



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 12, 1998

Nancy E. Paige, Esquire
Gordon, Feinblatt, Rothman, Hoffberger & Hollander, LLC
The Garrett Building
233 East Redwood Street
Baltimore, MD 21202-3332

Dear Ms. Paige:

RE: 1025 Cranbrook Road, Zoning Case #75-175-X, 8th Election District

Please be advised that, after careful review of your amended site plan, the Department of Permits and Development Management, Zoning Review Bureau, has considered the addition as within the spirit and intent of the referenced zoning hearing, provided all other zoning, development, and permit regulations are followed.

Please prepare an amended plan clearly showing the addition and other collateral changes, including a signature block titled:

APPROVED AS BEING WITHIN THE SPIRIT AND INTENT OF THE PLAN AND ORDER IN ZONING CASE #.

Signed By _____ Date _____

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

Joseph C. Merrey
Joseph C. Merrey
Planner II, Zoning Review

JRF:scj

Enclosure

c: zoning case #75-175-X

LAW OFFICES
GORDON, FEINBLATT, ROTHMAN, HOFFBERGER & HOLLANDER, LLC
THE GARRETT BUILDING
233 EAST REDWOOD STREET
BALTIMORE, MARYLAND 21202-3332

410-576-4000
Toll-free 800-641-BAL
Fax 410-576-4246

NANCY E. PAIGE
410-576-4294
npaige@gfhl.com

August 7, 1998

hand delivered
Arnold Jablon, Director
Department of Permits &
Development Management
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

RE: Hendersen-Webb, Inc. - Proposed
Addition to 1025 Cranbrook Road

Dear Mr. Jablon:

This firm represents Hendersen-Webb, Inc. Hendersen-Webb wishes to build a small, one story addition to its corporate headquarters at the corner of Cranbrook Road and Padonia Road. The addition is urgently needed to accommodate current operations which have become cramped in the existing building. I am writing to request that you reconsider the determination that a special hearing will be required to authorize this construction (letter of Joseph Merrey, III, July 22, 1998, enclosed).

The existing building is beautifully designed and situated on a wooded lot, heavily screened and harmonious with its surroundings. The proposed one-story addition will be screened from Padonia Road and Cranbrook Road both by the terrain, because it will sit at a low point on the property, and a wooded buffer, and will be virtually invisible from adjoining properties.

The property is currently zoned R-O, and was previously zoned DR-16. The original building was the subject of a special exception granted in Case No. 75-175X almost 23 years ago. A copy of the decision is enclosed. The special exception was not based upon a specific site plan but was conditioned upon subsequent site plan approval. The current request is to amend the site plan to permit a 1400 square foot addition to the existing 18,954 square foot building, an increase of just over 7% of the floor area. There is adequate parking and no change in the parking lot is requested. The only other conditions of the original approval were that the height not exceed two stories or 25 feet, which will not change, and that a

GORDON, FEINBLATT, ROTHMAN, HOFFBERGER & HOLLANDER, LLC

Arnold Jablon, Director
August 7, 1998
Page 2

substantial screen be installed. No change or disturbance of screening is proposed. The small addition is therefore clearly consistent with the spirit and intent of the original approval.

Although it is anticipated that the proposal will be non-contentious (Hendersen-Webb is its own immediate neighbor as owner of the adjacent properties, as well as the apartments across Padonia Road), the time required for a special hearing may delay this project so as to prevent its completion before winter, which will pose a serious hardship for the company.

I therefore urge you to reconsider the prior decision that required a special hearing and allow this project to be built as a minor amendment to the approved site plan.

Thank you for your consideration.

Very truly yours,

Nancy E. Paige
Nancy E. Paige

mn

encs

cc: Pamela F. Newland

Jablon 1.00



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3391

July 22, 1998

Ms. Pamela F. Newland
Hendersen-Webb, Inc.
1025 Cranbrook Road
Hunt Valley, MD 21030

Dear Ms. Newland:

RE: Spirit & Intent, 1025 Cranbrook Road, Zoning Case 75-175-X, 8th Election District

Having reviewed your letter of June 30, 1998 regarding an addition to the above referenced property, please be advised that a special hearing will be required to amend special exception case 75-175-X to reflect this change. I have enclosed the information booklet and forms for this filing.

Should you have any questions regarding the above, you may reach me at 410-887-3391.

Sincerely,

Joseph C. Merrey
Joseph C. Merrey
Planner II, Zoning Review

JCM:rye

Enclosure

RECEIVED JUL 29 1998

RE: PETITION FOR SPECIAL
EXCEPTION
NW corner of Cranbrook and
Padonia Roads - 8th Election
District
Witney Land Company -
Petitioner
NO. 75-175-X (Item No. 135)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a

Petition filed by Witney Land Company for a Special Exception for an office building and offices. The subject property is located on the northwest corner of Cranbrook and Padonia Roads, in the Eighth Election District of Baltimore County, and contains 1.541 acres of land, more or less.

Evidence on behalf of the Petitioner indicated that the Witney Land Company, a builder and contractor of homes and apartment complexes, proposes to construct a two-story office building for the use of approximately 35 of its employees. The subject property is presently classified D.R. 16 and would permit 28 apartment units in this classification as a matter of right.

Expert engineering testimony indicated that public water and sewer are available to the property. It was further indicated that the amount of parking and traffic emanating from the proposed office building would be comparable to that emanating from 28 apartment units.

Mr. David Horn, real estate appraiser, felt that the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met in the instant case. He also felt that the granting of the proposed office building and offices would not have a detrimental affect upon the neighborhood and, further, would not overcongest the roads and byways.

Residents of the area indicated that they opposed the requested Special Exception for fear that it would increase traffic, cause other roads to be con-

structed in the area, and otherwise be detrimental to their health, safety, and general welfare.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the requested Special Exception for a two-story office building should be granted.

As aforementioned, the subject property, in its present classification, could be developed as a matter of right into a minimum of 28 apartment units. If each of the 28 apartment units contained two persons, it would amount to 56 people, 20 more than would be anticipated to use the office building.

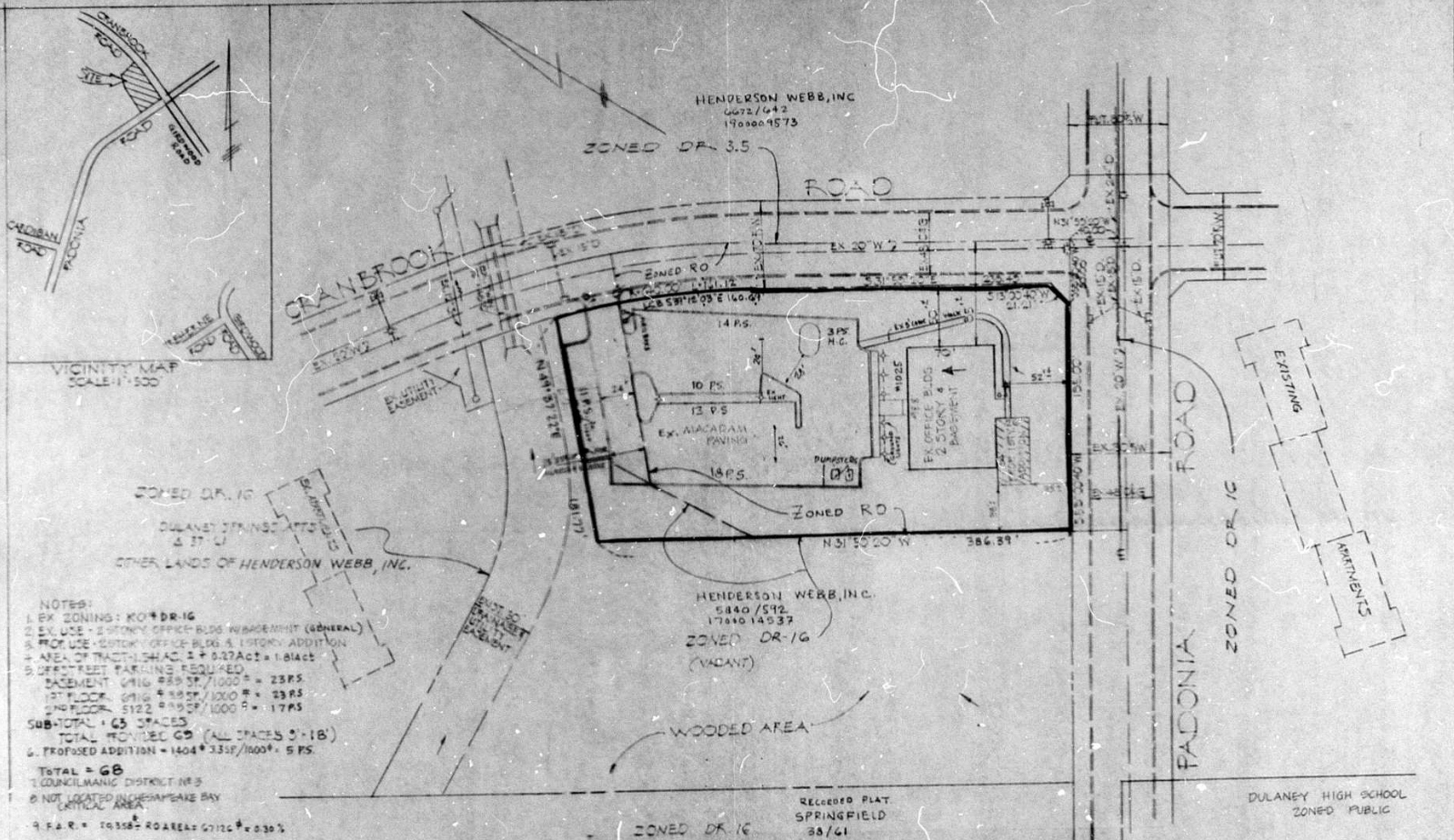
With proper screening and controls, the subject request would not be detrimental to the health, safety, and general welfare of the community and would not, in fact, overcongest the road.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of September, 1975, that the Special Exception for an office building and offices should be and the same is hereby GRANTED, from and after the date of this Order, subject to the following requirements:

1. Compact screening, a minimum of six feet in height, must surround the subject property except at entrances.
2. The proposed office building must be a maximum of two stories or 20 feet in height.
3. A site plan must be approved by the Department of Public Works and the Office of Planning and Zoning.

Joseph C. Merrey
Zoning Commissioner of
Baltimore County

DATE *September 24, 1975*
BY *Joseph C. Merrey*
Zoning Commissioner



NOTES:

1. EX. ZONING: RO+DR 1G
2. EX. USE - 2 STORY OFFICE BLDG. (GENERAL)
3. PROPOSED: 2 STORY OFFICE BLDG. & 1 STORY ADDITION
4. AREA OF TRACT: 1.34 AC. ± + 0.27 AC. ± = 1.61 AC.
5. 8000 S.F. PARKING REQUIRED
6. BASEMENT: 6116 S.F. / 1000' ± = 23 PS
7. 1ST FLOOR: 6116 S.F. / 1000' ± = 23 PS
8. 2ND FLOOR: 5122 S.F. / 1000' ± = 17 PS
9. SUB-TOTAL: 63 SPACES
10. TOTAL PROVIDED: 69 (ALL SPACES 5'x18')
11. 6. PROPOSED ADDITION: 1404' ± 335' / 1000' ± = 5 PS
12. TOTAL = 68
13. COUNCILMANIC DISTRICT NO. 3
14. NOT LOCATED IN CHEMUNKE BAY CRITICAL AREA
15. 9 P.S. ± TO 3582' ROAD AREA 67112' ± 0.330 ±

ZONING HISTORY ITEM #135

CASE No. 75-175-X
Special Exception in D.R. 16 Zoning to permit construction of a two story office building. Approved September 30, 1975.
Subject to the following requirements:

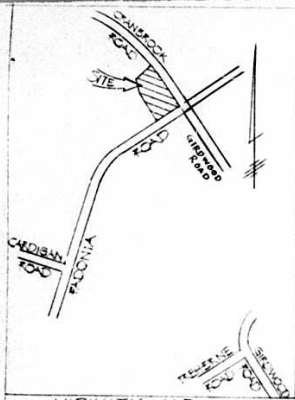
1. Compact screening, a minimum of 6 feet in height must surround the subject property except at entrances. Property is to be screened with 12' high evergreen trees.
2. The proposed office building must be a maximum of two stories or 25' in height. The existing building is 25' high from finished grade to roof.
3. A site plan must be approved by the Department of Public Works and the Office of Planning & Zoning. The plan was approved by the two agencies listed above on April 12, 1976 and a building permit was granted.

Parking Requirements at time of approval:
Basement: 6916 s.f. @ 1sp./500 s.f. = 14
1st Floor: 6916 s.f. @ 1sp./500 s.f. = 24
2nd Floor: 5122 s.f. @ 1sp./500 s.f. = 11
Total required = 49
Parking provided: 49 spaces (3 handicap included)

OWNER:
HENDERSON WEBB, INC.
1325 CRANBROOK ROAD
COCKEYSVILLE, MARYLAND 21030
DEED: 54/1/423
ACCT # 1700006057

PLAT TO ACCOMPANY PETITION FOR
SPECIAL HEARING
#1025 CRANBROOK ROAD
N.W. CORNER OF CRANBROOK & PADONIA
ROADS
ELECTION DISTRICT NO. 3
BALTIMORE CO. MD.
SCALE: 1"=50'
AUGUST 9, 1978

CONTR. OFFICE USE ONLY
REVIEWED BY: ITEM NO.: CASE NO.:



VICINITY MAP
SCALE: 1"=500'

OTHER LANDS OF HENDERSON WEBB, INC.

- NOTES:
1. EX. ZONING: RO+DR-16
 2. EX. USE: 2-STORY OFFICE BLDG. W/WAREHOUSE (GENERAL)
 3. PROPOSED: 2-STORY OFFICE BLDG. & 1-STORY WAREHOUSE
 4. AREA OF TRACT: 1.54 AC. ± + 0.27 AC. ± = 1.81 AC. ±
 5. OFF-STREET PARKING: 63 SPACES
 6. BASEMENT: 6916 S.F. @ 1000' ± = 23 PS
 7. 1ST FLOOR: 6916 S.F. @ 1000' ± = 23 PS
 8. 2ND FLOOR: 5122 S.F. @ 1000' ± = 17 PS
 9. SUB-TOTAL: 63 SPACES
 10. TOTAL PROVIDED: 63 (ALL SPACES ± 18')
 11. 6. PROPOSED ADDITION: 1404' ± 33.33' @ 1000' ± = 5 PS
 12. TOTAL: 68
 13. 7. COUNCILMANIC DISTRICT: 118
 14. 8. NOT LOCATED IN CHESAPEAKE BAY CRITICAL AREA
 15. 9. F.A.R. = 76.358' ± RO AREA = 57126' ± = 0.30%



DEVELOPMENT ENGINEERS, INC.

200 East Joppa Road
Room 101, Joppa, Maryland
21091

HENDERSON WEBB, INC.
1015 CRANBROOK ROAD
COCKEYSVILLE, MARYLAND 21030
DEED: 5421/423
ACCT # 1703006057

ZONING HISTORY ITEM #135

CASE No. 75-175-1
Special Exception in D.R. 16 Zoning to permit construction of a two story office building. Approved September 30, 1975.

- Subject to the following requirements:
1. Compact screening, a minimum of 6 feet in height must surround the subject property except at entrances. Property is now screened with 15' high evergreen trees.
 2. The proposed office building must be a maximum of two stories or 25' in height. The existing building is 25' high from finished grade to roof.
 3. A site plan must be approved by the Department of Public Works and the Office of Planning & Zoning. The plan was approved by the two agencies listed above on April 12, 1976 and a building permit was granted.

Parking Requirements at time of approval:
 Basement: 6916 s.f. @ 1ap./500 s.f. = 14
 1st. Floor: 6916 s.f. @ 1ap./300 s.f. = 24
 2nd. Floor: 5122 s.f. @ 1ap./500 s.f. = 11
 Total required: 49
 Parking provided: 49 spaces (3 handicap included)

DULANEY HIGH SCHOOL
ZONED PUBLIC

LIMIT OF DISTURBANCE: 2750'

PLAT PLAN

APPROVED AS BEING WITHIN THE SPIRIT AND INTENT OF THE PLAN AND ORDER IN CASE # 75-175-1.

SIGNED BY: *John P. Dando* DATE: 8-19-78

1015 CRANBROOK ROAD
N.W. CORNER OF CRANBROOK & PADONIA
ROADS

ELECTION DISTRICT N° 3
BARTON'S CO. RD.
SCALE: 1"=50'
AUGUST 9, 1978
REVISED: AUG. 19, 1978. Δ

ZONING OFFICE USE ONLY	
REVIEWED BY:	ITEM NO.:

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

XXXXXX WITNEY LAND COMPANY, 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 an _____ zone to an _____ zone, for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Offices and Office Building.

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

I, or we, agree to pay expenses of above reclassification 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.

WITNEY LAND COMPANY
Contract purchaser
Robert E. Meyerhoff, President
Address: 6301 Reisterstown Road, Baltimore, Maryland 21215
Petitioner's Attorney
Samuel M. Trivas
Address: 6301 Reisterstown Road, Baltimore, Maryland 21215
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 17th day of January, 1975, 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 19th day of February, 1975, at 10:45 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR SPECIAL EXCEPTION
NW/corner of Cranbrook and Padonia Roads - 8th Election District
Witney Land Company - Petitioner
NO. 75-175-X (Item No. 135)
BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition filed by Witney Land Company for a Special Exception for an office building and offices. The subject property is located on the northwest corner of Cranbrook and Padonia Roads, in the Eighth Election District of Baltimore County, and contains 1.541 acres of land, more or less.

Evidence on behalf of the Petitioner indicated that the Witney Land Company, a builder and contractor of homes and apartment complexes, proposes to construct a two-story office building for the use of approximately 35 of its employees. The subject property is presently classified D.R. 16 and would permit 28 apartment units in this classification as a matter of right.

Expert engineering testimony indicated that public water and sewer are available to the property. It was further indicated that the amount of parking and traffic emanating from the proposed office building would be comparable to that emanating from 28 apartment units.

Mr. David Horn, real estate appraiser, felt that the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met in the instant case. He also felt that the granting of the proposed office building and offices would not have a detrimental effect upon the neighborhood and, further, would not overcongest the roads and byways.

Residents of the area indicated that they opposed the requested Special Exception for fear that it would increase traffic, cause other roads to be con-

structed in the area, and otherwise be detrimental to their health, safety, and general welfare.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the requested Special Exception for a two-story office building should be granted.

As aforementioned, the subject property, in its present classification, could be developed as a matter of right into a minimum of 28 apartment units. If each of the 28 apartment units contained two persons, it would amount to 56 people, 20 more than would be anticipated to use the office building.

With proper screening and controls, the subject request would not be detrimental to the health, safety, and general welfare of the community and would not, in fact, overcongest the road.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of September, 1975, that the Special Exception for an office building and offices should be and the same is hereby GRANTED, from and after the date of this Order, subject to the following requirements:

1. Compact screening, a minimum of six feet in height, must surround the subject property except at entrances.
2. The proposed office building must be a maximum of two stories or 25 feet in height.
3. A site plan must be approved by the Department of Public Works and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

-2-

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner (date: February 18, 1975)
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #75-175-X, Petition for Special Exception for Offices and Office Building

Northwest corner of Cranbrook and Padonia Roads
Petitioner: Witney Land Company
8th District

HEARING: Wednesday, February 19, 1975 (10:45 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer.

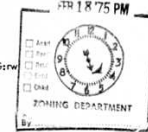
Under Policy No. 5 of the 1980 Guideplan, "New development in outlying areas should be designed in accord with a rationally describable form, such as the Guideplan model development form described in the plan." The Guideplan model development form which constituted a working policy of the Planning Board a good while before the plan itself was adopted—it is based on the central-place concept, whereby more-intensive uses normally should be clustered in the centers of neighborhoods, communities, and towns. The Board, in a 1971 preliminary report on proposed zoning amendments pertaining to offices and related uses, has also identified valid types of office locations that do not fall within the generalized framework of the model.

The petitioner's property is situated in neither a center nor in one of the locations described in the 1971 preliminary report; in fact, in the planning staff's opinion, authorization of the use proposed would actually conflict with the Guideplan both on its face and in light of the discussion in the earlier report. From a planning viewpoint, construction of an office building at the subject location would run counter to the general welfare just as development of an "office park" would run counter to the general welfare (see page 2 of the 1971 report)—though admittedly not to the same degree.

For these reasons, we oppose the petition.

William D. Fromm
Director of Planning

WDF:NEG:rw



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 14, 1975

Samuel M. Trivas, Esq.
6301 Reisterstown Road
Baltimore, Maryland 21215

RE: Special Exception Petition
Item 135
Witney Land Company -
Petitioner

Dear Mr. Trivas:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you February 10, 1975 under the above referenced subject.

Very truly yours,

Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

PTH:JD

Enclosure

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

COLUMBIA OFFICE
N. L. PARK
Registered Surveyor
Phone 730-9080

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE: 828-9060

BEL AIR
L. GERALD WOLFF
Landscape Architect
Phone 838-0888

December 19, 1974

ZONING DESCRIPTION, N. W. CORNER CRANBROOK AND PADONIA ROADS:

Beginning for the same at a point on the north side of Padonia Road (30 feet wide) distant the two following courses and distances from the centerline intersection of said Padonia Road (30 feet wide) and Cranbrook Road (70 feet wide) (1) North 31° 59' 20" West 40.00 feet and (2) South 58° 00' 40" West 50.00 feet thence blining on the said north side of said Padonia Road South 58° 00' 40" West 135.00 feet thence perpendicular to said road North 31° 59' 20" West 255.00 feet thence North 05° 30' 00" West 95.00 feet and North 49° 37' 22" East 147.34 feet to the west side of said Cranbrook Road, thence along the west side of said Cranbrook Road the three following courses and distances viz: (1) 107.00 feet along a curve to the right having a radius of 540.00 feet and a chord bearing of South 30° 46' 43" East 106.33 feet (2) South 31° 59' 20" East 238.49 feet and (3) South 15° 00' 40" West 21.21 feet to the place of beginning.

Containing 1.541 Acres of land more or less.

Malcolm E. Hudkins
Registered Surveyor #5095

September 30, 1975

Samuel M. Trivas, Esquire
6301 Reisterstown Road
Baltimore, Maryland 21215

RE: Petition for Special Exception
NW/corner of Cranbrook and Padonia Roads - 8th Election District
Witney Land Company -
Petitioner
NO. 75-175-X (Item No. 135)

Dear Mr. Trivas:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/scw

Attachments

cc: Mr. Paul F. Hoeman
10602 Lake Spring Way
Cockeysville, Maryland 21030

Mr. Charles G. Pefinis
212 Solway Road
Timonium, Maryland 21093

Mr. Samuel S. Brodbelt
216 Solway Road
Timonium, Maryland 21093

Charles E. Kountz, Jr., Esquire
Deputy People's Counsel

Mr. Simon P. Jarcosinski, Jr. Pres.
Greater Timonium Council
2301 Harcroft Road
Timonium, Md. 21093

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



February 14, 1975

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 #135, Zoning Advisory Committee Meeting, January 7, 1975, are as follows:

Property Owner, Witney Land Company
Location: NW/cor of Cranbrook and Padonia Roads
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and office building
No. of Acres: 1.541 acres
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 ensure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The driveway nearest Padonia Road should be eliminated.

This office would also request that the architecture of the proposed building be in harmony with the residential character of the neighborhood.

Very truly yours,

John L. Wimbley, Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 801 PLANNING 484-3311 ZONING 484-3321

NOV 20 1975

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

February 13, 1975

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

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

Re: Item #135 (1974-1975)
Property Owner: Witney Land Company
N/W corner of Cranbrook and Padonia Roads
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and
office building
No. of Acres: 1.541 Acres District: 8th

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:

Cranbrook and Padonia Roads, existing improved County roads, require no
additional improvement at this location.

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 Drainage:

Provisions for accommodating storm water or drainage have not been indicated
on the submitted plan; however, adequate facilities would be required in conjunction
with the proposed development of the property.

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.

Item #135 (1974-1975)
Property Owner: Witney Land Company
Page 2
February 13, 1975

Water:

Twenty-inch public water mains exist in Cranbrook and Padonia Roads.

Sanitary Sewer:

Public sanitary sewerage can be made available to serve this property by
an extension from the existing sanitary sewerage shown on Drawing #72-1250, File 1.
However, this property is tributary to the Jones Falls Sewerage System, subject to
State Health Department imposed moratorium restrictions.

Very truly yours,

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

END:VAM:PM:iss

U-CM Key Sheet
61 & 62 NE 1 & 2 Pos. Sheets
NE 16 A Topo
52 Tax Map

JAMES F. OFFUTT, JR.
ATTORNEY AT LAW
OFFENSE BUILDING
TOWSON, MARYLAND

February 18, 1975

TO: The Zoning Commissioner of Baltimore County

RE: Special Exception Petition
Item 135, Witney Land Company, Petitioner

SIR:

This is to advise you that my client, R.S.F. Joint Venture, is
the owner of approximately seven (7) acres to the south of the above
captioned property. It is their intention to develop said property with
approximately twenty-three (23) lots which will accommodate new custom
built homes.

In view of the fact that they are the adjacent property owners,
they have investigated the subject request. This is to advise you
that they find the request a reasonable one and one that will not be
adverse to the neighborhood, to their property or to the over all
community in any way.

They feel that the petitioner's request should be granted.

Yours truly,

James F. Offutt, Jr.
James F. Offutt, Jr.
Attorney for R.S.F. Joint Venture

JFO, JR./vfo

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING 3 TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.

DIRECTOR

WM. T. MELZER
DEPUTY TRAFFIC ENGINEER

February 26, 1975

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

Re: Item 135 - ZAC - January 7, 1975
Property Owner: Witney Land Company
Location: NW/Cor. of Cranbrook & Padonia Roads
Existing Zoning: D.R. 16
Proposed Zoning: SPECIAL EXCEPTION for offices and office bldg.
No. of Acres: 1.541 Acres
District: 8th

Dear Mr. DiNenna:

As presently zoned, this site would generate approximately
185 trips per day; the proposed special exception for offices would generate
approximately 315 trips per day.

Should this special exception be granted, it is recommended that the
site be restricted to one entrance.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc.

HSF/beu

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Samuel M. Trivas, Esq.
6301 Reisterstown Road
Baltimore, Md. 21215

Item 135

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for
filing this 17th day of January 1975

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner: Witney Land Company

Petitioner's Attorney Samuel M. Trivas Reviewed by *Franklin T. Hawkins, Jr.*
Franklin T. Hawkins, Jr.
Chairman,
Zoning Advisory
Committee

J. Austin Oritz
Chair



Towson, Maryland 21204
825-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Witney Land Company

Location: NW/Cor. of Cranbrook & Padonia Roads

Item No. #135 Zoning Agenda January 7, 1975

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.

() 1. Fire hydrants for the referenced property are required and shall be
located at intervals of _____ 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.

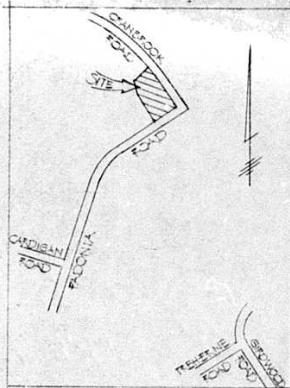
(X) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Protection
Association Standard No. 101 "The Life Safety Code", 1970 Edition prior
to occupancy.

() 6. Site plans are approved as drawn.

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

Reviewed: *Franklin T. Hawkins, Jr.* Noted and approved: *Paul H. Klenke*
Planning Group - 1 Deputy Chief
Special Inspection Division Fire Prevention Bureau

NOV 20 1975



VICINITY MAP
SCALE: 1" = 500'

- NOTES:
1. EX. ZONING: DR. 1G
 2. PROT. ZONING: DR. 1G W/ SPECIAL EXCEPTION FOR OFFICES
 3. EX. USE - VACANT
 4. PROT. USE - 2 STORY TREATMENT OFFICES & OFFICE BLDG. IN PARKING
 5. AREA OF TRACT: 1.54 AC. ±
 6. OFF-STREET PARKING REQUIRED:
BASEMENT: 7000' ± @ 150'/300' ± 14
1ST FLOOR: 7000' ± @ 150'/300' ± 23
2ND FLOOR: 7000' ± @ 150'/300' ± 14
TOTAL: 51 SPACES
TOTAL PROVIDED: 65 (ALL SPACES 8'x20')
 7. LIGHTING TO BE PROVIDED BY OWNER
8' MAX. HIGH - SHOWN THUS ±

OWNER:
WITNEY LAND COMPANY
9301 FORT TOWN ROAD
BAL. MD. E. MARYLAND SIDE

HUCKINS ASSOC.
101 CHELL BUILDING
200 E. JOPPA ROAD
TOWSON, MD. 21204
301-525-3060

ZONED DR. 3.5
(VACANT)

ROAD

CRANBROOK

PADONIA ROAD

ZONED DR. 1G
(VACANT)

OTHER LANDS OF WITNEY LAND CO. (BROOKH)

OTHER LANDS OF WITNEY LAND COMPANY

ZONED DR. 1G
(VACANT)

WOODED AREA

ZONED DR. 1G
(VACANT)

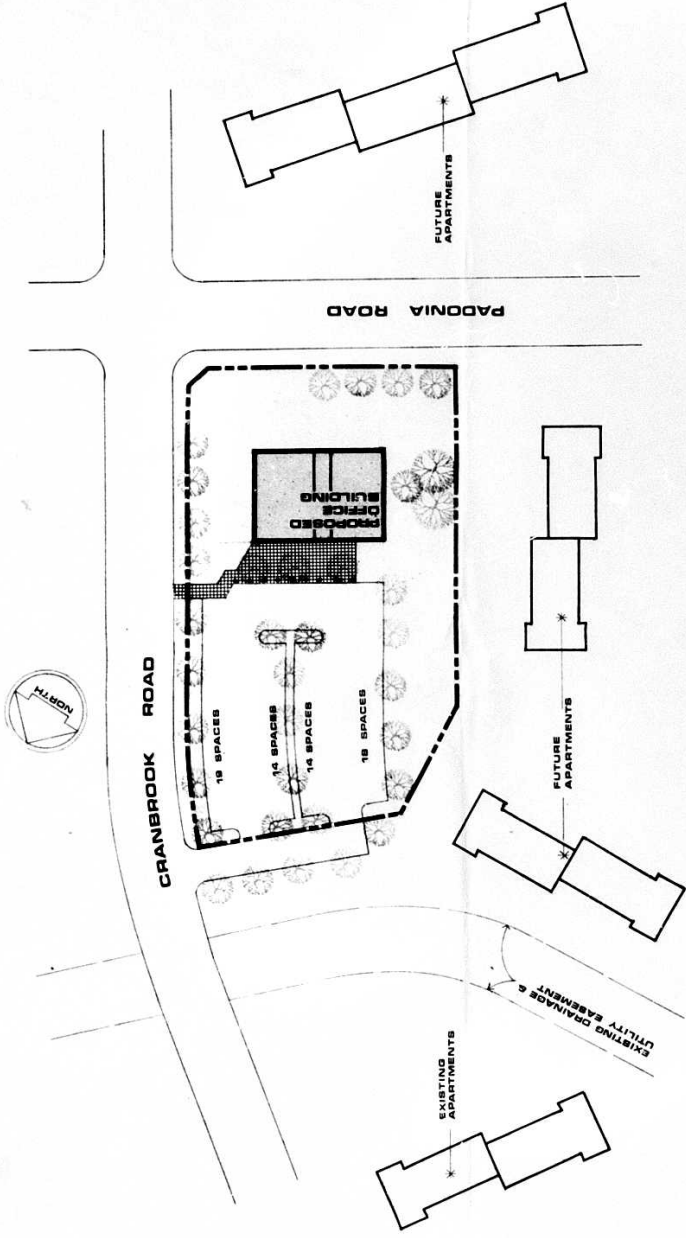
PLAN TO ACCOMPANY APPLICATION
FOR SPECIAL EXCEPTION FOR OFFICES
N.W. CORNER CRANBROOK & PADONIA ROADS
ELECTION DISTRICT 8
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50'
DECEMBER 10, 1974 FEB. FEB 11, 1975

ZONED PUBLIC
DULANEY HIGH SCHOOL
RETIRED PLANS



3D
JUL 24
21175
SC
11
11B
04/75
11





site plan

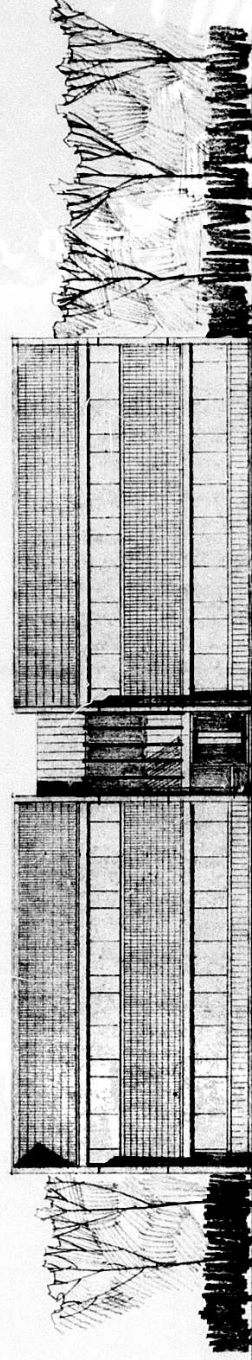
scale: 1"=50'

proposed office building

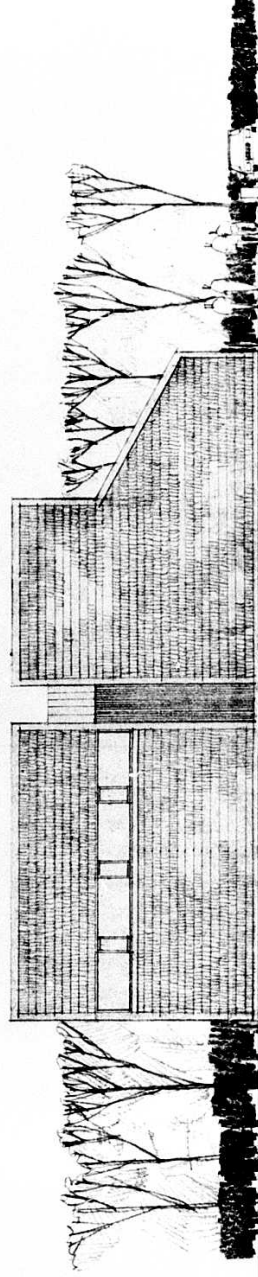
baltimore county, maryland

1

for: hendersen webb inc.



front elevation



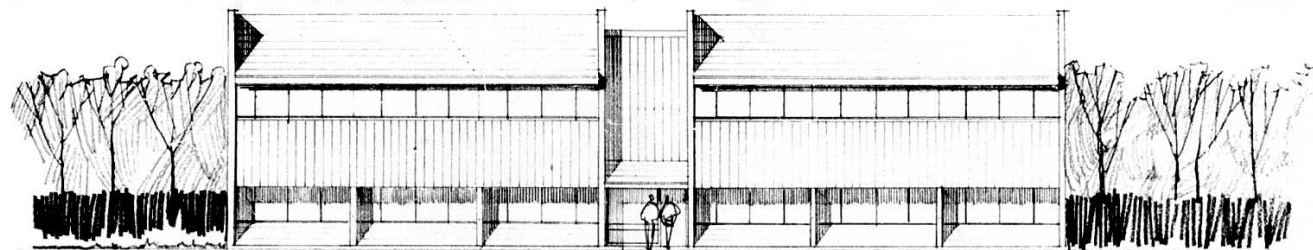
side elevation

proposed office building

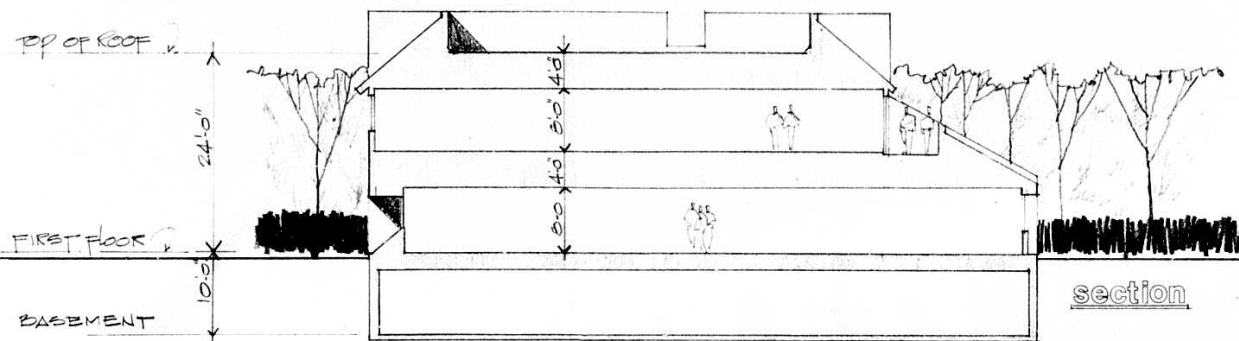
baltimore county, maryland

2

for: hendersen webb inc.



rear elevation



section

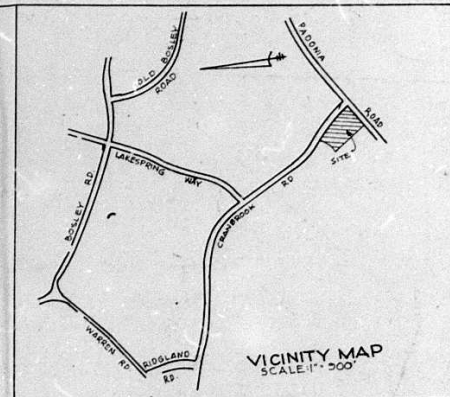
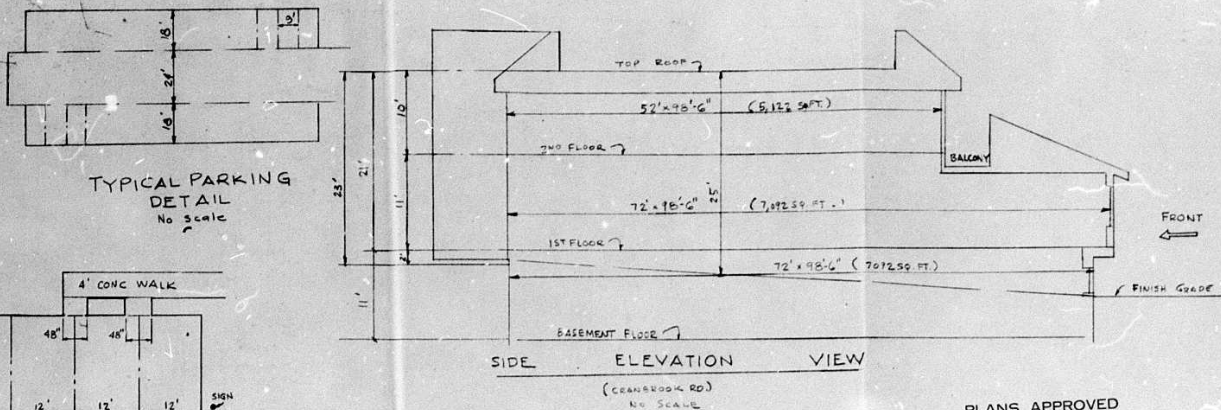
proposed office building

baltimore county, maryland

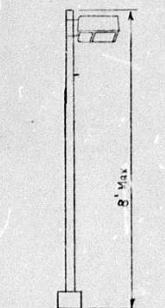
3

for: henderson webb inc.





BM GIBNCA, ELEV. 485.20
 DESCRIPTION: 3/4" I.P. NE CORNER CRANBROOK RD.
 & PADONIA RD.



LEGEND:
 Field run topo. by Hudkins 1/76
 EXISTING CONTOURS SHOWN THUS (5' intervals)
 PROPOSED CONTOURS SHOWN THUS (5' intervals)
 - Indicates Light Poles Free standing in parking lot
 DUMPSTER LOCATION SHOWN THUS
 Special Exception Area Shown THUS
 6' High Compact screening around subject property except at entrances shown THUS
 Proposed Building must be a maximum of 25' in height.

- NOTES:**
- EX. ZONING: DR. 1G
 - DR. 1G W/ SPECIAL EXCEPTION FOR OFFICES CASE #75-175-X
 - EX. USE - VACANT
 - PROPOSED: 2 STORY OFFICE BLDG & BASEMENT W/ OFFICE BLDG PARKING
 - AREA OF TRACT 1.5A1 AC ± W/ SPECIAL EXCEPTION: 0.007 AC ± SHOWN THUS --- TOTAL = 1.423 AC ±
 - OFFSTREET PARKING REQUIRED:
 BASEMENT TOTAL 8 x 15' / 500' ± 14
 1ST FLOOR TOTAL 8 x 15' / 500' ± 24
 2ND FLOOR TOTAL 8 x 15' / 500' ± 11
 TOTAL = 49 SPACES REQUIRED
 TOTAL PROVIDED = 54 (ALL SPACES 9' x 16') + 3 (HANDICAPPED 12' x 18') = 57 TOTAL
 - LIGHTING TO BE PROVIDED BY OWNER TO BE OPERATED BETWEEN DUSK & 10 PM ONLY AND SHALL BE DIRECTED TOWARD THE BUILDING
 - ONLY PASSENGER VEHICLES EXCLUDING BUSES MAY USE PARKING AREA
 - NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED
 - 6 FT. HIGH COMPACT SCREENING AROUND SUBJECT PROPERTY
 - ALL MAINTENANCE SURFACE PROPERLY DRAINED IS REQUIRED
 - METHOD & AREA OF OPERATION, PROVISION FOR MAINTENANCE AND PERMITTED HOURS OF USE SHALL BE SPECIFIED AND REGULATED AS REQUIRED

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: [Signature]
 DATE: 4/11/76
 ZONING COMMISSIONER
 DATE: 4/12/76

COMMERCIAL PRELIMINARY
OFFICE BUILDING
 *1025 CRANBROOK RD.
 "DULANEY SPRINGS APARTMENTS"

8TH ELECTION DISTRICT BALTIMORE CO., MD.
 SCALE: 1" = 50'

OWNER AND DEVELOPER
 HENDERSEN - WEBB, INC.
 6501 REISTERSTOWN RD.
 BALTO., MD. 21215

MARCH 1, 1976.
 RECORDED MARCH 22, 1976.
 REVISED APRIL 9, 1976. ADDED HANDICAPPED SPACES.

PUBLIC ZONING
 BALTO. CO. BOARD OF EDUCATION
 DULANEY SENIOR HIGH SCHOOL
 844 383-7400

HUDKINS ASSOCIATES, INC.
 101 SHELL BUILDINGS
 5000 W. ROAD
 TOWSON, MARYLAND 21284

#5113