

74-128-1 67 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Briarcliff Apts. North, Inc., 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 1.3.2.2.B. (50'-V.A.R. 1.3.2.2.B.) to permit a tract boundary set back of 29 feet instead of the required 35 feet

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

Building improperly positioned in field

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: Briarcliff Apts. North, Inc.
Address: 599 Cranbrook Road, Cockeysville, Md. 21030
Petitioner's Attorney: [Signature]
Protestant's Attorney: [Signature]

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day

of October, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of December, 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, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DIVER, P.E. Chief

October 25, 1973

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

Re: Item #67 (1973-1076)
Property Owner: Briarcliff Apartments North, Inc.
N/S of Cranbrook Rd., SW of Warren Rd.
Existing Zoning: R-1, 16
Proposed Zoning: Variance to permit a tract boundary setback of 29' instead of the required 35'
District: 8th Md. of James: 0.76

Dear Mr. DiNenna:

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

General:

Baltimore County utilities and highway improvements are covered by Public Works Agreement #27712 executed in connection with the "Briarcliff North Apartment". This office has no further comment to be made to the plan submitted for Zoning Advisory Committee review in connection with this Item #67 (1973-1076).

Very truly yours,

[Signature]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

BY: [Signature]

cc: Mr. Harfield

7-SE Key Sheet
4/14 3 Box, Sheet
1/14 Top
51 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. Chief
Wm. T. McLER
DEPUTY TRAFFIC ENGINEER

October 18, 1973

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

Re: Item 67 - ZAC - October 16, 1973
Property Owner: Briarcliff Apartments, North
N/S Cranbrook Road, SW of Warren Road
Variance to permit a tract boundary setback of 29 feet instead of the required 35 feet
District: 8

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance for tract boundary.

Very truly yours,

[Signature]
Michael S. Flanagan
Associate Traffic Engineer

MSF/pk

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 7, 1973

Mr. Jerome J. Gebhart, President
Briarcliff Apts. North, Inc.
599 Cranbrook Road
Cockeysville, Maryland 21030

RE: Variance Petition
Item 67
Briarcliff Apts. North, Inc. -
Petitioner

Dear Mr. Gebhart:

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 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 west side of Cranbrook Road, southwest of Warren Road, in the 8th District of Baltimore County.

This property, which is zoned DR 16, and is being developed as the Briarcliff Apts. North, is requesting a Variance to allow a tract boundary setback of 29 feet instead of the required 35 feet on the westernmost property line.

This particular group of apartments currently are under construction. The developer is reminded that should this Variance be granted an amended development plan must be submitted to the Office of Planning and Zoning for re-approval.

Mr. Jerome J. Gebhart, President
Re: Item 67
Briarcliff Apts. North, Inc.
November 7, 1973

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,

[Signature]
JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJDjr:JD

Enclosure

cc: Hudkins Associates, Inc.
101 Shell Building
200 E. Joppa Road
Towson, Maryland 21204

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

822-728

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Briarcliff Apartments North, Inc.

Location: N/S of Cranbrook Road, SW of Warren Road

Item No. Zoning Agenda Tuesday, October 16, 1973

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- (xx) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at [] EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (xx) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: [Signature] Noted and
Planning Group Approved:
Special Inspection Division Deputy Chief
Fire Prevention Bureau

mls
4/16/73

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 29, 1973

DONALD J. HOOP, 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 67, Zoning Advisory Committee Meeting October 16, 1973, are as follows:

Property Owner: Briarcliff Apts. North, Inc.
Location: N/S Cranbrook Rd., SW of Warren Rd.
Present Zoning: R-1, 16
Proposed Zoning: Variance to permit a tract boundary setback of 29' instead of required 35'
No. Acres: 0.76
District: 8

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

Very truly yours,

[Signature]
THOMAS H. DAVIN, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVS:mn

FEB - 5 1974

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>PH</u>			Revised Plans: Change in outline or description Yes ☐ No ☐							
Previous case:			Map #							

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this 3rd day of Oct 1973. Item # _____

S. Eric DiNanno
Zoning Commissioner

Petitioner Briarcliff Apts. North, Inc. Submitted by H. D. M.

Petitioner's Attorney _____ Reviewed by PH

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Item 67

Mr. Jerome J. Gabbart, President
Briarcliff Apts. North, Inc. County Office Building
Cockeysville, Md. 21030 111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 22nd day of October 1973.

S. Eric DiNanno
Zoning Commissioner

Petitioner Briarcliff Apts. North, Inc.

Petitioner's Attorney _____ Reviewed by H. D. M.

cc: Hudkins Associates, Inc.
101 Shell Bldg.,
200 E. Joppa Rd., Towson, Md. 21204

Chairman
Zoning Advisory Committee

BALTIMORE COUNTY, MARYLAND No. 12725

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Nov. 13, 1973 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Hudkins Associates, Inc.
305 W. Chesapeake Ave.
Towson, Md. 21204
Petition for Variance for Briarcliff Apts.
North - 7/1-128-1

25.00 RECEIVED

BALTIMORE COUNTY, MARYLAND No. 13001

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Dec. 3, 1973 ACCOUNT 01-662

AMOUNT \$46.75

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Hudkins Associates, Inc.
200 E. Joppa Rd.
Towson, Md. 21204
Advertising and printing of property for "Briarcliff
Apts., North - 7/1-128-1

46.75 RECEIVED



WARREN

ROAD

GREENTOP MANOR
Ex Zoning DR-3.5EXISTING
FERNWOOD ROAD
DR 3.5 ZONINGCRANBROOK INC.
5362/357

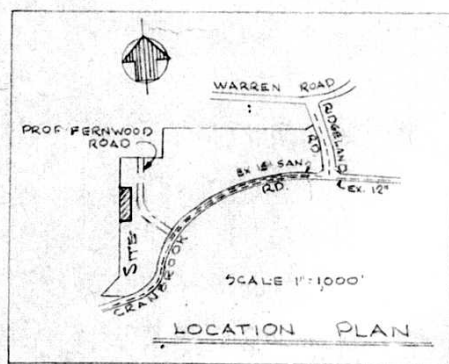
ZONED DR-16

CRANBROOK INC.
5243/053EXISTING DL
ZONING

RIDGELAND ROAD

DULANEY SPRINGS GOLF COURSE
DR 16 ZONINGBOARD OF EDUCATION OF BALTIMORE COUNTY
ZONED - PUBLICN84°20'33"W
100'N59°31'17"E
100'N59°31'17"E
100'S84°20'33"E
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SCALE 1"=200'

NOTES:
1. EX. ZONING - DR-16
2. OWNER REQUESTS VARIANCE TO
ALLOW 2.9' REAR YARD INSTEAD
OF REQUIRED 35' AFTER SECTION
1801.2OWNER:
BRIARCLIFF APARTMENTS NORTH, INC.
533 CRANBROOK ROAD
COCKEYSVILLE, MD. 21030HUDKINS ASSOCIATES, INC.
101 SHELL BUILDING
200 E. JOFFA ROAD
TOWSON, MD. 21204PLAN TO ACCOMPANY APPLICATION FOR
REAR YARD VARIANCE
BRIARCLIFF APARTMENTS NORTH
ELECTION DISTRICT 8
BALTIMORE CO., MARYLAND
SCALE: 1"=200' SEPTEMBER 27, 1973

MAP	30
DATE	9/27/73
ELECTION	DISTRICT 8
DISTRICT	8
TYPE	VARIANCE
BY	J. H. H.
DATE	9/27/73

