PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I or we Briarcliff Ants. North Inci owner of the property situate in Baltim 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. B. 92. 2. B. (50%-Y. B. 5.49). 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.

1, 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 Ballgnore County adopted pursuant to the Zoning Law For Baltimore County.

Briarcliff Ante. North, Inc. Legal Owner ss 599 Granbrook Boad Cockeysville, Md. 21030 Protestant's Attorney ORDERED By The Zoning Commissioner of Baltimore County, this.... __29tb___

day of December 197 3 at 10:30 o'clock

1.29.74

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:

e0e

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

BUREAU OF

HEALTH DEPARTMENT

BUILDING DEPARTMENT

BOARD OF EDUCATION ZONING ADMINISTRATIO

INDUSTRIAL DEVELOPMENT

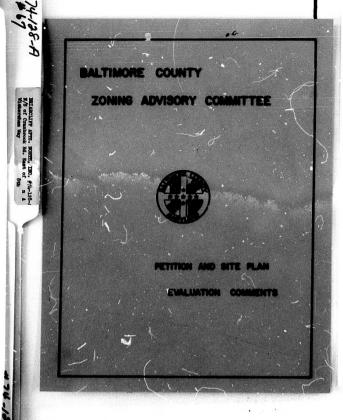
The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are nade 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 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

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

JJDJr.:JD

Enclosure

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.

DILLON, Jr., Chairman Advisory Committee

Baltimore County, Maruland Bepartment Of Bublic Works COUNTY OFFICE BUILDING

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, H ryland 2120h

Item #57 (1973-1976)
Property Owner: Therefiff Apartments North, Inc.
M/S of Crashook Ed., 5/V of Warren Ed.
Existing Zonther: D.A. 15
Tropperd Zonther: D.A. 15
Tropperd Zonther: Taranee to permit a tract boundary
setBace of 29' instead of the recuired 35'
Districts of the No. of Zarane 0.75

The following comments are furnished in repard to the plat submitted to this use for review by the Zoning Advisory Committee in connection with the subject

Saltimore County utilities and birbusy improvements are occured by Public Norks Agreement #37212 executed in connection with the "Princilif North Apartments". This office has no further comment in revent to the plan substited for Zoning Advisory Condities review in connection with this Item #67 (1973-1976).

Down on Die

EVD: RAV: FWR: 55

cc: C. 'arfield

V-SE Key Theet 64 NW 3 Pos. Sheet NW 16A Topo 51 Tax Map

J. Austin Deitz

Office of Planning and Zoning Baltimore County Office Bullding Towson, Haryland 21204

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: Briarcliff Apartments North, Inc.

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

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

Fire hydrants for the referenced property are required and shall be located at intervals of 500 feet along an approved road in accordance with Baltimore Country Standards as published by the Department of Public Morks.
 2. A second nears of vehicle access is required for the site.
 3. The vehicle dead-end condition shown at

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of persons.

(xx) 5. The building and structures existing or proposed on the site shall comply with all applicable requirements of the mail comply with all applicable requirements of the site shall comply with all applicable requirements of the site shall comply with all applicable requirements of the site shall comply with all applicable requirements of the site shall comply with all applicable requirements of the site shall comply site plans are approved as drawn.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

Very truly yours,

Baltimore County Fire Department

Towson. Maryland 21204

025-73'0

Zoning Agenda Tuesday, October 16, 1973



October 29, 1973

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

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

BALTIMORE COUNTY, MARYLAND

October 18, 1973

EUGENE J. CLIFFOND. P.E.

DEPARTMENT OF TRAFFIC ENGINEERING

WM. T. Mer. 200

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

Re: Item 67 - 2AC - October 16, 1973
Property Owner: Briarcliff Apartments, North
Wordson Control of Apartments, North
Voriance of Apartments of Apartments
Property Of Apartments
Prop

Dear Mr. DiNenna

No traffic problems are anticipated by the requested variance for

Very truly yours

Michael Hang

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

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

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: D.R. 16
Proposed Zoning: Variance to permit a tract boundary
methack of 29' instead of required 35'
No. Acres: 0.76
District: 8

Reviewer: T Thema Till App Planning Group Special Inspection Division Deputy Chief Fire Prevention Bureau

mls 4/16/73

Gentlemen:

FEB -5 1974

	0
Pursuant to the advertisement, po	sting 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 F	tegulations would result in practical difficulty and
	e Petitioner ·
	d it further appearing that by reason of the granting of t
the above variance should be had; an	sely affecting the health, safety and general welfa
as the community	
× 1	
to permit a tract boun	dary setback of 29' instead of the should be granted.
	required 35
IS ORDERED by the Zoning Co	ommissioner of Baltimore County this
day of December 197 3	that the herein Petition for a Variance should be and the
is separated from and after the	date of this order, subject to the approval of a site
Man by Department of Public	Works and the Office of Planning and Zoning.
	March C. North
	Deputy Zoning Commissioner of Baltimore County
Pursuant to the advertisement, po	sting of property and public hearing on the above petition
and it appearing that by reason of	

the above Variance should NOT BE	GRANTED.
IT IS ORDERED by the Zoning Co	mmissioner of Baltimore County, thisday
of 197 the	at the abore Variance be and the same is hereby DENIED.
	Zoning Commissioner of Baltimore County
	commissioner of partition of country

S. ERIC DINENNA



Octover 23, 1973

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

Comments on Item #67, Zoning Advisory Committee Meeting, October 16, 1973, are as follows:

Property Owner: Briarcliff Apartments North, Inc.
Localine: N/S of Crembrook Road, S/W of Warren Road
Existing Config. D. R. 16
Proposed Zoning: Variance to permit a tract boundary setback of
Instead of the required thirty-five (35) feet
No. of Acress: 3.75
Districts: R

If the variance is granted, the developer will be required to revise his approved development plan and resubmit same for 1, acroral by this Office.

Very truly yours,

John Zevenbly

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

LDIN 105 WEST CHESAPEAKE AVENUE
AREA CODE 301 PLANNING 484-3251 ZONING 484-3251

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: Cutober 25, 1973

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

Z.A.C. Meeting of: October 16, 1973

Item 67
Property Owner: Briarcliff Apartments North, Inc.
Location: NS of Crambrook Road, S.W. of Marren Road
Presant Zoning: D.R. 16
Proposed Zoning: Warlance to permit a tract boundary setback of twenty-nine (29)
ft. instead of the required thirty-five (15) ft.

District:

Dear Mr. DiNenna:

No bearing on student population.

WNP/ml

Very truly yours, Thed tetroud Field Representative

H EMBLIC PARKS, PARKENT EUSENE Z. HESS, P. L. PARKEN MRS ROBERT L. BENNEY

MARCUS M OUTSAND

MICHARD W. TRACCY, V.M.D.

COLUMBIA OFFICE WALTER PARK Registered Surveyor

TOWSON OFFICE HUDKINS ASSOCIATES, INC. Engineers, Surveyors and Landscape Architects ROOM 101. SHELL BUILDING

L GERALD WOLFF

October 2, 1973 Revised November 8, 1973

DESCRIPTION REAR YARD VARIANCE:

Beginning for the same at a point distant the five following courses and distances from the intersection formed by the northwest side of Crambrook Road with the north-cast side of Wickersham Way the coordinates of seld point being North 6225.33 and West 3622.69 thence (1) North 52 13'11" East 269.00 feet (2) by a curve to the left having a radius of 680.00 feet for an arc length of 43.40 feet (3) North 84 04:35" West 272.87 feet (44 North 52 12:10" East 276.29 feet (5) North 05 39'27" East 545.00 feet thence for lines of division the four following courses and distances viz: (1) South 84° 20'33" East 100.00 feet (2) North 05 39 27" East 350.00 feet (3) North 84 20 33" West 100.00 feet (4) South 05 39 27" West 330.00 feet to the place

Containing 0.76 Acres of land more or less.



Malcolm E. Hudkins Registered Surveyor #5095

#74-128-A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. S. Eric RiNenna, Zoning Commissioner Date. November 28, 1973 FROM William D. Fronm, Director of Planning

SUBJECT Petition 874-128-A. Northeast corner of Crambrook Road and Wickersham Way. Fetition for Variance for a Tract Boundary Setback.
Petitioner - Brianciliff Apartments, North, Inc.

8th District

ONDER RECEIVED

Monday, December 3, 1973 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has no comments to offer at this time.

WOF:NEG:TW



ORTGINAL OFFICE OF TOWSON I IM ES TOWSON, MD. 21204 THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna Zoning Commissioner of Bultimore County

> was inserted in THE TOWSON TIMES, a weekly newspaper published weeks before the 19 day of November 1973 that is to say, the same was inserted in the issues of November 15, 1973.

> > STROMBERG PUBLICATIONS, Inc.

By Butl morgan



CERTIFICATE OF PUBLICATION

appearing on the _____15th day of _____ November 19.73.. THE JEFFERSONIAN,

G DEPARTMENT OF BALTIMORE COUNTY Date of Footing 11-15-23 Posted for Henry mm Dec. 3. 1973 C 10:30 AM. Petitioner Bresilff 9th Bo see Location of property Will Lish of Markens lil Cont of Minderclam water of Some I Say Tool North Sul of Cumbront of Mul H Hes Date of return: 11/21 /13

CERTIFICATE OF POSTING

PETITION	M	APPI	NG	PRC	GRE	SS	SHE	T		
FUNCTION		Мар		inol		licate		cing		Sheet
FUNCTION	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:		-	•		d Pla e in ou		or des	cripti		Yes .No

ACCOUNT 01-62 ACCOUNT 01-62 AMOUNT \$55.00 AND CONTROL OF THE CO	FICE (MORE COUNTY, M OF FINANCE REVENUE LLANEOUS CASH I	DIVISION	№. 12725
PHITE CASHIER PHINE AGENCY VELLOW COSTOMER Building Associates (Inc. 305 W. Cheenpeake Ave. Toneon, Mt. 2120).	ATE_	Nov. 13, 1973	_ ACCOUNT	01-662
Bulkins Associates, Inc. 305 V. Chospeaks Ive. Towson, Mt. 2120			AMOUNT_	\$25.00
		Balkins Associa 305 V. Chesapes Towson, Md. 212	tes, Inc. ke Ave.	

	•		0	
	ALTIMORE COUNTY OF	FICE OF PLANHI	NG AND ZONIN	9
	III W. Ch	ffice Building nasaprake Avenue Maryland 21204	0	
A 1	Your Petition has b	een received* this	300	_day of
Oct	1973- Itom *	<u>^_</u> .		
	A	H. D.	<u></u>	
Patitioner Res	ied & Ab. North	bmitted by A	fulleris	
Patitioner's Atte	отоу	Reviewed by	FIH	
* This is not to i	be interpreted as accept	ance of the Patitio	n for exignment of	a hearing

BALTIMORE COUN OFFICE OF FINANCE - P MISCELLANEOUS	EVENUE DIVISION	No.	13001
DATE	1973 ACCOUNT_	01-662	
	AMC UNT_	\$46.75	
WHITE - CASHIER	PINK - AGENCY	YELLO	M - CUSTOMER
Rudkins Associates 200 E. Joppa Bd. Forson, Md. 21204 Adverticing and	e, Inc.	ty for Tel	radiit[_

Item 67

Matthore County Office Of PLANTING AND ZONING Mr. Jerum J. Gebbart, Proclamat Briarchiff Apts. Next, Inc. County Office Building Cockeyaville, Md. 21036 III V. Chespeaks Avenue Tomben, Naryland 21204

Your Petition has been received and accented for filing

Petitioner Brianeliff Apts. North, Inc.

Potitioner's Atterney co: Heditins Associates, Inc. 101 Shell Bldg., 200 E. Jopen Md., Towness, Md. 21204

