



**BALTIMORE COUNTY  
ZONING ADVISORY COMMITTEE**



**PETITION AND SITE PLAN  
EVALUATION COMMENTS**

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

Item 88

**BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING**

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

Your Petition does not meet the Zoning Commissioner's requirements for filing as per attached.

*Eric DiNenna*  
Eric DiNenna,  
Zoning Commissioner

Owners Name: Cranbrook, Inc.

Reviewed by:  
cc: Mr. Malcolm Hudkins, 305 W. Chesapeake Ave., (21204)

**BALTIMORE COUNTY ZONING ADVISORY COMMITTEE**

December 29, 1972

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

Re: Special Exception Petition  
Item 88  
Cranbrook, Inc. - Petitioner

Dear Mr. Cicone:

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.

These comments are not intended to indicate the appropriateness 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 Director and/or Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning.

The subject property is located on the west side of Ridgeland Road, 220 feet north of Cranbrook Road, in the 8th District of Baltimore County. The subject property is currently improved with a one story structure that was built as sample apartments for the Cranbrook Apartment project. The property to the east of the subject site is improved with apartment houses. There is an existing shopping center under construction to the west. There are individual residential properties along Warren Road to the north and it is unimproved immediately to the south of the subject site. Curb and gutter exists along Ridgeland Road and sidewalks exist at this location. The parking lot as indicated on the submitted site plan is not completely paved as indicated.

On December 26th, 1972 I met with Mr. Malcolm Hudkins with regard to the attached comments. We also discussed a revision of the description, and to include the property to the center line of the access driveway on the north side of the property. This will be done so as to accommodate that portion of the existing structure that is currently shown as overhanging over the property line, which would be part of this Special Exception Request. Also, it was recommended that a variance be requested from the building on the north side to the center line of the aforementioned

Frank E. Cicone, Esq.  
Re: Cranbrook, Inc. - Petitioner  
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access road. This petition is, therefore, being withdrawn from a hearing date until such time as revised plans and calculations are submitted that reflect the attached comments.

Very truly yours,

*John J. Dillon, Jr.*  
John J. Dillon, Jr.,  
Chairman,  
Zoning Advisory Committee

JJDjr:JU

(Enclosures)

cc: Mr. Malcolm Hudkins  
305 W. Chesapeake Avenue  
Towson, Maryland 21204

**Baltimore County, Maryland  
Department Of Public Works  
COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204**

Bureau of Engineering  
ELLSWORTH N. DYER, P.E., CHIEF

December 14, 1972

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

Re: Item #88 (1972-1973)  
Property Owner: Cranbrook, Inc.  
W/S of Ridgeland Rd., 220' N. of Cranbrook Rd.  
Present Zoning: D.R. 16  
Proposed Zoning: Special Exception for office building  
District: 8th No. Acres: 0.531 acres

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 be revised to indicate the continuous median between Warren and Cranbrook Roads. Vehicles entering and exiting the parking lot will be restricted to the southbound lane. This will require posting of "one-way" signs, southerly, at the parking lot exit.

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 Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

**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.

**Storm Drains:**

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

Item #88 (1972-1973)  
Property Owner: Cranbrook, Inc.  
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**Storm Drains: (Cont'd)**

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.

**Water:**

Public water supply is available and serving this property.

**Sanitary Sewer:**

Public sanitary sewerage will be available to serve this property when the construction of the sewerage covered by construction drawings #72-0836 and #72-1150, File 1 is completed in the near future. This site is presently employing private sewage disposal.

Very truly yours,

*Ellsworth N. Dyer*  
ELLSWORTH N. DYER, P.E.  
Chief, Bureau of Engineering

END:EAM:PMR:ss

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, MARYLAND  
JEFFERSON BUILDING TOWSON, MARYLAND 21204**



**DEPARTMENT OF TRAFFIC ENGINEERING**

EUGENE J. CLYFORD, P.E.  
DIRECTOR

WM. T. MILLER  
DEPUTY TRAFFIC ENGINEER

December 1, 1972

Mr. 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 driveway on Ridgeland Road.

Very truly yours,

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineer Associate

MSF:nc

**BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF HEALTH**



JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

November 29, 1972

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE AND COUNTY HEALTH OFFICER

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 sewer are available, no health hazard is anticipated.

Very truly yours,

*Thomas H. Devlin*  
Thomas H. Devlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mng

Project Planning Division  
Office of Planning and Zoning

W. Nick Petrovich  
Field Representative

Reviewed by John J. Diller, Jr.  
Chairman,  
Advisory Committee

\* This is not to be interpreted as acceptance of the Petitioner for assignment of a hearing date.

THE JEFFERSONIAN  
*Frank Strickland*  
 Manager

By Ruth Morgan

District 88. Date of Posting 2-9-73  
 Posted for Heavy. Ward 26 1973 & 2100 N.M.  
 Petitioner: Cambrock Inc.  
 Location of property 2 1/2 s. of Ridgeland Rd 290' N. of Cambrock Rd  
 Location of Signs 1 sign on Central approx 290' N. of Cambrock Rd  
on Ridgeland Rd  
 Remarks:  
 Posted by Paul W. Hays Date of return 8-7-73

## Advertising and posting of property for

8054215 50.00