PITITION OR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION musty and which is described in the description and plat attached hereto and made a part hereof, reby potition (I) that the soning status of the herein described property be re-classified, pursuant To use the existing building (formerly used as sample apartments) Section 1801.20.3 (V.B.ld) To permit side yard setback of 14.2 feet instead of the required of

g, etc., upon filing of this petition, and further agree to and are to be bound by the voning 500 Cranbrook Road Cockeysville, Md. 21030

1973., that the subject matter of this petition be advertised, as

RE: PETITION FOR SPECIAL EXCEPTION : W/S of Ridgland Road, 290' N of Cranbrook Road - 8th District · ZONING COMMISSIONER OF : BALTIMORE COUNTY NO. 73-189-XA (Item No. 88)

The Petitioner requests r Special Exception for an Office Building and Offices in a D. R. 16 Zone with an additional request for a Variance from 1B01 2C 3 of the Baltimore County Zoning Regulations to permit a side yard setback of 14. 2 feet instead of the required twenty-five (25) feet. The property is located on the west side of Ridgland Road, two hundred and (290) feet north of Cranbrook Road, in the Eighth District of Baltimore

en used in the past as an office and sample apartment for the develop

From the evidence submitted at the hearing and the prerequisites of

cial Exception for an Office Building and Offices is hereby granted

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30 day of Mand, 1973, that a Special Exception for an Office Building and Offices should be and the same is GRANTED, and that a Variance to permit a side yard setback of 14. 2 feet instead of the equired twenty-five (25) feet should be and the same is GRANTED, from and sent structure for a period of ten (10) years. Additionally, a site plan mus be approved by the Department of Public Works and the Office of Planning and

MALCOLM E. HUDKINS ASSOCIATES

DESCRIPTION TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION:

Beginning at a point on the a st side of Rigoland Road 220 feet & north of north side of Granbrook Road, thence along



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna, Zoning Commissioner Date February 5, 1973

FROM William D. Framer, Director
Office of Planning and Zening
SURJECT. Review 77-197-4, West side of Ridgland Road 270 feet, more or less, North of
Crashrook Road.
Petition for Special Exception for Office and Office Building.
Petition for Variance for a Side Yard.
Petitioner - Crashrook, Inc.

Wednesday , February 21 , 1973 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject pe

The requested use is generally consistent with the Guideplan for locations of office development used by the Planning Board in preparing comprehensive zoning maps for County Council consideration.

WDF. NEG.

January 9, 1973

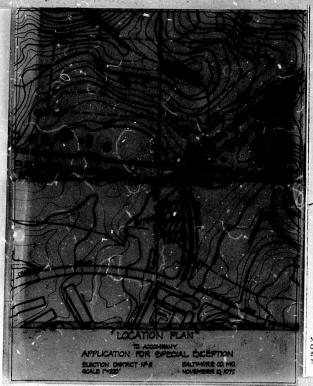
DESCRIPTION TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION AND SIDE YARD VARIANCE:

Beginning for the same at a point in the west side of Ridgland Road 290 feet more or less measured northerly from the north side of Cranbrook Road thence binding on the said west side of Ridgland Road the two following courses and distances viz: (1) By a curve to the left having a radius of 500.00 feet an arc length of 55.00 feet said arc being subtended by a chord bearing North 09 37'46" West 54.97 feet (2) North 12 46 52" West 135.75 feet thence leaving said Ridgland Road perpendicular to said Pidgland Road South 77 13 08" West 100.00 feet thence perpendicular southeasterly measured South 12 46'52" East 135.75 feet thence by a curve to the right having a radius of 400.00 feet an arc length of 55.00 feet said arc being subtended by a chori bearing South 08 50*30" East 54.96 feet thence North 77 15*16" East 100.75 feet to the point of beginning.

Containing 13,875 Sq. feet or 0.319 acres of land more



itm 88 Cranberok, Inc



OFFICE COPY

MALCOLM E HUDKING ASSOCIATES CIVIL ENGINEERS & LAND SUNVEYORS SOS W CHESSPEAKE AVE TOWSON, MARYLAND, 21204

ON FOR SPICIAL EXCEPTO EXTENDED THE STATE OF BATTINGS OF THE STATE OF THE STATE

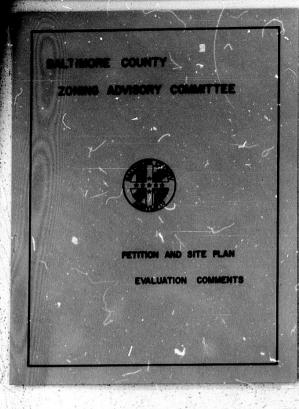
GENERAL NOTES

L TOTAL FLOOR AREA -4071 No. OF SPACES PROVINCED.

4071.82 + 800 * 10

No. OF SPACES PROVIDE: • 16'

2. LIGHTING TO BE PROVIDED &



Front E. Cleans, Esq., 411 Jefferson Building Tomon, Maryland 21204 Item 80

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenue Touson, Maryland 21205

Your Potition does not meet the Zoning Commissioner's requirements for filing as mer attached.

S. ERIC DIMENNA, Zoning Commissioner

Owners Home: Crashrook, Inc.

Reviewed by:

ess Mr. Helcola Hudkins, 305 W. Cheespaske Ave., (2126

Baltimore County, Maryland

Department Of Public Works

TOWSON, MARYLAND

Baroan of Engineering

December 14, 1972

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120k

Re: Item #88 (1972-1973)
Paper Vomer: Cambrook, Inc.
WS of Hidgeland Ed., 220' N. of Crembrook Rd.
Present Zoning: D.R. of Crembrook Rd.
Present Zoning: D.R. of Crembrook Rd.
Proposed Zoning: Special Exception for office building
District: 8th No. Acres: 0.531 acres: 0.531

Dear Mr. DiNenna

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

Ridgeland Road is a fully improved dual-lane County road. The plan should by revised to indicate the continuous sending between Marran and Crambrook Roads. Vehiclase sentering and exting the parking lot will be revirited to the southbound lane. This will require posting of "one-way" signs, southerly, at the parking lot write.

Construction or reconstruction of sidewalks, curb and gutter, entrance, apron etc. will be the full responsibility of the Petitioner.

The entrance locations are subject to approval by the Department of Treffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control

Development of this property through stripping, grading and stabilisation could result in a mediant pollution problem, damaging private and public holdings downstream of the property. A grading pormit :, therefore, measury for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #88 (1972-1973) Property Owner: Granbrook, Inc. Page 2 December No. 1972

Storm Drains: (Cont'd)

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

Water:

Public water supply is available and serving this property.

Sanitary Sewer

Public similary sewerage will be available to serve this property when the construction of the sewerage covered by construction drawings \$72-0136 and \$72-0150. File 1 is completed in the near future. This site is presently employing private sewage disposal.

ELLSWORTH N. DIVER, P.E.

END:BAM:FWR:88

cc: Richard Moore Samuel Bellestri

V-SE Key Sheet 64 NW 1 and 2 Position Sheet NW 16 A Topo 51 Tax Map BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 29, 1972

Frank E. Cicone, Esq., 411 Jefferson Building Towson, Maryland 21204

> RE: Special Exception Petition Item 88 Crambrook, Inc. - Petitioner

Dear Hr. Cicone:

The Zoning Advisory Committee has reviewed the nians 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.

These comments are not intended to indicate the eparopriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Offsector and/or Deputy Director of the Offsec of Planning and Zoning Will submit recommodations on the eparopriateness of the requested zoning.

The subject property is located on the west side of fidge land Road, 220 feet ment of Crembrook Road, in the 8th Polstrict of Baltimore Country. The subject property is currently improved with a one story structure that was built as sample apartments for the Crambrook Anartment project. The property to the east of the subject side is improved with apertment houses. There is an existing shooping center under construction to the west. There are individual residential properties along waren Road to the north and it is unimproved immediately to the Ridgeland Road and side. Curt and justice resists along Ridgeland Road and side.

On December 26th, 1972 I met with Mr. Malcolm Hudkins with regard to the attached comments. We also discussed a revision of the describition, and to include the monerty to the center line of the access drivway on the morth side of the proverty. This will be done so as to necommodate that nortion of the calsting structure that is currently shown as according over the proverty. The, which would be not of this Suckit Licention reppect.
Also it was recommended that a Mariance he reconsted from the building on the morth side to the center line of the Moreomathoned

Frank E. Cicone, Esq. Res Cranbrook, Inc. - Petitioner Page 2 December 29, 1972

access raid. This petition is, therefore, being withh a from a hearing date until such time as revised plats and deviations are submitted that reflect the attached comments.

.....

John J. Ditton, JR., Chairman, Zoning Advisory Committee

JJDJr.:JU

(Enclosures)

cc: Mr. Malcolm Huckins 305 W. Chesaneake Avenue Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E.

WM. T. MELZER DEPUTY TRAPPIC ANGINE

December 1, 1972

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

Re: Item 88 - ZAC - November 28, 1972 Property Owner: Cranbrook, Inc. Ridgeland Road N, of Cranbrook Road Special exception for office building District 8

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested special exception for offices. But, this site should be restricted to one drivewar on Bidgeland Sead

Very truly yours,

Michael S. Florigan Traffic Engineer Associate

MSF:nc

Baltimore County, Maryland
Department of Health—

JEFFERSON BUILDING

November 29, 1972

DONALD J. ROOP, M.D., M.P.M.

Mr. S. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. DiNenna

Comments on Item 88, Zoning Advisory Committee Meeting November 28, 1972, are as follows:

Property Owner: Cranbrook, Inc. Location: W/S of Ridgeland Road, 220' N of Cranbrook Road

Present Zoning: D.R. 16
Proposed Zoning: Special Exception for office building District: 8
No. Acres: 0.531

Since metropolitan water and sever are available, no health hazard is anticipated.

Very truly yours.

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB:mn€

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

December 11, 1972

Mr. S. Eric DiNenna, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #88, Zoning Advisory Committee Meeting, November 28, 1972, are as follows:

Property Owner: Cranbrook, Inc.
Location: W/5 of Rigeland Road, 220' N. of Cranbrook Road
Prepared Zoning: D.R.16
Proposed Zoning: Special Exception for office building
District: 8
No. Acres: 0.531 acres

One driveway would be sufficient to serve the proposed use.

The zoning lines should be shown on the site plan.

Curbing must be provided around the perimeter of the pc ing area.

All parking must be a minimum of eight feet from the street property line.

The use of the remainder of the property should be shown on the site plan.

Yahn L Wunkley John L. Wimbley John L. Wimbley Plannar I Project Planning Division Office of Planning and Zoning

OF BALL IN ORE COUNTY

TOWSON, MARYLAND 21204

Date: November 22, 1972

Zoning Commissioner County Office Building Towson, Maryland 2120h

Ro: Item #88 ZAC meeting of November 28, 1972
Property Smer: Granbrook, Inc.
Losston: W/S of Ridgeland Road, 220' N of Granbrook Road
Proposed Zoning: Special Exception for office building

District: 8 No. Acres: 0.531 acres

Dear Mr. DiNenna:

No effect on student population.

Wery truly yours,

W. Nick Petrovich Pield Representative

WilP:1d

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annualed advertisement was ir THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., xxxxxxxxxxxxx February 19.73 , the sale publication appearing on the 185 day of February

I frank Structur

TOWSON IMES

ORIGINAL

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinemna Zoning Commissioner of Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published weeks before the 5th day of February 1973 that is to say, the same was inserted in the issues/of February 1, 1973.

STROMBERG PUBLICATIONS, Inc.

By Buth Morgan

7063 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT Feb. 28, 1973 ACCOUNT 01-662

AMOUNT \$58.00

g and posting of property for

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

lat

Petitioner Cresbrade, Inc. Petitioner's Attorney Frenk E. Cleans

County Office Building 111 W. Chesapeake Avanua Towson, Haryland 21204

Jonesty

Your Petition has been received and accepted for filing

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Patitioner Charbook Inc. Submitted by J. J. Galbort

noy F. & Create Reviewed by

1972. Item

CERTIFICATE OF POSTING ENT OF BALTIMORE CO'NTY

#73-189XA

Date of Posting 2-1-73 Posted for . Heaving West Fel- 24 on at property 92/5 / Radjuland Rd 290' No & Cambrook Rd on Ridgeland Rd

> BALT:MORE COUNTY, MARYLAND DATE_ 11-14-72 01-442 PINK - AGENCY

J.J. Gebhart for Special Exception 599 Cranbrook Read Cockeysville, md. 21030 5 0.0 0 NO