



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 23, 1981

Mr. David I. Cronin
B-10312 Malcolm Circle
Cockeysville, Maryland 21030

RE: Proposed Management Consulting
Practice and Office Services
Business
10400 Ridgeland Road, Cockeysville -
8th Election District

Dear Mr. Cronin:

Reference is made to your letter of July 2, 1981, requesting advice as to whether or not the Baltimore County Zoning Regulations permit your planned use of space in the building at the above-referenced address. You indicate that the space will be used for two primary purposes, as follows:

1. To provide yourself with an office for your management consulting practice.
2. As an office supplying office services including telephone answering service, typing and word processing service, and computer service for small businesses.

You also indicate that if the regulations permit, you may share, by a sub-lease, some of the office space on an annual basis.

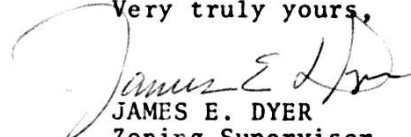
Please be advised that the recently adopted 1980 Zoning Maps changed the zoning classification of the subject property from Density, Residential (D.R. 16) to Residential-Office (R-O). Notwithstanding this change, the new R-O zoning regulations provide that any property granted a special exception subsequent to the adoption of the D.R. zoning regulations in 1979, is grandfathered as to the D.R. 16 zoning regulations and/or the special exception granted under Section 1B02.1 of the regulations. Our records indicate that the Special Exception Order (Case No. 74-96-XA) granting the subject office structure did not restrict the office use to any particular or specific type of office. Therefore, since the

Mr. David I. Cronin
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July 23, 1981

uses described in your letter fall within the scope of an office-type use, I can see no problem with your leasing this property. This opinion is based upon the understanding that you may charge for services rendered. However, no retail sales of any type may take place on the premises.

If you desire any further information regarding this matter, please do not hesitate to contact me.

Very truly yours,


JAMES E. DYER
Zoning Supervisor

JED:nr

cc: Mr. William E. Hammond
Zoning Commissioner

Mrs. Jean M. H. Jung
Deputy Zoning Commissioner

✓ Case No. 74-96-XA

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 D.F. 16 to none and (2) for the following reasons:

Special Exception and variance to use premises for an office building.

See attached description

and (3) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for two story office building

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, 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 Grason Turnbull, II
Address 599 Cranbrook Road
Cockeysville, Md. 21030
Legal Owner Cranbrook, Inc.
Address 599 Cranbrook Road
Cockeysville, Md. 21030
Protestant's Attorney John Grason Turnbull, II
Address 610 Bosley Avenue
Towson, Maryland 21204
BY ORDERED BY THE Zoning Commissioner of Baltimore County, this 10th day of August, 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 15th day of October, 1973, at 10:30 o'clock.

Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

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 for a Variance from Section 1802.2B (504-V.B.2) to permit a side yard setback of five (5) feet and a rear yard setback of two (2) feet instead of the required twenty-five (25) feet and thirty (30) feet respectively. (Other principal building) of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Existing parcel cannot be feasibly developed for apartments and the present setback requirements will unreasonably prevent the effective utilization of the property for the proposed use as offices, which will act as a buffer between the existing commercial and residential. See attached description

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 John Grason Turnbull, II
Address 599 Cranbrook Road
Cockeysville, Md. 21030
Legal Owner Cranbrook, Inc.
Address 599 Cranbrook Road
Cockeysville, Md. 21030
Protestant's Attorney John Grason Turnbull, II
Address 610 Bosley Avenue
Towson, Maryland 21204
BY ORDERED BY THE Zoning Commissioner of Baltimore County, this 10th day of August, 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 15th day of October, 1973, at 10:30 o'clock.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
John Grason Turnbull, II, Esq.,
610 Bosley Avenue
Towson, Maryland 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 10th day of August 1973.

Eric M. Dillon
Zoning Commissioner

Petitioner Cranbrook, Inc.
Petitioner's Attorney John Grason Turnbull, II
cc: Malcolm E. Hudkins Associates, Inc.
200 E. Joppa Road
Towson, Maryland 21204

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 10, 1973

John Grason Turnbull, II, Esq.,
Brooks & Turnbull
610 Bosley Avenue
Towson, Maryland 21204

RE: Special Exception and Variance
Item 34
Cranbrook, Inc. - Petitioner

Dear Mr. Turnbull:

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 of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the northwest corner of Cranbrook and Ridgeland Roads, in the 8th District of Baltimore County. Subject property is zoned DR 16 and borders the Cranbrook Shopping Center on the west side. Cranbrook Hills Apartments exist on the east side of Cranbrook Road. There is a median between the northbound and southbound lanes of Ridgeland Road.

The developer proposes to construct an office building on the vacant lots between Ridgeland Road and the shopping center, apparently similar in structure and design to the existing building that is located immediately adjacent to the subject property, which was the object of an earlier

John Grason Turnbull, II, Esq.
Item 34 - Cranbrook, Inc.
September 10, 1973

Special Exception Hearing (Case No. 73-189XA).

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,

John P. Dillon, Jr.
Chairman
Zoning Advisory Committee

JJDjr:JJD

Enclosure

cc: Malcolm E. Hudkins Associates, Inc.,
200 E. Joppa Road
Towson, Maryland 21204

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

Branch of Engineering
ELLSWORTH H. DYER, P. E. CHIEF

August 23, 1973

Mr. E. Eric Dillon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #34 (1973-1974)
Property Owner: Cranbrook, Inc.
N.W. cor. Cranbrook and Ridgeland Roads
Existing Zoning: D.F. 16
Proposed Zoning: Special Exception for Offices and Variance for rear yard setback
District: Sub
No. Acres: 0.60 Ac.

Dear Mr. Dillon:

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 27-foot lane County road on a 100-foot right-of-way, with a continuous median between Warren and Cranbrook Roads. Vehicles enter 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.

Cranbrook Road is a fully improved 16-foot County road on a 70-foot right-of-way.

Sidewalks are required along the entire frontage of this property including the Petitioner's present office site contiguous to the north, Item #88 (1973-1973). 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, demanding 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 #34 (1973-1974)
Property Owner: Cranbrook, Inc.
Page 2
August 23, 1973

Storm Drains (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent grading any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Suppression 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 and Sanitary Sewer:

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

Very truly yours,

Ellsworth H. Dyer, P.E.
Chief, Bureau of Engineering

ENCLOSURES:

cc: File

W-28 New Sheet
41 W-1 and 2 Pos. Sheet
7-16 A Type
51 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, and the health, safety, and general welfare of the community not being adversely affected.

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of November, 1973, that the herein described property or area be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone; and/or the Special Exception for be and the same is hereby DENIED.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of November, 1973, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone; and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner.

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, Variances to permit a side yard setback of five (5) feet and a rear yard setback of two (2) feet in lieu of the required twenty-five (25) feet and thirty (30) feet, respectively, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of November, 1973, that the herein Petition for a Variance should be and the same is hereby GRANTED, from and after the date of this Order, to permit a side yard setback of five (5) feet and a rear yard setback of two (2) feet in lieu of the required twenty-five (25) feet and thirty (30) feet, respectively, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of November, 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EDMUND J. CLIFFORD, P.E.
DIRECTOR

WILLIAM T. MALLER
DEPUTY TRAFFIC ENGINEER

August 9, 1973

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

Re: Item 34 - ZAC - August 7, 1973
Property Owner: Cranbrook, Inc.
NW corner Cranbrook and Ridgeland Roads
Special Exception for Office and Variance for rear yard setback
District 8

Dear Mr. DiNenna:

The requested special exception for an office building can be expected to generate 135 trips per day.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF/pk

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

August 14, 1973

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 34, Zoning Advisory Committee Meeting August 7, 1973, are as follows:

Property Owner: Cranbrook, Inc.
Location: NW/Cor. Cranbrook and Ridgeland Rds.
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for Offices and Variance for rear yard setback
District: 8
No. Acres: 0.60

Metropolitan water and sewer must be extended to the site, prior to Health Department approval.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mdo

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



August 28, 1973

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 34, Zoning Advisory Committee Meeting, August 7, 1973, are as follows:

Property Owner: Cranbrook, Inc.
Location: NW/Cor. Cranbrook and Ridgeland Roads
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for Offices and Variance for rear yard setback
Election District: 8th
No. Acres: 0.60 acres

Four foot high compact screening is required along Cranbrook Road.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 486-5511 ZONING 486-5381

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 10, 1973

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

Re: Item 34
Property Owner: Cranbrook, Inc.
Location: see agenda
Present Zoning: D.R. 16
Proposed Zoning: S.E. for offices and variance for rear yard setback

Z.A.C. Meeting of: August 7, 1973

District: 8
No. Acres: 0.60

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,
W. Nick Petrovich
Field Representative

WNP/ml

MALCOLM E. HUDKINS ASSOCIATES

SURVEYORS AND LAND DEVELOPERS
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TELEPHONE 301-828-9060

July 9, 1973

DESCRIPTION TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION:
PROPERTY OF J. J. GERHART ETAL
8th Election District
Baltimore County, Maryland

Beginning at a point on the west side of Ridgeland Road said point being 290 feet $\frac{1}{2}$ from the north side of Cranbrook Road, thence along Ridgeland Road 226.06 feet along a curve to the right having a radius of 500.00 feet; South 21° 00' 08" West 28.39 feet and South 64° 50' 01" West 21.64 feet to the north side of Cranbrook Road thence along said north side 85.29 feet along a curve to the left having a radius of 1410.09 feet thence leaving Cranbrook Road North 21° 00' 08" East 50.51 feet; 180.85 feet along a curve to the left having a radius of 400.00 feet; and North 77° 15' 16" East 100.75 feet to the place of beginning.

Containing 0.60 Acres of land more or less.

Malcolm E. Hudkins
Registered Surveyor 15895

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 12, 1973

FROM: William D. Fromm, Director
Office of Planning

SUBJECT: Petition #73-36-XA, West side of Ridgeland Road 290 feet North of Cranbrook Rd. Petition for Special Exception for Office Building. Petition for Variance for Side and Rear Yards. Petitioner - Cranbrook, Inc.

8th District

HEARING: Monday, October 15, 1973 (10:30 A.M.)

The Office of Planning and Zoning has reviewed the subject petition and has the following comments to make.

Office use here is consistent with the policies and objectives of Baltimore County master plans.

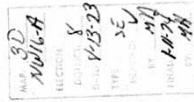
If the proofs of Section 502.1 of the Baltimore County Zoning Regulations are met, then development should be conditioned to conformance to an approved site plan.

William D. Fromm, Director
Office of Planning

WDF:REG:rv



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



Malcolm C. Ludkins

MALCOLM E. HUCKINS ASSOCIATES INC.
CIVIL ENGINEERS & LAND SURVEYORS
806 WEST CHEESAPEAKE AVENUE
TOWSON, MARYLAND 21204

5TH ELECTION DISTRICT BALTIMORE COUNTY MARYLAND
SCALE 1" = 50'

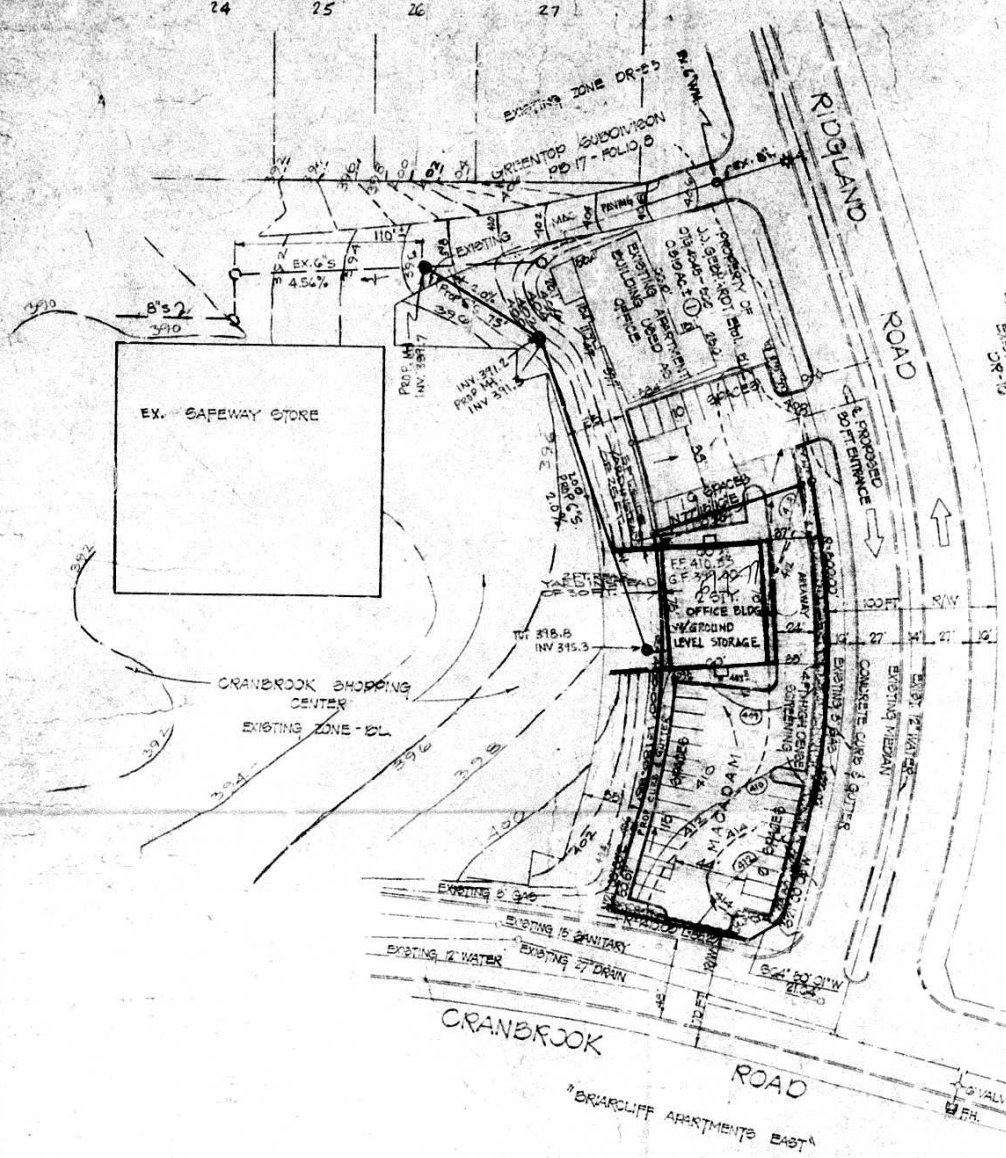
PRESIDENT:
J.J. GERBART
500 CRANBROOK RD.
COCKEYSVILLE, MARYLAND
21030

GENERAL NOTES

1. TOTAL ACREAGE OF TRACT - 0.00 AC ±
2. PRESENT ZONING OF PROPERTY - DR-10
3. PROPOSED ZONING OF PROPERTY - DR-10
(SPECIAL EXCEPTION)
4. PRESENT USE OF PROPERTY - DR-10 (VACANT)
5. PROPOSED USE OF PROPERTY - OFFICE
LIGHTING TO BE PROVIDED BY OWNER
6. MAX POLE HEIGHT = 12.0 FT.
7. AMBA OF PROPOSED BUILDING 10'x14'x4000' FT.
2ND FL. = 4600' FT.
8. OFF-THE-SHEET MARKING
9. RECORDS REQUIRED - ①-10 ②-04 TOTAL-40
10. RECORDS PROVIDED - 40 TOTAL-④X20

PARKING
12 SPACES REQUIRED - ①=16 ②=24 TOTAL=40
Nº SPACES PROVIDED - 40 TOTAL (6'x26')

24 25 26 27



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *John D. Williams*
DATE: *5/11/77*
74-96-XA

GENERAL NOTES

1. TOTAL ACREAGE OF TRACT 0.60 AC.
2. PRESENT ZONING DR-16 (WITH SPECIAL EXCEPTION CASE #2)
3. PROPOSED USE OF PROPERTY - OFFICE
4. AREA OF PROPOSED BLDG 1ST FLOOR = 4500 SF
2ND FLOOR = 4500 SF
5. OFF-STREET PARKING
NO. SPACES REQUIRED TOTAL OF TWO (2)
BLDG'S = 40 P.S.
PROVIDED 40 P.S.

PLOT PLAN
PROPERTY OF
CRANBROOK INC.

5TH ELECTION DISTRICT BALTIMORE COUNTY MARYLAND
SCALE 1" = 50'
REVISED APRIL 27 1977.

PRESIDENTS:
J.J. GEBHART
600 CRANBROOK RD.
COCKEYSVILLE, MARYLAND
21030



WILKINS ASSOCIATES, INC.
101 SHELL BUILDING
200 E. JOPPA ROAD
LUTHER, MARYLAND 21088

