## PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we., Britary LITT Apts. East, Inc. legal owner...of the property situate in Baltimor County and which is described in the description and plat attached hereto and made a part hereof

hereby petition for a Variance from Section 409.2-bl to permit forty-seven (47)

parking spaces rather than eighty-four (84) parking spaces as provided in

Section 1100.28 (COL-7.B.2) - To perait side yards of 5 feet instead of the required 25 feet. and to possit front rand of 5 feet instead of the required 90 feet; and to pensit a rear yard of 5 feet anything feet from 1888 to 1880 feet in the Zoning Law of Baltimore County; for the following resons: didicate hardship or partical difficulty.

1. Practical difficulty

see attached description



38

Property is to be posted and advertised as prescribed by Zoning Regulations.

L. or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this titiga, and further agree to and are to be bound by the zoning regulations and restrictions of tipes County advoted pursuant to the Zoning Law For Baltimore County.

Briarcliff Apts. East, Inc., By:

become Hebbart President Legal Owner Maryland 21030

E. 1900ker retilioner's Atlantey Brooks & Turnbull 610 Bosley-Avenue Towson, Maryland 21204 296-2600

ORDERED\By The Zoning Commissioner of Baltimore County, this 17th.....

of September 197 4 that the subject matter of this netition be advertised as

of september 27.4, that the subject matter of this petition be advertised, as required by the Zoning Law \* Baltimore County, in two newspapers of general circulation through out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towong, Baltimore day of Ogtober .... 1974 at 1:00 o'clock

Zoning Commissioner of Baltimore County

November 12, 1974

Charles E. Brooks, Esquire 10 Bosley Avenue Towson, Maryland 21204

> RE: Potition for Special Exception and Variances Variances SW/corner of Cranbrook Road and Malcolm Circle - 8th District Brisrcliff Apartments, East, Inc. -Petitioner NO. 75-98-XA (Item No. 39)

I have this date passed my Order in the above captioned matter in

Very truly yours, James S. Ly

JAMES E. DYER Deputy Zoning Commissioner

Attachments

## PETITION FOR ZONING RE-CLASS CATION AND/OR SPECIAL EXCEPTION 75-98-XA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we. Briarcliff Apts. East, Inc tegal 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 an ....



and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltim County, to use the herein described property, for. Community Building and including pool. as provided by Section 1B01 c 6

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 ions and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimor

Briarcliff Apts. East, Inc., By:

become Stobhart President Address 559 Cranbrook Road

Cockeysville, W ryland 21030

Protestant's Attorney

Towson, Maryland 2:204 296-2600 17th day ORDERED By The Zoning Commissioner of Baltimore County, this..... \_\_, 197 h, that the subject matter of this petition be advertised, as required by the Zening 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 Zening

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

subject, however, to the approval of a site plan indicating the existing im-

provements, together with available overflow parking areas on adjoining prop-

P. M.

1:00/ 10/31/74 RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE DEPUTY ZONING Malcolm Circle - 8th District Briarcliff Apartments, East, Inc. -COMMISSIONER NO. 75-98-XA (Item No. 39) BALTIMORE COUNTY 111 111 111

This Petition represents a Special Exception request for a community building and swimming pool, together with a request for parking Variances and Variances to front, side and rear yard setbacks. The subject property Eighth Election District of Baltimore County.

Testimony and evidence was presented on behalf of the Petitioner's re quest by the Petitioner, the civil engineer, who prepared the site plans, and a real estate expert. There were no Protestants present at the hearing.

Testimony established that the subject property is presently improved with a 47 space macadam paved parking area, swimming pool, community building and gymnasium. The improvements were described as having been signed to accommodate 1,500 resident apartment units that were originally acres originally intended for apartment use, were sold or diverted to shopping center use which has resulted in the facilities not being used to their fullest

At the present time, approximately 600 units in the Petitioner's apartment development have membership rights to the facilities. If the Special Exception is granted, the membership could be open to residents who live nearby, but not within his apartment development. It would be expanded to include 300 new memberships bringing the total to 900 units.

The Petitioner, who has many years of experience in the apartment development field, and his real estate expert felt that many new members, who would live in the adjoining apartment development, would walk to the and that the required number of parking spaces would not represent a realistic evaluation of the actual parking needs. Parking was also described as being available on the opposite side of Cranbrook Road and could be specif ically designated for pool use should the need arise.

The facilities were described as being built into a hillside which '.ll but eliminated any possibility of any usable setback areas. The Petitioner felt that projected year-round recreational needs of the community would require that the swimming pool be enclosed and requested that this use be considered in the granting of the Special Exception.

Without reviewing all the testimony and evidence presented but based on all such testimony and evidence and an on-site field inspection of the subject property, it is the opinion of the Deputy Zoning Commissioner that the existing use and the proposed expansion of said use will meet the requirements of Section 502.1 of the Baltimore County Zoning Regulations and that the Special Exception should be granted. The requested Variances, with certain restrictions, can also be granted without being detrimental to the health, safety, and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of altimore County, this \_\_\_\_\_\_ day of November, 1974, that the herein requested Special Exception for a community building and swimming pool should be and the same is hereby GRANTED. The requested side, front, and year yard Variances of five feet in lieu of the required twenty-five feet and thirty feet, respectively, and the requested Variance to permit forty-seven parking spaces in lieu of the required eighty-four spaces, should be and the same are hereby GRANTED. Said Special Exception and Variances shall be

Baltimore County, Maryland

Benartment Of Bublic Borks COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

September 11, 1974

## BAL MORE COUNTY, MARYL ND

5. Eric Di Nenna, Zoning Commissioner Date October 25, 1974 William D. Fromm, Director of Planning

Petition 175-98-XA. Southwest corner of Cranbrook Road and Malcolm Circle.
Petition for Special Exception for a Community Building and Swimming Pool.
Petition for Variance for Parking, Front, Side and Rear Yards.
Petitioner - Briarcliff Apartments, East, Inc.

8th District

HEARING: Wednesday, October 30, 1974 (1:00 P.M.)

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

The concept of a community building and swimming pool at this location is consistent with planning goals and objectives stated in the 1980 Guideplan as well as other documents previously published by the Planning Board.

The staff is however concerned about the impact of the proposed conversion of this existing facility from its present status to a commercial use open to all, on the parking facilities.

The petitioner has not furnished sufficient data to estimate increase of non-apartment users which would drive to this facility, therefore requiring more parking space than now provided.

William D. Fromm

The only spaces available to accommodate the overflow appear to be in the Briarcliff development, the shapping center across the street, or an Cranbrook Road itself. None of these alternatives is desirable

WDF:NE G:rw

Re: Item #39 (197%-1975)
Property Owner: Brisroliff Apts. East, Inc.
5% cor, Valcolm Cir. & Granbrook Rd.
Fristing Zoning: ..F. 16
Proposed Zoning: Variance from Section M09.2-bl to permit
h7 parking spaces rather than 5h parking spaces as provided
in Section M09.2-bl. Special Exception for Community
Building and Swiming Pool as revoided by Section 1801 c 6.
No. of Acres: 1.11 Districts 5th Dear Mr. DiNenna:

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Townon, Maryland 2002

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. General:

Baltimore County utilities and highway improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 459 (1974-1975).

Very truly yours.

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

END: EAM: FWR:ss

V-SE Key Sheet 63 & Gi NW 1 & 2 Pos. Sheets NW 16 A Topo 51 Tax Map

September 23, 1974

COUNTY OFFICE BUILDING

PERMINE CONTROL ADMINISTRATION STALTS DEPARTMENT

STATE SIGNAY

BUBEAU OF

BOARD OF EDUCATION COTTON OF THE

Charles E. Brooks, Esq. 610 Bosley Avenue Towson, Maryland 21204

RE: Variance Petition Briarcliff Apts, East, Inc.

Dear Mr. Brooks

BOARD OF POUCATION

OF BALTIMORE COUNTY

Property Owner: Briarcliff Apts. East, Inc.

Mr. S. Eric DiNenna

Incation:

Districts

Dear Mr. DiNenna:

Towson, Maryland 21204

Present Zoning: D.R. 16

Zoning Commissioner
Baltimore County Office Building

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 roning 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 south side of Cranbrook Road opposite Ridgland Road, in the 8th Election District of Baltimore County. It is presently improved with an existing community building and gymnasium and an existing swimming pool. The property is abutted by the Cranbrook Hills Apartments and the Cranbrook Shopping Center opposite the site on Cranbrook Road, the Society Park Apartments to the west and the Briarcliff Apartments East to the

The petitioner is requesting a Special Exception for a community building and proposes to make the facilities available to the general public rather than strictly for the apartment project, as has been the case in the past.

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

Charles E. Brooks, Esq. Re:Item 39 September 23, 1974

Page 2

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,

Comes B. Byrnot

JAMES B. BYRNES, III Chairman, Zoning Advisory Committee

JBB:JD

Enclosure

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

TOWSON, MARYLAND - 21204

Date: August 20, 1974

Z.A.C. Meeting of: August 20, 1974

COLUMBIA OFFICE WALTER PARK Registered Surveyor PHONE 730,9060

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

L GERALD WOLFF Landscape Architect PHONE 838.0888

Revised October 30, 1974

TOWSON, MARYLAND 21204 PHONE: 828-9060 DESCRIPTION FOR SPECIAL EXCEPTION AND VARIANCE TO PARKING REQUIREMENTS:

Beginning for the same at a point at the intersection of the west side of Malcolm Circle and the south side of Cranbrook Road thence along Cranbrook Road the two following courses and distances viz: (1) North 65 47'22" West 69.98 feet thence by a curve to the left with a (2) radius of 1340.09 feet for an arc length of 191.23 feet, the chord of said curve being North 69 52:39" West 191.07 feet thence leaving Cranbrook Road South 25 56.53" West 86.00 feet thence for new lines of division the fifteen following courses and distances viz: (1) South 55 47'22" East 173.00 feet (2) South 24 12'38" West 28.00 feet (3) North 65 47 22" West 112.00 feet (4) South 24 12 38" West 87.00 feet (5) South 65 47 22" East 41.00 feet (6) South 24 12 38" West 55.00 feet (7) South 65 47 22" East 70.00 feet (3) South 24 12 38" West 12.00 feet (9) South 65 47'22" East 55.00 feet (10) North 24 12'38" East 79.94 feet (11) South 65 47'22" East 9.75 feet (12) North 24 18 33" East 26.33 feet (13) North 65 47'22" West 9.75 feet (14) North 24 12'38" East 73.35 feet (15) South 65 47 22" East 33.17 feet to a point on the west side of Malcolm Circle thence along Malcoln Circle North 24 12 38" East

Containing 1.11 Acres of land more or le

102.00 feet to the place of beginning.

Malcoln E. Hudkins Registered Surveyor #5095

-BALTIMOR COUNTY, MARY AND DEPARTMENT OF HEALTH-



JEFFERSON BUILDING TOWSON, MARYLAND 2120 DONALD J. ROOP, M.D., M.P.H.

August 21. 1974

Mr. S. Eric DiNenna, Zoning Commissioner

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

Comments on Item 39, Zoning Advisory Committee Meeting, August 20, 1974, are as follows:

> Property Owner: Briarcliff Apts. East. Inc. Location: SE/C of Malcolm Circle and Cranbrook Rd. Existing Zoning: D. R. 16 Proposed Zoning: Variance from section 409.2-bl variance from section 409,2-51 to persit forty-seven (47) parking spaces rather than eighty-four (84) parking spaces as provided in section 409,2-51. Special Exception for Community Bidg. 6 swimming pool as provided by section 1801 c 6.

No. of Acres: 1.11

Metropolitan water and sewer are available.

Jones Falls Moratorium: A moratorium was placed on new sewer connections in the lones Falls Drainage Basin by Dr. Neil Solomon, Secretary of Heaith and Mental Hygiene, on November 13, 1973; therefore approval may be withheld for this connection.

Svimming Pool Comments: Prior to approval of a public pool on this site, complete plans and specifications of the pool and bathhouse must be submitted to the Baltimore County Department of Health for review and approval.

Food Protection Comments: Prior to construction, renovation and/or instellation of equipment for this food service facility, complete plans and specifications must be substitted to the Division of Food Protection, Baltimore County Department of Health, for review

Very truly yours,

THOMAS H. Deviin, Director BUREAU OF ENVIRONMENTAL SERVICES

WILLIAM D. FROM

S. ERIC DINENNA



September 18 1974

Mr. S. Eric DiNenna, Zoning Commissione Zoning Advisory Committee Office of Planning and Zoning Towson, Maryland 21204

Dear Mr. DiNenna

Comments on Item #39, Zoning Advisory Committee Meeting, August 20, 1974, are as follows:

Property Owner: Briarcliff Apartments East, Inc. Location: SE/C of Malcolm Circle and Cranbrook Road Existing Zoning: D.R.16 Proposed Zoning: Variance from Section 409.2.bl to permit forty-seven (47) parking spaces rather than eight four (84) parking spaces as provided in section 409.2.b1. Special exception for Community Building and swimming pool as provided by section 1801c6.

District 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours. John Levenbly John L. Wimbley

Planning Specialis II Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE AREA CODE 301 PLANNING 494-3211 ZONING 494-3351

COLUMBIA OFFICE WALTER PARK Registered Surveyor

eHVB/nc

HUDKINS ASSOCIATES, INC. Engineers, Surveyors and Landscape Architects 200 EAST JOPPA ROAD ROOM 101. SHELL BUILDIN

DESCRIPTION FOR SPECIAL EXCEPTION AND VARIANCE TO PARKING REQUIREMENTS:

PHONE 838-068

Revised October 30, 1974

Beginning for the same at a point at the intersection of the west side of Malcolm Circle and the south side of Cranbrook Road thence along Cranbrook Road the two following courses and distances viz: (1) North 65 47'22" West 69.98 feet thence by a curve to the left with a (2) radius of 1340.09 feet for an arc length of 191.23 feet, the chord of said curve being North 69 52 39" West 191.07 feet thence leaving Cranbrook Road South 25 56 53" West 86.00 feet thence for now lines of division the fifteen following courses and distances viz: (1) South 65 47'22" East 173.00 feet (2) South 24 12'38" West 28.00 feet (3) North 65 47'22" West 112.00 feet (4) South 24 12'38" West 37.00 feet (5) South 65 47'22" East 41.00 feet (6) South 24 12'38" West 55.00 feet (7) South 65 47'22" East 70.00 feet (8) South 24 12'38" West 12.00 feet (9) South 65 47'22" East 55.00 feet (10) North 24 12'38" East 79.94 feet (11) South 65 47'22" East 9.75 feet (12) North 24 18 38" East 26.33 feet (13) North 65 47'22" West 9.75 feet (14) North 24 12'38" East 73.35 feet (15) South 65 47 22" East 33.17 feet to a point on the west side of Malcolm Circle thence along Malcoln Circle Morth 24 12 38" East 102,00 feet to the place of beginning

Containing 1.11 Acres of land more or 1



Malcoln E. Hudkins Registered Surveyor #5095

PETITION	M	APPI	NG	PRO	OGRE	SS	SHE	ET		
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
Tenerion	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: 9 BB	TIL.	_			ed Pla e in ou		or desc	cripti	on	Yes
Previous case:		_	M	dap #			-			No

W/P/ml

H EMSLIE PARKS, MINER MARCUS M RETSAUCE MRS REDERT L. BERNEY

ALVIN LORECK

No bearing on student population.

SE/C of Malcolm Circle and Cranbrook Road

Variance from Section 409.2-Bl to permit forty seven

(47) parking spaces rather than eighty-four (84) parking spaces as provided in Section 409.2-BI. Special Exception

for Community Bidg. & Swimming Pool as provided by Section

Very truly yours

W. Wick telior W. Nick Petrovich., Field Representative.

T BAYAND WILLIAMS JH

RICHARD W. TRACEY, V.M.D.

ORIGINAL. OFFICE OF TOWSON LIM IES TOWSON, MD. 21204

THIS IS TO CERTIFY, that the annexed advertisement of

S. Hric DiMenna Zoning Coumissioner of Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one xxxxx

weeks before the 14. day of Oct. 1974 that is to say, the same was inserted in the issue of October 11 - 1974.

STROMBERG PUBLICATIONS, Inc.

By anette Feret

## CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once december appearing on the\_\_\_\_\_lOth day of\_\_\_\_\_Octobec\_\_\_\_ THE, JEFFERSONIAN,

CERTIFICATE OF POSTING ARTMENT OF BALTIMORE COUNTY

H75-98 XA.

	Torrison, Maryland	10 10 .A.m.
District. S.M.	Ned oct 30 1974 G / ff gpt Eart In con of Consolvert Bd & )	16/10/14
Petitioner: Brearch	4 opt Earl &	1. 0. S. M.
Location of property: SW	cor of Coarburt Rd + )	nalcohn Ciril
Location of Signs: 2 Ligar	. Postel in Frent of Starle	my And
Remarks:	.,	
Posted by Mil Signature	Mesa Date of return:	10-17-74

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition ham been received and accepted

for filing this 17th

S. ERIC DINENNA, Zoning Commissioner

16935

Petitioner Briarcliff Apts. East, Inc.

BALTIMORE COUNTY MARYLAND

Petitioner's Attorney Charles E. Brooks Reviewed by Charles E. Brooks Thairman, Thairman, Coning Advisory Committee

cc: Hudkins Associates, Inc. 200 E. Joppa Rd., Rm. 101 Shell Bldg. (21204)

OFFICE OF FIN 2 - R		0
70ct. 8,	1974- ACCOUNT 01	-662
	AMOUNT	\$50.00
WHITE CASHER Messrs. Brooks	PINK - AGENCY	YELLOW - CUSTOMER
610 Bosley Ave. Towson, Md. 2120	M4 Sycantion and	81 - 1

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received \* this 744, day of

197 . Item

Petitioner Branchell Egot Submitted by Petitioner's Attorney Brooks Reviewed by Phys

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

BALTIMORE COUNTY, MARYLAND No. 16987 OFFICE OF FINANCE - REVENUE DIVISION DATE 00t. 30, 1974 ACCOUNT 01-662 AMOUNT\_\$76.75

PINK - AGENCY Mesars. Brooks & Turnbull 610 Bosley Ave. Towson, Md. 21204 Advertising and posting of property for Briarcliff 









SOCIETY PARK APARTMENTS 523"56'53'W 286.38' 528"56"55"W 56.00" D.R.-16 PROTOSED AFT HIGH SCREE VICINITY MAP SCALETI SIONO 10 CRANEROOK SHOPPING CENTER EXISTING RIDGLAND MACADAM PARKING AREA-Area of Special Exception -Acres 52472'98 W 5241238"V 12000 FIREWA COMMUNITY BUILDING 20' 20' N 2412'35' E 179.62' DR.-16 CHANBROOK HILLS APARTMENTS - F4RD MALCOLM-1 MACADAM PANNG PARKING AREA B.R.-16 BRIARCLIFF APARTMENTS EAST REVISED PLANS NOTES: EXISTING ZONING: DR-16 FRCHOSED ZONING: DR-16 WITH SPECIAL EXCEPTION (BOI.C.G) AREA OF TRACT: I.II AG: PLAT FOR
YARD VARIANCES OPECIAL EXCEPTION AND
VARIANCE TO PARKING REQUIREMENTS
COMMUNITY BUILDING
AND POOLS FOR BRIARCLIFF VILLAGE INC.
CRANBROOK AND RIDGLAND ROADS
8TH DIST. JUNE 7,1974
BALTIMORE COUNTY, MD.
SCALE: 1"= 20'
DRUSED JUNE 30,1974. AREA OF TAKE: HIT ACT

TOTAL GROUND FLOOR AREA: \$574.2450.FT.

TOTAL FROT FLOOR AREA: 4248.40 S.Q.FT.

TOTAL FROT FLOOR AREA: 4248.40 S.Q.FT.

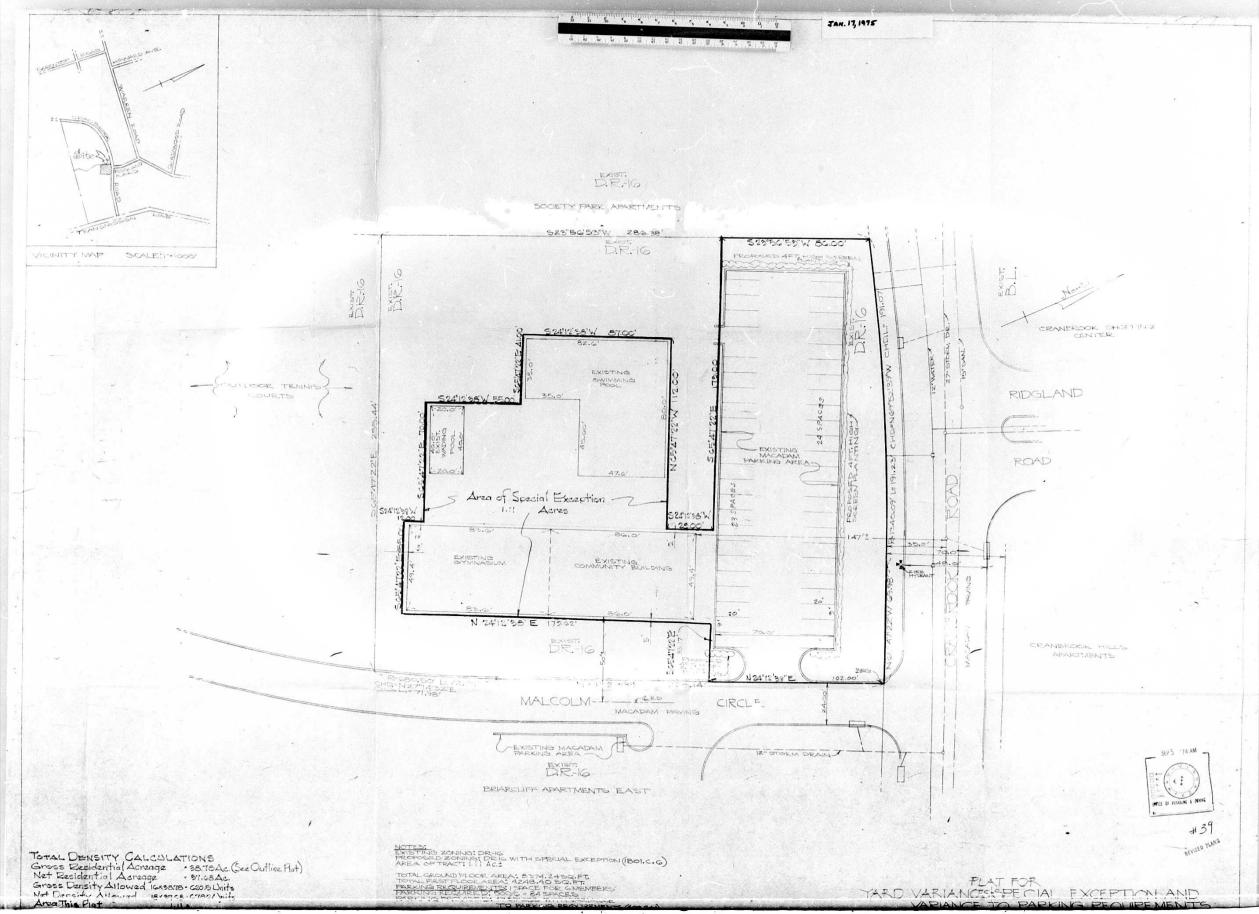
PARKING PROUPEDINENTS I DAYCE FOR GMEMPERS

FARTINI FROOM FEED SOOK S. & SENCES

FARTINI FROOM FEED AFSANCES WITH VARIANCE

FARTINI S. PROVIDED: 4759CES WITH VARIANCE

FARTINI S. PROVIDED No. of Ex. Units REVISED TULLY 30, 1974. Protection to describe the description of the state of th 



D.R.16 SOCIETY PARK APARTMENTS 523 56 53 W 286.38 528"56"59"W 86.00" D.P.-16 VILINITY WAP SCALE : -1000 D.R.-10 CRANEROOK SHOFFING 82.6 EXISTING E NIMMING DUTDOOR TENNIS Area of Special Exception Z Acres 1.11 5241238'h 28.00' S24"12"38"W SOMMUNITY BUILDING N 24"12"36" E 179.02 MALCOLM-1-MACADAM PERFORE APARTMENTS EAST NOTES: EXISTING ZONING: DR-IG PROPOSED ZONING: DR-IG WITH SPECIAL EXCEPTION (BOLC.G) AREA OF TRACT: LI ACT

Total Density Caldulations
Gross Residential Acreage . 38.75Ac (See Outline Rat)
Net Residential Acreage . 57.68Ac.
Gross Density Allowed General Countries
Net Density Allowed General Countries
Area This Plat . 1643.67 - 602.7 Units
New Gross Density 16437.67 - 658.3 Units

AREA OF INVESTIGATION AREA, 8574,2450.FT.
TOTAL GROUND FLOOR AREA, 8574,2450.FT.
TOTAL FROM FLOOR AREA, 4248,40 B.O. FT.
PARKING PROVIDED TO TOTAL FOR 6 MEMPERS
PARKING FROM ED. 5005. - 545462.5
FARKING FROM ED. 5475462.5 WITH VARIANCE
FARKING PROVIDED TO PARKING REDUIREMENTS (409,246)

PLAT FOR SPECIAL EXCEPTION AND VARIANCE TO PARKING REQUIREMENTS COMMUNITY BUILDING AND PO'LS FOR BRIARCLIFF VILLAGE. INC. CRANBROOK AND RIDGLAND ROADS THE DIST. JUNE 7,1974

BALTIMORE COUNTY, MD. SCALE: 1°-20'

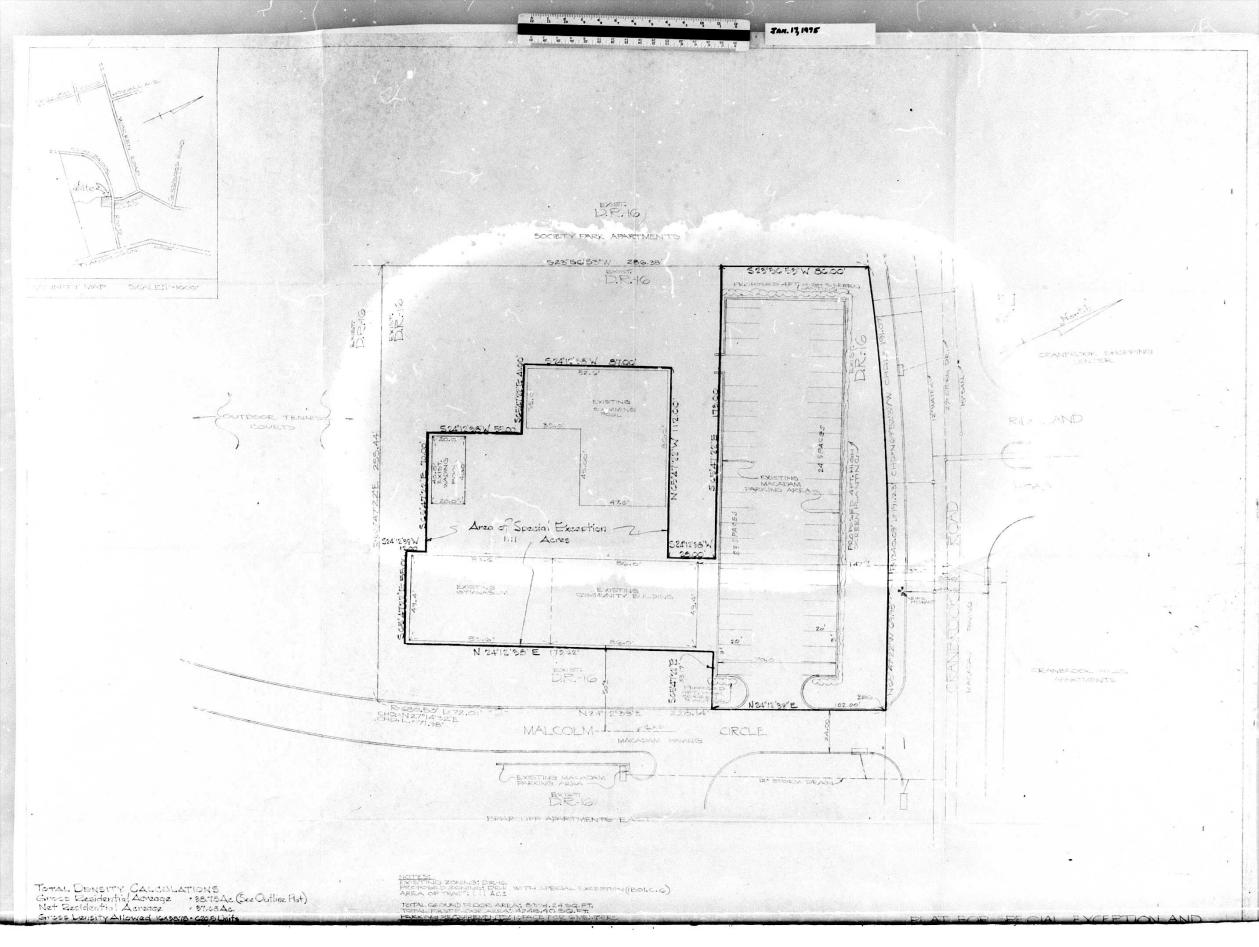
REVISED JULY 30, 1974.

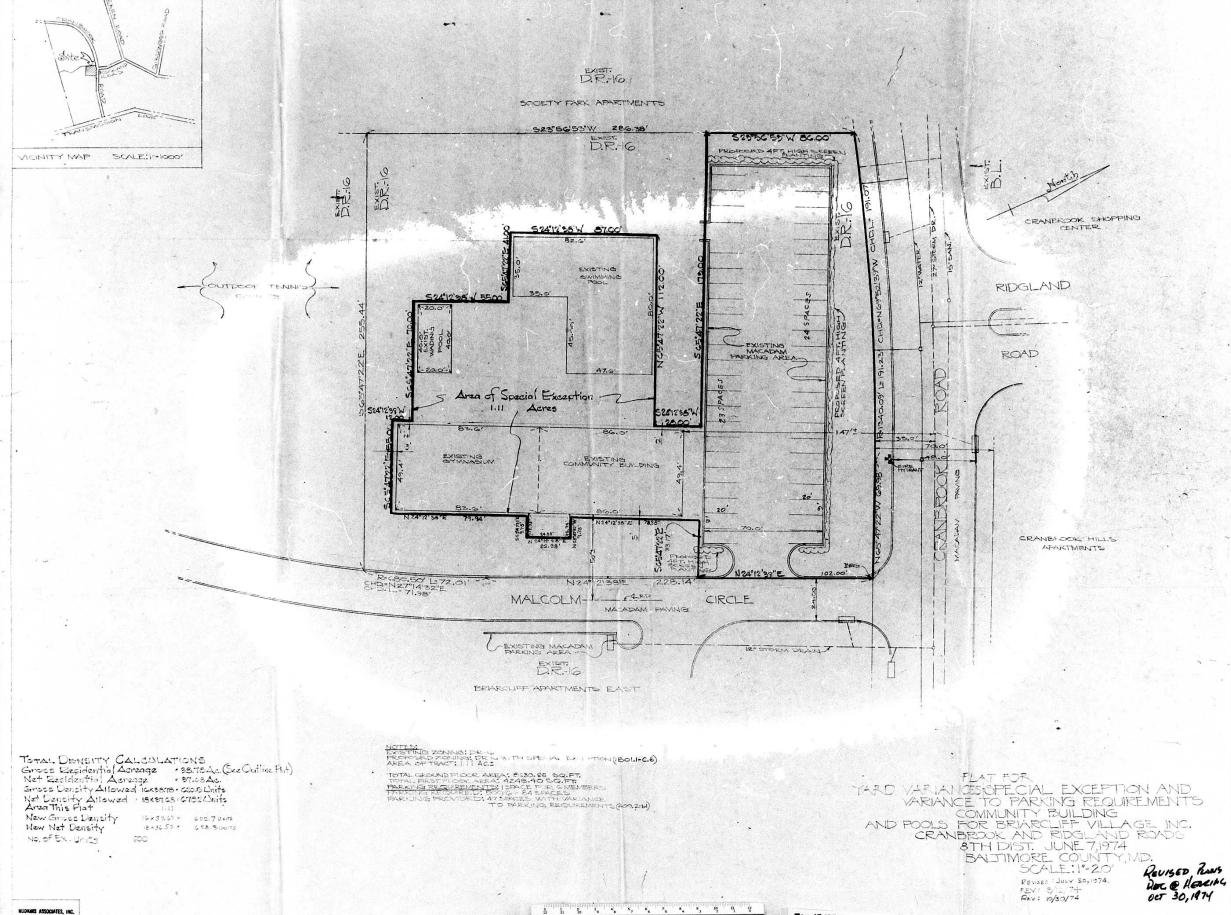
0115-21-4

177 1944/-7-24 17 1944/-7-24 1844/-7-24

JAN. 17, 1975

22 11 10 3, 4, 6, 5, 6, 7, 6, 7, 8, 8, 10 11 12 11 12





HUDKINS ASSOCIATES, INC.
101 SHELL BUILDING
200 E. JOPPA ROAD
TUSSON MASYLAND, 21704

Jan. 17, 1975

