebhart
599 Cranbrook Road
Cockeysville, Md. 21030

S. Eric DiNenna,
Zoning Commissioner
Room 121, County Office Bldg.
Towson, Md. 21204

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, CRANBROOK, INC., 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an D.R. 16 zone to an B.L. zone; for the following reasons:

See attached brief

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for shopping center

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception, advertising, printing, 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 the County.

CRANBROOK, INC.
By: John H. Garner
President
Address: 538 Cranbrook Road
Towson, Maryland 21204

Contract purchaser
Address: Suite 411 Jefferson Building
Towson, Maryland 21204

John H. Garner
Petitioner's Attorney
Address: 408 Jefferson Building
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day of February, 1973, 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 13th day of March, 1973, at 10:00 o'clock.

John H. Garner
Zoning Commissioner of Baltimore County
(over)

RE: PETITION FOR RECLASSIFICATION : BEFORE
from D.R. 16 zone to B.L. zone : COUNTY BOARD OF APPEALS
NE/S of Cranbrook Road 765 feet :
West of Ridgland Road : OF
8th District :
Cranbrook, Incorporated : BALTIMORE COUNTY
Petitioner : No. 72-205-R

ORDER OF DISMISSAL

Petition of Cranbrook, Incorporated for reclassification from D.R. 16 zone to B.L. zone, on property located on the northeast side of Cranbrook Road 765 feet west of Ridgland Road, in the 8th District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of letters of dismissal of appeal filed June 4, 1973, and Order of Dismissal of appeal filed June 4, 1973 (copies of which are attached hereto and made a part hereof) from the attorneys representing the Protestants-Appellants in the above entitled matter.

WHEREAS, the said attorneys for the said Protestants-Appellants request that the appeal filed on behalf of said Protestants be dismissed and withdrawn as of June 4, 1973.

IT IS HEREBY ORDERED, this 7th day of June, 1973, that said appeal be and the same is Dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slawik
Chairman
Walter A. Miller
John A. Miller

PETITION FOR RECLASSIFICATION : BOARD OF APPEALS
NE/S of CRANBROOK ROAD : OF
765' W. OF RIDGLAND ROAD : BALTIMORE COUNTY
8th DISTRICT :
CRANBROOK, INCORPORATED, : No. 72-205-R
PETITIONER : (Item No. 9)

ORDER OF DISMISSAL

Now comes George W. Rupprecht, Albert B. Carozza, Jr., and Edward E. Ashworth, Jr., by M. Stanley Radcliffe, Esquire and moves this Honorable Board to dismiss the appeal filed by them to the Order and decision of the Zoning Commissioner of Baltimore County dated the 4th day of October, 1972, granting the reclassification of the above property from D.R. 16 to B.L. and requests the Board to pass an Order dismissing said appeal.

M. Stanley Radcliffe
M. STANLEY RADCLIFFE
Loyola Federal Building
Towson, Maryland 21204
828-0333
Attorneys for
George W. Rupprecht,
Albert B. Carozza, Jr., and
Edward E. Ashworth, Jr.

I HEREBY CERTIFY that on this 1 day of June, 1973, a copy of the foregoing Order of Dismissal was mailed to Charles E. Brooks and Brooks & Turnbull, 305 W. Allegheny Avenue, Towson, Maryland 21204.

M. Stanley Radcliffe
M. STANLEY RADCLIFFE

BROOKS & TURNBULL
305 WEST ALLEGHENY AVENUE
TOWSON, MD. 21204
Tel. 286-2800

Rec'd 6/1/73
3:55 PM

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
NE/S of Cranbrook Road, : ZONING COMMISSIONER
765' W of Ridgland Road, : OF
8th District : BALTIMORE COUNTY
Cranbrook, Incorporated - :
Petitioner :
NO. 72-205-R (Item No. 9)

The Petitioner requests a Reclassification from a D.R. 16 Zone to a B.L. Zone for a parcel of property located on the northeast side of Cranbrook Road, seven hundred and sixty-five (765) feet west of Ridgland Road, in the Eighth District of Baltimore County, containing 4.96 acres of land, more or less.

Evidence on behalf of the Petitioner indicated that the subject property is contiguous to a small tract of land zoned B.L., which is also owned by the Petitioner. The combined tracts of land contains 8.2 acres and would be developed into a neighborhood shopping center. The subject property is bordered on two (2) sides by a very large apartment complex and on the other two (2) sides, by individual homes. It was further indicated that the property would be developed with approximately ninety-six thousand (96,000) square feet of retail space.

Mr. Jerome Gebhart, President of Cranbrook, Inc., stated that he planned to construct a shopping center because of a need in the area that is due to the extensive development of apartments and other types of housing. He indicated that in its present classification, he could develop eighty (80) units of apartments, but would rather not do so.

Mr. John Medlary, qualified real estate appraiser and consultant on zoning, made a study of the general vicinity, describing the neighborhood and maintained that he felt that the Comprehensive Zoning Map, as adopted by the Baltimore County Council on March 24, 1971, classified the subject property erroneously. He stated that the Planning Board had recommended one acre of

ORDER RECEIVED FOR FILING
DATE June 4, 1973
BY John H. Garner

commercial zoning for this land and that the Baltimore County Council increased the recommendation to five (5) acres (the contiguous property) indicating a need in the area for a neighborhood shopping center. It was his opinion that the existing commercial zoning is not suitable for the needs of the existing population and the anticipated population, which was supported by data of residential property developments in the area.

Mr. Bernard Willema's, qualified land planner and real estate appraiser, also cited the alleged erroneous zoning of the subject property. He stated that the Baltimore County Council cited the need for a commercial zone on this property and felt that it was in error to zone only a portion of the total tract. The mere granting of five (5) acres of B.L. zoning by the Baltimore County Council, would not meet the needs of the area and it could only be complimented by the granting of this Petition. It was also his opinion that though there would be an increase of traffic emanating from the property, its increase over the existing classification, would not be so great as to be detrimental to the health, safety and welfare of the community.

Residents of the area in protest of the subject Petition, indicated that the granting of the subject Petition would increase traffic along Cranbrook Road and that there was no need for a shopping center inasmuch as there are many shopping areas along York Road which are approximately three quarters (3/4) of a mile west of the subject property.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner of Baltimore County, the Comprehensive Zoning Map, as adopted by the Baltimore County Council on March 24, 1971, erroneously placed a D.R. 16 Zone on the subject property.

The Baltimore County Council indicated that they had observed a need on the east side of the York Road corridor for a shopping center by

placing the five (5) acres of B.L. zoning on the adjoining property and with its ultimate construction, development and usage as a viable center would not be able to compete with the York Road corridor shopping area. Although traffic along Cranbrook Road would increase, its increased usage, as compared to the present classification, would not have a detrimental effect. In fact, it is obvious that the usage of the total combined property as a shopping center would be a convenience for those families on that side of York Road. This would avoid trips to York Road, possibly decreasing the traffic density at the intersection of York and Cranbrook Roads. The Baltimore County Council recognized this fact but did not classify enough property to make the shopping center competitive and viable.

The aforementioned adjoining B.L. zoned property, was the subject of a subsequent Petition filed hereto; by Order of the Zoning Commissioner, in Case No. 73-1-R, clarified some of the confusion surrounding this overall tract of land at the time of the adoption of the Comprehensive Zoning Map. This confusion was partially eliminated by an Order dated, August 1, 1972.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of October, 1972, that the herein described property or area should be and the same is hereby reclassified; from a D.R. 16 Zone to a B.L. Zone, should be and the same is GRANTED, from and after the date of this Order subject to:

1. The approval of a site plan by the Bureau of Public Services and the Office of Planning and Zoning.

M. Stanley Radcliffe
M. STANLEY RADCLIFFE
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE June 4, 1973
BY John H. Garner

M. Stanley Radcliffe
Attorney at Law
828-0333

304 Loyola Federal Building
33 West Chesapeake Avenue
Towson, Maryland 21204

June 1, 1973

County Board of Appeals
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Cranbrook, Inc.
No. 72-205-R

Gentlemen:

Please dismiss the Appeal on behalf of Edward D. Murphy, Protestants, in the above referenced case upon payment of costs by Petitioner.

Very truly yours,

M. Stanley Radcliffe

MSR:bgs

Rec'd 6/1/73
3:55 PM

LAW OFFICE
JOHN H. GARNER
408 JEFFERSON BUILDING
108 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(410) 821-8127

May 29, 1973

County Board of Appeals
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Cranbrook, Inc.
No. 72-205-R

Gentlemen:

Please dismiss the Appeal on behalf of Edward D. Murphy, Protestants, in the above referenced case upon payment of costs by the Petitioner.

Very truly yours,

John H. Garner
JOHN H. GARNER

CC: Charles E. Brooks, Esq.
M. Stanley Radcliffe, Esq.
Edward D. Murphy

Rec'd 6/1/73
3:55 PM

ORDER RECEIVED FOR FILING
DATE June 4, 1973
BY John H. Garner

FRANK E. CICONE
Attorney At Law
FIRST NATIONAL BANK BLDG.
TOWSON, MARYLAND 21204

October 14, 1971

Mr. S. Eric DiNenna
Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

RE: Cranbrook, Inc.

Dear Mr. DiNenna:

Please be advised that I represent Cranbrook, Inc. and am filing herewith a petition to re-zone the subject property from D.R. 1C to BL. As a basis for this reclassification, I wish to cite the following reasons:

1. The Planning Board and the County Council recognized on the 1971 map the need for a neighborhood shopping area at this location, but failed to realize and take into consideration the impact of the existing and proposed apartment development which is now taking place.
2. The Petitioner has plans to develop the small neighborhood center which will be antiquated before it is completed.
3. It is clear that the proposed neighborhood shopping center requires additional commercial zoning in order to serve a neighborhood of this magnitude.
4. The only reasonable and logical location for additional neighborhood shopping is adjacent to the existing BL (business local) adopted by the present Planning Board and the County Council. Both the existing BL and the subject property are under the same ownership.
5. The Petitioner is in a position and proposes to put into practice logical and accepted planning factors by developing the subject property and the existing BL as a neighborhood shopping center and at the same time maintain a residential buffer zone.
6. And for other and further sufficient reasons to be shown at the hearing on this petition.

Respectfully submitted,

Frank E. Cicone
Frank E. Cicone

REC:kn

MALCOLM E. HUDKINS ASSOCIATES
SURVEYORS AND LAND DEVELOPERS
305 W. CHESTER AVE.
TOWSON, MD. 21204
458 9090

Description DR-16 Zone to BL Zone.

Beginning for the same at a point distant the two following courses and distance, from the intersection formed by the centerline of Ridgland Road with the centerline of Cranbrook Road viz.
(1) Westerly along the centerline of Cranbrook Road 765 feet more or less (2) northeasterly radial to the centerline of Cranbrook Road 35 feet to the north side of Cranbrook Road thence N5°29'10" E 477 feet more or less thence N84°10'50" W 400 feet thence S8°23'10" W 530 feet more or less thence southerly radial to the centerline of Cranbrook Road 98 feet more or less to the north side of Cranbrook Road thence binding on the north side of Cranbrook Road easterly 385 feet more or less to the place of beginning.

Containing 4.96 Acres of land more or less.

Malcolm E. Hudkins
Malcolm E. Hudkins Reg. L.S.#5045

W. Stanley Radcliffe
Attorney at Law
624-4233

February 25, 1972

Eric DiNenna,
Zoning Commissioner
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition of Cranbrook
Item 9, current cycle
File: 72-205 R

Dear Mr. DiNenna:

Please note my appearance on behalf of Ramsgate-Monterey Community Association.

I understand that there is to be a meeting of the zoning commission on Monday, March 13, 1972, at 10:00 am. Would you kindly advise me if there is any change of these plans?

Very truly yours,

W. Stanley Radcliffe

MSR:bfg
cc: Frank Cicone

LAW OFFICE
JOHN H. GARMER
408 JEFFERSON BUILDING
105 WEST CHESTER AVE.
TOWSON, MARYLAND 21204

February 9, 1972

Mr. Eric S. DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

RE: Petition of Cranbrook, Inc.
N/W/5 Cranbrook Road 765' S/W
of Ridgland Road
Item No. 9 - Current cycle

Dear Mr. DiNenna:

Please enter my appearance as attorney for the Greater Timonium Community Council and Edward L. Murphy, protestants, in the above referenced matter.

Would you kindly forward a copy of the Planning Advisory Committee comments when they are available.

It is my understanding that the hearing on the Petition will be scheduled during the week of March 13, 1972. Due to my present court assignment, I would appreciate the scheduling of the case for other than Monday or Thursday mornings.

Thank you for your usual cooperation.

Very truly yours,

John H. Garmer
JOHN H. GARMER

JHG/dkh

cc: Edward D. Murphy
John J. Dillon, Jr.
Frank E. Cicone, Esq.

LAW OFFICES
BROOKS & TURNBULL
400 HOLLEY AVENUE
TOWSON, MARYLAND 21204

June 4, 1973

Mr. John A. Slowik, Chairman
Board of Appeals for Baltimore
County
County Office Building
Towson, Maryland 21204

Re: No. 72-205-R
(Item No. 9)

Dear Mr. Slowik:

Please find enclosed two (2) letters dismissing the above captioned matter on behalf of Edward D. Murphy and the original of an Order of Dismissal on behalf of George W. Ruprecht, Albert B. Carozza, Jr. and Edward E. Ashworth, Jr. It would be appreciated if you would, at your earliest convenience, issue an Order of Dismissal in reference to this matter.

Your kind cooperation as concerning the above is greatly appreciated.

Sincerely yours,
BROOKS & TURNBULL, BY:

Charles E. Brooks
Charles E. Brooks

CEB/J
Enclosures
HAND DELIVERED

*Rec'd 4/4/73
5:55 PM*

LAW OFFICE
JOHN H. GARMER
408 JEFFERSON BUILDING
105 WEST CHESTER AVENUE
TOWSON, MARYLAND 21204
(301) 821-8127

November 3, 1972

S. Eric DiNenna, Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: NE/S of Cranbrook Road
785' W. of Ridgland Road
Cranbrook, Inc., Petitioner
No. 72-205-R (Item No. 9)

Dear Mr. DiNenna:

Kindly enter an appeal to the Board of Appeals on behalf of Edward D. Murphy, George W. Ruprecht, Edward Ashworth, Jr., and Albert Carozza, Protestants, in the above referenced case.

Enclosed please find my check for \$70.00 payable to Baltimore County, Maryland, as required by the zoning regulations.

Very truly yours,

John H. Garmer
JOHN H. GARMER
W. Stanley Radcliffe
Loyola Federal Building
Towson, Maryland 21204
Attorneys for Protestants



MSR
cc: Edward D. Murphy
Frank E. Cicone, Esq.

LAW OFFICE
JOHN H. GARMER
408 JEFFERSON BUILDING
105 WEST CHESTER AVENUE
TOWSON, MARYLAND 21204
(301) 821-8127

November 2, 1972

S. Eric DiNenna, Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: NE/S of Cranbrook Road
785' W. of Ridgland Road
Cranbrook, Inc., Petitioner
No. 72-205-R (Item No. 9)

Dear Mr. DiNenna:

Kindly enter an appeal to the Board of Appeals on behalf of Edward D. Murphy, George W. Ruprecht, Edward Ashworth, Jr., and Albert Carozza, Protestants, in the above referenced case.

Enclosed please find my check for \$70.00 payable to Baltimore County, Maryland, as required by the zoning regulations.

Very truly yours,

John H. Garmer
JOHN H. GARMER
W. Stanley Radcliffe
Loyola Federal Building
Towson, Maryland 21204
Attorneys for George W. Ruprecht,
Edward Ashworth, Jr. and
Albert Carozza

cc: E. D. Murphy
Frank E. Cicone, Esq.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 8, 1971

OFFICE BLDG.
105 WEST CHESTER AVE.
TOWSON, MARYLAND 21204

MR. L. MYERS
Chairman

MEMBERS

CHIEF OF
ENGINEERING
DEPARTMENT OF
PUBLIC ENGINEERING
CHIEF OF
DEPARTMENT OF
PROJECT PLANNING
CHIEF OF
EDUCATION
AND ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

Mr. George E. Gavrelis, Director
Office of Planning & Zoning
Room 301, Jefferson Building
Towson, Maryland 21204

RE: Property Owner: Cranbrook, Inc.
Location: N/W/5 Cranbrook Rd., 765' S/W
of Ridgland Rd.
Present Zoning: R-2, R-16
Proposed Zoning: Reclass. to B.L.
15th District Sector: Central
No. Acres: 4.96
Item 9

The following comments were compiled after a field investigation and an in-office review which will provide the Planning Board and/or the petitioner with pertinent information of possible development problems.

The subject property is located on the north side of Cranbrook Road south of Ridgland Road. It is currently an undeveloped, wooded tract that lies to the north of the existing Society Park Apartments, and to the south of the Greenport Manor Subdivision. The property to the west of this site is undeveloped and is proposed to become the Brimfield North Apartments. The property to the east of the site is a commercial zone and is apparently proposed to be a part of this overall shopping complex. There is also a small stream immediately adjacent to Cranbrook Road that runs through this property.

The plat as shown does not indicate existing buildings that are located adjacent to this property.

Very truly yours,
Oliver L. Myers
OLIVER L. MYERS, Chairman

JJDjr:JJD

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COVER OFFICE: 1000
1000 Chesapeake Ave.
Towson, Maryland 21204

MEMBERS:

MEMBERS:

MEMBERS:

MEMBERS:

MEMBERS:

MEMBERS:

MEMBERS:

MEMBERS:

Frank E. Ciccone, Esq.,
Suite 411 Jefferson Building
Towson, Maryland 21204

RE: Type of Hearing: Reclass. to B.L.
Location: W/S Cranbrook Rd., 765' SW of
Ridgeland Road
Petitioner: Cranbrook, Inc.
8th District
Item #9

Dear Sir:

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 property is located on the north side of Cranbrook Road south of Ridgeland Road. It is currently an undeveloped, wooded tract that lies to the north of the existing Society Park Apartments, and to the south of the Greentop Manor Subdivision. The property to the west of this site is undeveloped and is proposed to become the Briarcliff North Apartments. The property to the east of the site is a commercial zone and is apparently proposed to be a part of this overall shopping complex. There is also a small stream immediately adjacent to Cranbrook Road that runs through this property.

BUREAU OF ENGINEERING

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

Highways

Cranbrook Road is an existing road which is presently improved with a 40-foot combination curb and gutter cross section on a 70-foot right-of-way. In conjunction with the development of this site, sidewalks will be required along Cranbrook Road adjacent to this property.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Frank E. Ciccone, Esq.,
Page 2
Item 9

Storm Drains

Storm drainage facilities and easements will be required in connection with the proposed development of this property. Facilities must be provided to pick up and convey the existing storm drains from Meriden Road to a proper outfall.

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.

Sediment Control

Development of this property through stripping, 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.

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

Sanitary Sewer and Water

Public sanitary sewerage and public water supply are available to serve this property.

DEPT. OF TRAFFIC ENGINEERING

In 1967 this office conducted a detailed traffic study of this area in conjunction with Zoning Petition 67-216-RX. At that time, we indicated that a neighborhood shopping center of 8 to 10 acres would not affect York Road. However, should this shopping facility along Cranbrook Road exceed neighborhood size, it would tend to draw traffic from other areas into this area, which could be expected to aggravate an already serious traffic capacity problem.

FIRE DEPARTMENT

The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 171 "The Life Safety Code", 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

Frank E. Ciccone, Esq.,
Page 3
Item 9

HEALTH DEPARTMENT

Metropolitan water and sewers available to this 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 Control, 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.

BOARD OF EDUCATION

A change from residential zoning to business could only result in a loss of potential students.

ZONING ADMINISTRATION DIVISION

The plot as shown does not indicate existing buildings that are located adjacent to this property.

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 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

JJOJr:up
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers
FROM: Mr. Richard Moore
SUBJECT: Item #9 (Cycle Zoning 1971 - April 1972)
Location: W/S Cranbrook Rd., 765' SW of Ridgeland Rd.
Present Zoning: D.R. 16
Proposed Zoning: Reclass. to B.L.
District: 8th
Sector: Central
No. Acres: 4.96

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

Highways

Cranbrook Road is an existing road which is presently improved with a 40-foot combination curb and gutter cross-section on a 70-foot right-of-way. In conjunction with the development of this site, sidewalks will be required along Cranbrook Road adjacent to this property.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Storm Drains

Storm drainage facilities and easements will be required in connection with the proposed development of this property. Facilities must be provided to pick up and convey the existing storm drains from Meriden Road to a proper outfall.

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.

Sediment Control

Development of this property through stripping, 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.

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

Item #9 (Cycle Zoning 1971 - April 1972)
Property Owner: Cranbrook, Inc.
Page 2
October 19, 1971

Sanitary Sewer and Water

Public sanitary sewerage and public water supply are available to serve this property.

Richard L. Myers
RICHARD L. MYERS, P.E.
Chief, Bureau of Engineering

END:SAW:21204

1-10 Key Sheet
2-14 2 Position Sheet
3-14 1 1000
5-14 1000

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna
Attn: Oliver L. Myers

Date: November 4, 1971

FROM: C. Richard Moore

SUBJECT: Item 9 - Cycle Zoning II
Property Owner: Cranbrook, Inc.
Cranbrook Road SW of Ridgeland Road
Reclass. to B.L.

In 1967 this office conducted a detailed traffic study of this area in conjunction with Zoning Petition 67-216-RX. At that time, we indicated that a neighborhood shopping center of 8 to 10 acres would not affect York Road. However, should this shopping facility along Cranbrook Road exceed neighborhood size, it would tend to draw traffic from other areas into this area, which could be expected to aggravate an already serious traffic capacity problem.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM:mr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers
Date: October 22, 1971

FROM: Hoyt V. Bonner

SUBJECT: Item 9 - Zoning Advisory Committee Meeting, October 21, 1971

9. Property Owner: Cranbrook, Inc.
Location: W/S Cranbrook Rd., 765' S/W of
Ridgeland Rd.
Present Zoning: D.R. 16
Proposed Zoning: Reclass. to B.L.
District: 8th
Sector: Central
No. Acres: 4.96

Metropolitan water and sewers available to this 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 Control, 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.

Hoyt V. Bonner
Hoyt V. Bonner
Sanitation II
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

HVB:bc

BALTIMORE COUNTY, MARYLAND

ZONING ADVISORY COMMITTEE MEETING
OF Petition of October 19, 1971

Petitioner: CRANBROOK, INC.
Location: W/S Cranbrook Rd., 765' SW of Ridgeland Rd.
District: 8
Present Zoning: D.R. 16
Proposed Zoning: B.L.
No. of Acres: 4.96

Comments: A CHANGE FROM RESIDENTIAL ZONING TO BUSINESS
COULD ONLY RESULT IN A LOSS OF POTENTIAL STUDENTS

TO: S. Eric DiMenna, Zoning Commissioner
Attention: Mr. Myers
DATE: October 26, 1971

FROM: Fire Prevention Bureau
Fire Department

SUBJECT: Property Owner:
Cranbrook, Inc.

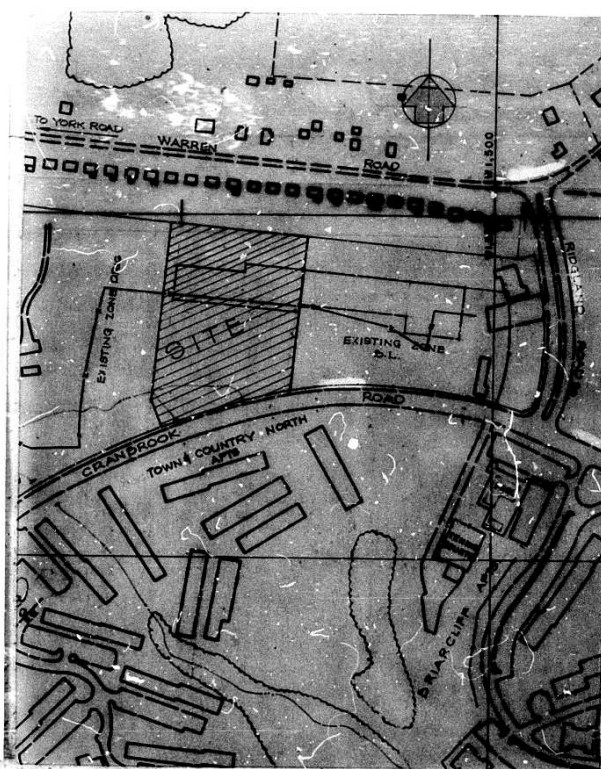
LOCATION: N/A/S Cranbrook Road, 765' S/W of 142nd Road

ITEM # 9 zoning Agenda: Cycle for October '71

- () 1. Fire hydrants for the proposed site (are required and) shall be in accordance with Baltimore County Standards.
The hydrants shall be located at intervals of _____ feet along an approved road.
- () 2. A second means of access is required for the site.
- () 3. The dead-end condition shown at _____ exceeds the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, and the Fire Prevention Code prior to occupancy or commencement of operations.
- () 5. The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.
- () 6. The Fire Department has no comment on the proposed site.

H.T.M.
Planning Division
Fire Prevention Bureau

Note: Above comments indicated with a check apply.



1/2
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *8th* Date of Posting: *Oct. 24, 72*
Posted for: *Alamy, Mondy, Mar. 13, 1972, 10:00 A.M.*
Petitioner: *Cranbrook, Inc.*
Location of property: *N.E. 1/4 of Cranbrook Rd. 765' W. of Ridgland Rd.*
Location of Sign: *1 Sign, Roadside, Near Sign, N.E. 1/4 of Cranbrook Rd. 765' W. of Ridgland Rd.*
Remarks:
Posted by: *Paul H. New* Date of return: *3-2-72*

Frank E. Closs, Esq.
Suite 411 Jefferson Building
Towson, Maryland 21204

Item 9

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 8th day of February 1972

S. Eric DiMenna
S. ERIC DIMENNA
Zoning Commissioner

Petitioners: *Cranbrook, Inc.*

Petitioner's Attorney: *Frank E. Closs, Esq.*

Reviewed by: *Paul H. New*
Chairman of
Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REV. DIVISION
MISCELLANEOUS CASH RECEIPT

No. 308

DATE: *Nov. 19, 1971* ACCOUNT: *01-662*

AMOUNT: *\$50.00*

DISTRIBUTION
WHITE - CASHIER
FRANK E. CLOSS, Esq.
Suite 411 Jefferson Building
Towson, Md. 21204
Petition for Reclassification from Cranbrook, Inc.
5-4-72

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 5788

DATE: *November 10, 1972* ACCOUNT: *01-662*

AMOUNT: *\$70.00*

DISTRIBUTION
WHITE - CASHIER
FRANK E. CLOSS, Esq.
Suite 411 Jefferson Building
Towson, Md. 21204
Cost of Appeal on Case No. 72-205-R
NE/S of Cranbrook Road, 765' W of Ridgland Road -
8th District
Cranbrook, Incorporated - Petitioner 7-10-72

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 24, 1972.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. ~~annexed~~ at one time ~~successive weeks~~ before the ~~11th~~ day of ~~March~~ 1972, the first publication appearing on the ~~24th~~ day of February 1972.

THE JEFFERSONIAN
L. L. Smith
Manager

Cost of Advertisement, \$ _____

FOR INFORMATION OF THE PUBLIC, the following is a list of the names of the persons who have been appointed to the Board of Directors of the Baltimore County Board of Directors for the year 1972. The names are listed in alphabetical order of their last names. The names are: *[List of names]*

THE TOWSON TIMES

TOWSON, MD. 21204

February 28 - 1972

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiMenna, Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for ~~one~~ ~~successive~~ weeks before the 28 day of February 1972 that is to say, the same was inserted in the issue of February 24, 1972.

STROMBLER PUBLICATIONS, Inc.

By: *Paul H. New*

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		700 Sheet
	date	by	date	by	date	by	date	by	date
Description: checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: 			Revised Plans:		Change in outline or description		Yes		No
Previous case:			Map #						

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#72-205-R

District: *8th* Date of Posting: *11/22/72*
Posted for: *Cranbrook Corp.*
Petitioner: *Cranbrook Corp.*
Location of property: *N.E. 1/4 of Cranbrook Rd. 765' W. of Ridgland Rd.*
Location of Sign: *1 Sign, Roadside, Near Sign, N.E. 1/4 of Cranbrook Rd. 765' W. of Ridgland Rd.*
Remarks:
Posted by: *Paul H. New* Date of return: *11/22/72*

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 3780

DATE: *August 7, 1972* ACCOUNT: *01-662*

AMOUNT: *\$11.75*

DISTRIBUTION
WHITE - CASHIER
FRANK E. CLOSS, Esq.
Suite 411 Jefferson Building
Towson, Md. 21204
Advertising and posting of property
#72-205-R
11-3-72

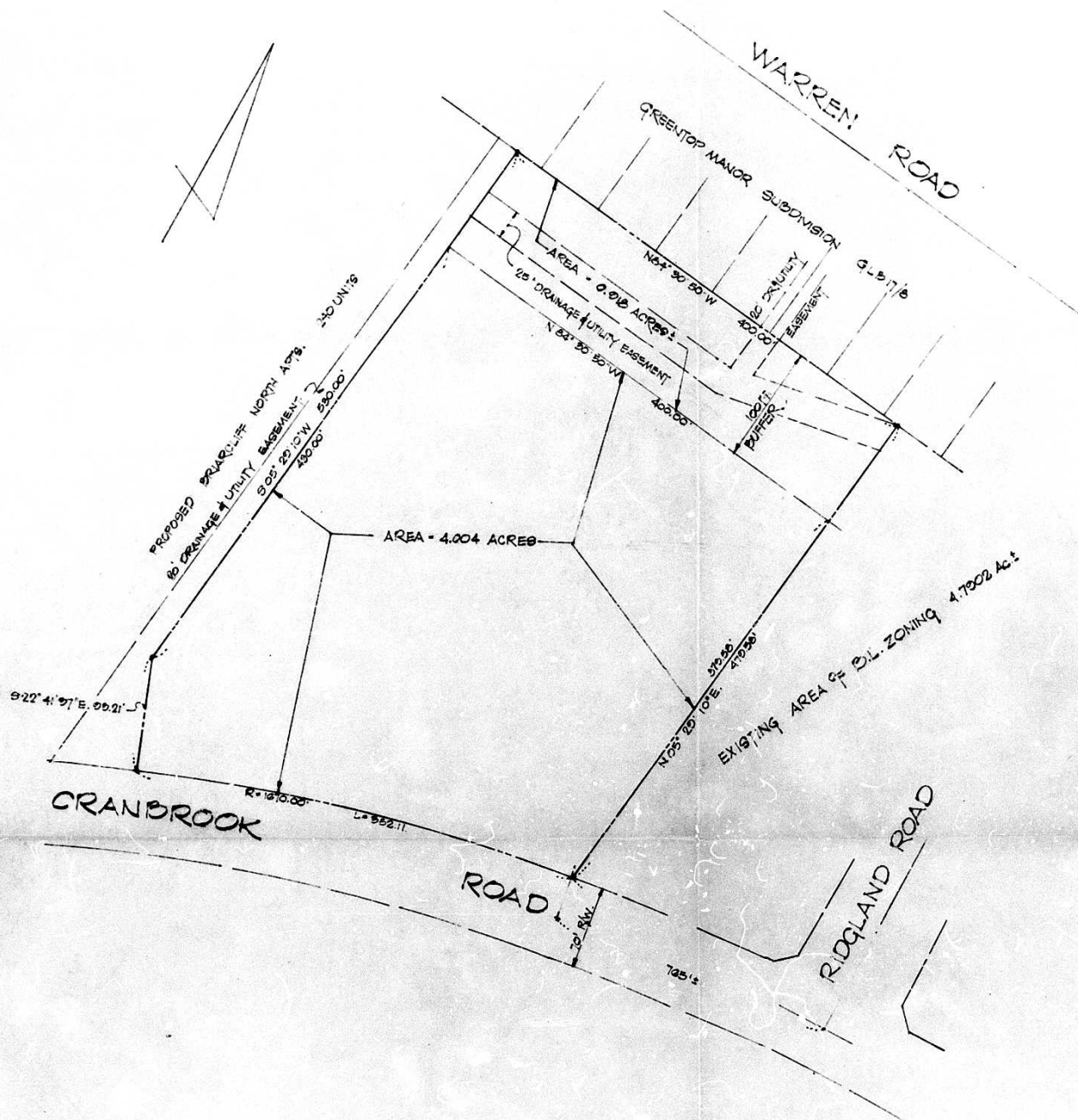
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 5822

DATE: *November 10, 1972* ACCOUNT: *01-662*

AMOUNT: *\$5.00*

DISTRIBUTION
WHITE - CASHIER
FRANK E. CLOSS, Esq.
Suite 411 Jefferson Building
Towson, Md. 21204
Posting of an Appeal for Cranbrook, Incorporated,
Case No. 72-205-R
NE/S of Cranbrook Road, 765' W of Ridgland Road -
8th District
5-10-72



AMENDED PLAT TO ACCOMPANY APPLICATION
FOR ZONING RECLASSIFICATION DR-16 TO DL.

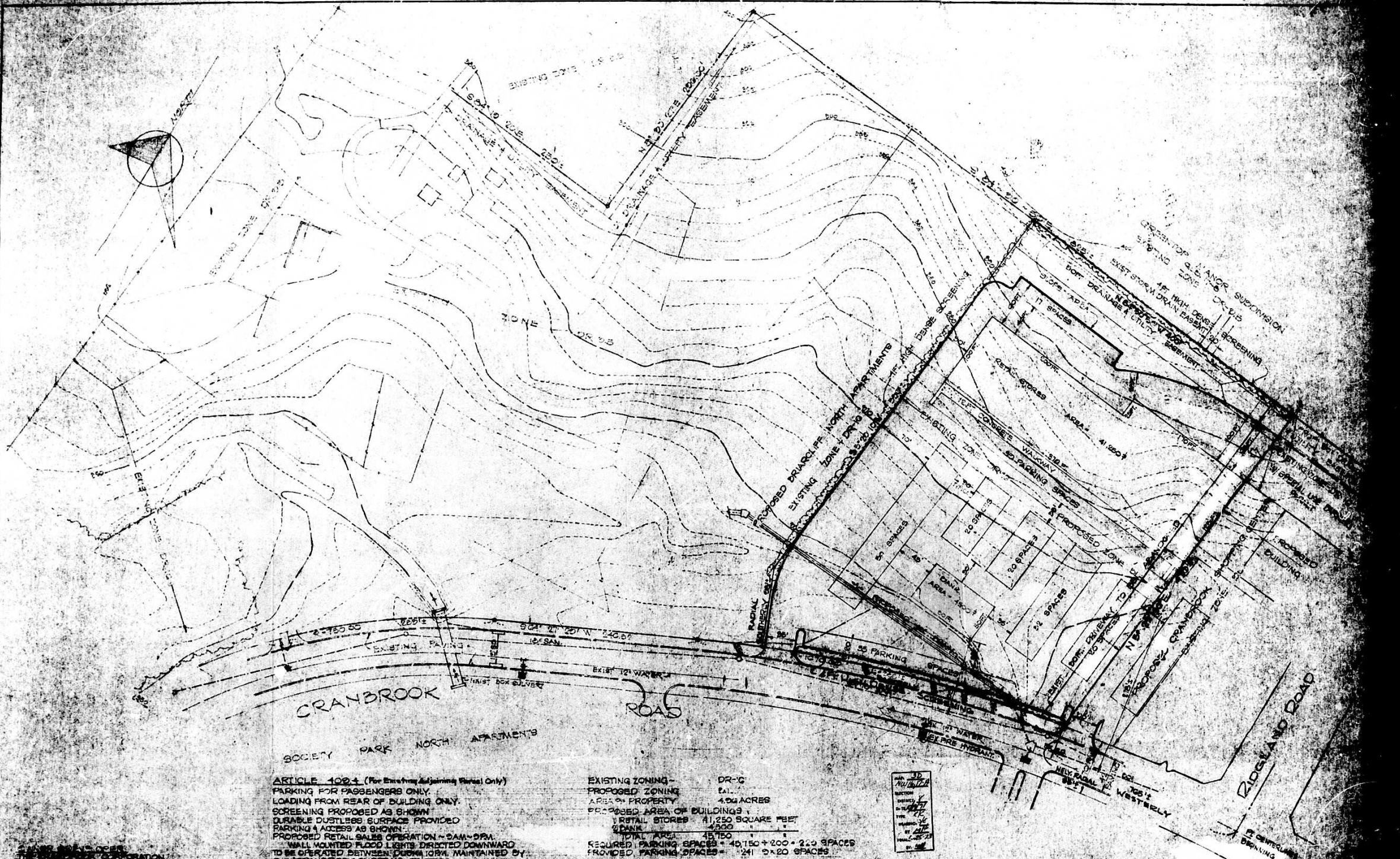
ELECTION DISTRICT N28 BALTIMORE COUNTY, MARYLAND

SCALE 1"=50' MARCH 1, 1972

PREPARED BY:
HUDKINS ASSOCIATES
200 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204 PHONE 828-0060

Handwritten signature/initials





ARTICLE 102-1 (For Existing Adjoining Parcel Only)
 PARKING FOR PASSENGERS ONLY.
 LOADING FROM REAR OF BUILDING ONLY.
 SCREENING PROPOSED AS SHOWN.
 DURABLE DUSTLESS SURFACES PROVIDED.
 PARKING ACCESS AS SHOWN.
 PROPOSED RETAIL SALES OPERATION - 9AM-9PM.
 WALL MOUNTED FLOOD LIGHTS DIRECTED DOWNWARD
 TO BE OPERATED BETWEEN DUSK 10PM, MAINTAINED BY
 THE CRANBROOK SHOPPING CENTER.

EXISTING ZONING -	DR-C
PROPOSED ZONING	DR-10
AREA OF PROPERTY	4.04 ACRES
PROPOSED AREA OF BUILDINGS	
1 RETAIL STORES	11,250 SQUARE FEET
2 PARK	4,500
TOTAL AREA	45,750
REQUIRED PARKING SPACES	45,150 + 200 = 223 SPACES
PROVIDED PARKING SPACES	241 2x20 SPACES



PLAT TO ACCOMPANY APPLICATION
 FOR ZONING RECLASSIFICATION
 DR-10 TO DR-10
 ELECTION DISTRICT NO. 8 BALTIMORE COUNTY, MARYLAND
 SCALE 1"=50'
 AUGUST 31, 1971
 OCT. 14, 1971

2. NAME OF THE APPLICANT
 THE CRANBROOK CORPORATION
 55 CRANBROOK ROAD
 CRANBROOK, MARYLAND 21033

3. NAME OF THE ENGINEER
 J. H. HARRIS & ASSOCIATES
 1000 PENNSYLVANIA AVENUE
 BALTIMORE, MARYLAND 21204

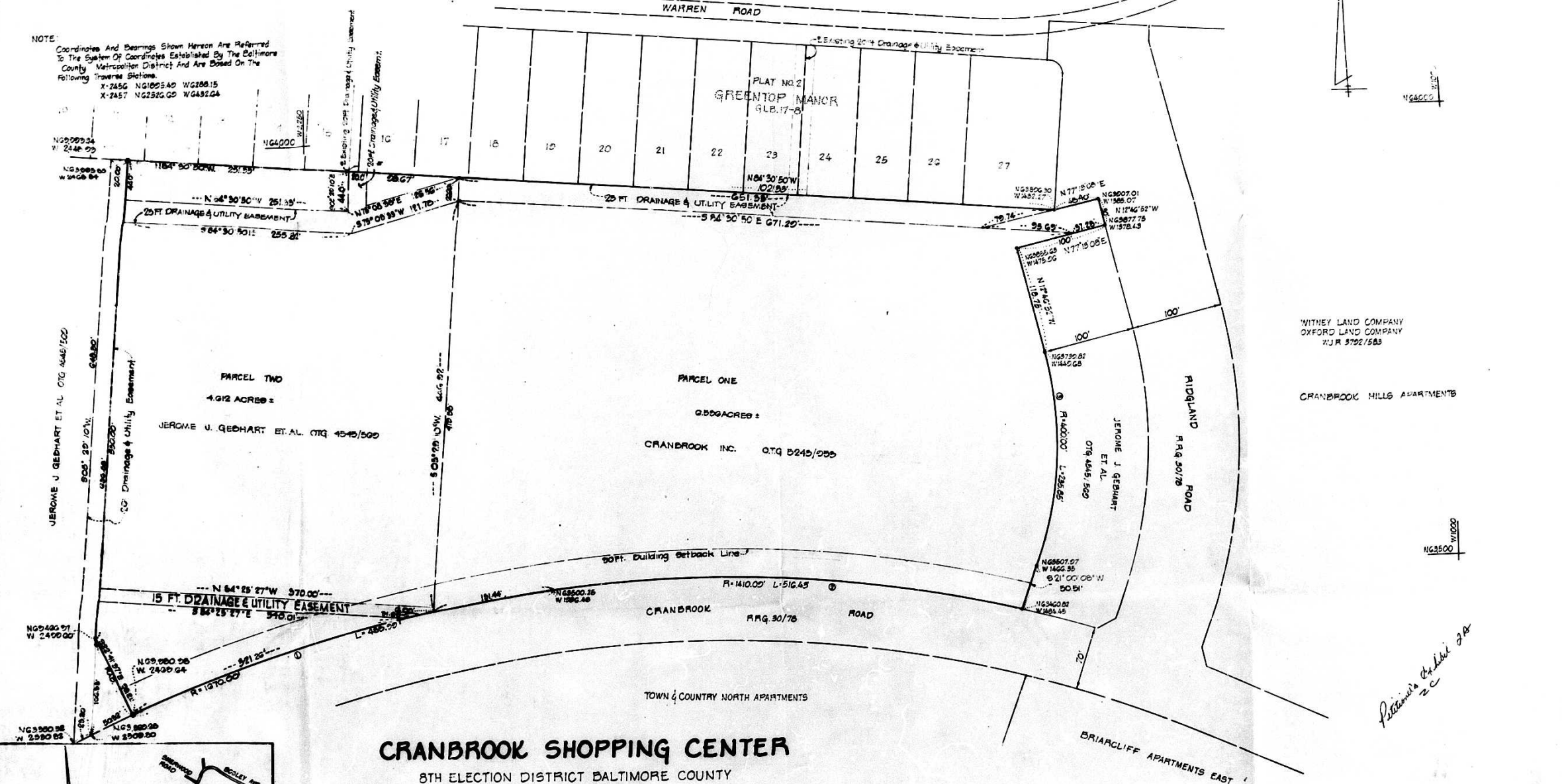


John H. Harris



CURVE DATA					
NO	RADIUS	ARC	Δ	TANGENT	CHORD
1	120.00	48.22	18° 36' 00"	N 75° 36' 00" E 48.22	48.22
2	1410.00	51.45	2° 02' 00"	N 85° 35' 47" W 51.45	51.45
3	400.00	23.65	3° 47' 00"	S 04° 06' 38" W 23.65	23.65

NOTE:
Coordinates And Bearings Shown Hereon Are Referred
To The System Of Coordinates Established By The Baltimore
County Metropolitan District And Are Based On The
Following Traverse Stations:
X-2456 NG180540 WG28815
X-2457 NG232600 WG43264



CRANBROOK SHOPPING CENTER

8TH ELECTION DISTRICT BALTIMORE COUNTY

SCALE 1"=50'

FEBRUARY 24, 1972
REV. MARCH 2, 1972

APPROVED

Director Planning Board

Date

APPROVED

County Roads Engineer

Date

APPROVED

Deputy State & County Health Officer

Date

NOTE

The streets and/or roads as shown hereon and the mention thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

OWNER:
CRANBROOK, INC.
JEROME J. GEBHART PRES
500 CRANBROOK ROAD
COCKEYSVILLE, MARYLAND 21037

OWNER:
JEROME J. GEBHART ET AL.
500 CRANBROOK RD.
COCKEYSVILLE, MARYLAND 21037

OWNER'S CERTIFICATE

The requirements of Section 72 B, Article 17 of the Annotated Code of Maryland (Folk 1947 Supplement) as far as they relate to the making of this plat have been complied with.

JEROME J. GEBHART ET AL.

CRANBROOK, INC.

By: _____ DATE: _____

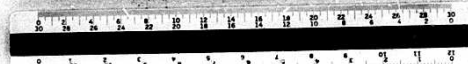
By: _____ DATE: _____

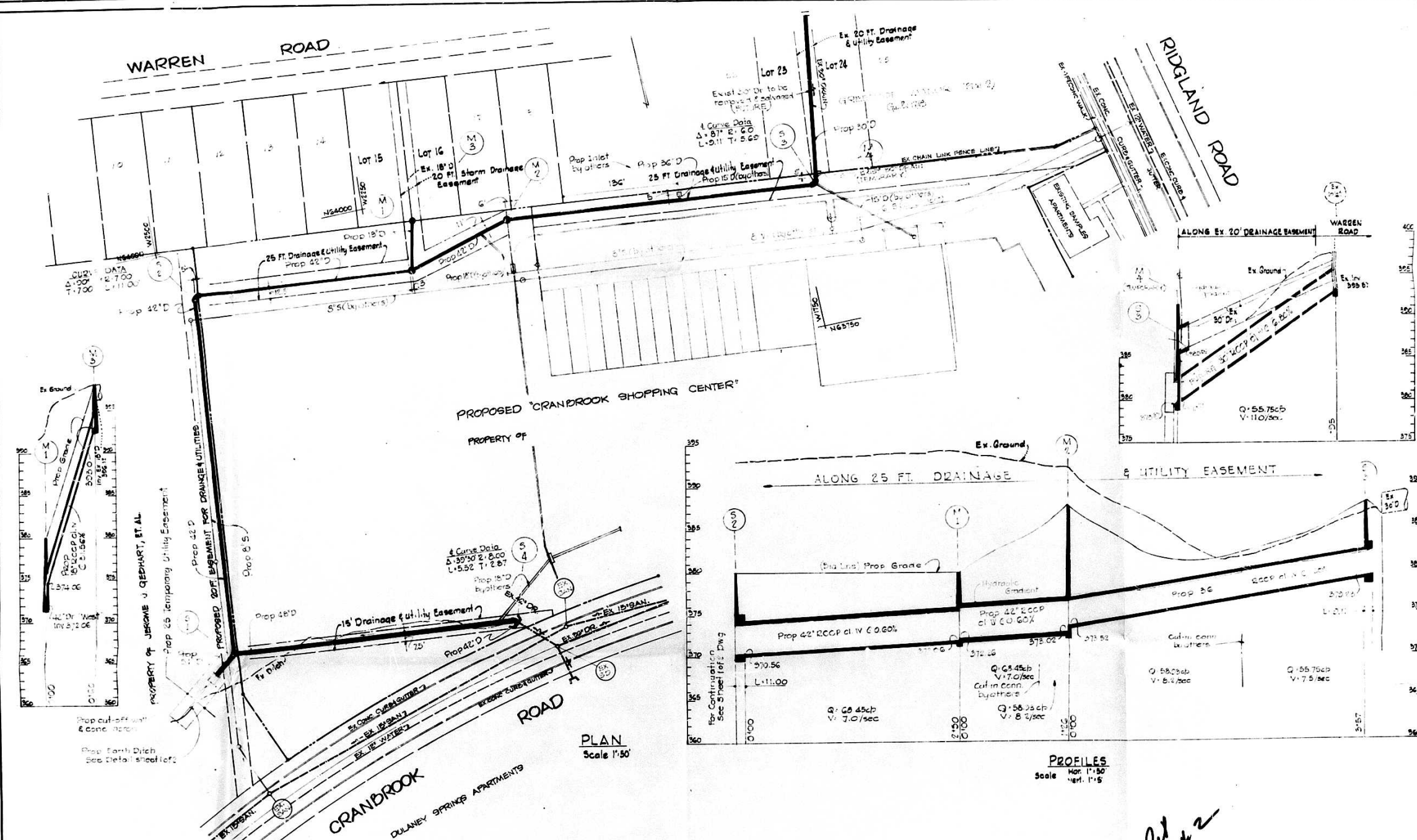
SURVEYOR'S CERTIFICATE

I, Malcolm E. Hudkins, a registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of lands known as House Bill 459, Chapter 1015 of the Acts of 1945 and subsequent Acts amendatory thereto.

Reg No. 5090

MALCOLM E. HUDKINS
505 W. CHESAPEAKE AVE.
TOWSON, MARYLAND
21204





CITY OF BALTIMORE									
DIRECTOR DEPT. OF PUBLIC WORKS					CHIEF, WATER DIV. BUREAU OF ENGINEERING				
DATE	RIGHT OF WAY	REF.	ROAD PERMIT AND GRADES	P. W. A. DIR. NO.	CONTRACT NO.	REVISED AS PER RECORD PRINT			
			PERMIT REQUESTED			J.O.	DRAFTSMAN	DATE	
			PERMIT NUMBER						
			GRADE ESTABLISHED						
			PROFILE NUMBER						
DESIGNED: CKM	MALCOLM E. HODGINS		BUREAU OF ENGINEERING		DEPARTMENT OF PUBLIC WORKS		LEVEL BK.		
DRAWN: CKM	ENGINEER: CKM		APPROVED: CHIEF		APPROVED: DIRECTOR		KEY SHEET V'36'		
CHECKED: MEH	DATE: 7/1/73 LIC NO. 225		DATE:		DATE:		POSITION SHEET 64 NW 2		
Baltimore County Department of Public Works Bureau of Engineering					BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING				
CRANBROOK ROAD STORM DRAIN					CRANBROOK ROAD STORM DRAIN				
SUBDIVISION: Cockeysville - Cranbrook Shopping Center					SUBDIVISION: Cockeysville - Cranbrook Shopping Center				
EL. DISTRICT NO. 6					EL. DISTRICT NO. 6				
BALTIMORE COUNTY TYPE NUMBER					BALTIMORE COUNTY TYPE NUMBER				