

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 169-2.2 to permit 585 parking spaces in lieu of the required 634 spaces.

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

In order to erect an additional 10 feet x 150 feet on the East side of the existing Safeway store, Cranbrook Shopping Center, a variance is required for 585 parking spaces in lieu of the required 634 spaces.

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

James J. Gebhart, Inc.
Address: 599 Cranbrook Road

Cockeysville, Md. 21030
Phone 666-3450

Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this... 12th... day of November, 1977, 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 property be posted, and 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... 17th... day of January, 1977, at... 1:00 o'clock... P.M.

(over)

Jerome J. Gebhart, President
Box Item 82
January 10, 1977
Page 2

At the time of field inspection the parking along the north property line, facing the site of the existing dwellings, was not screened as indicated on previously approved plans. It should be noted that this was the subject of a Zoning Violation hearing, and in the interim the owner has attempted to comply with the required screening. Revised plans reflecting the required screening must be submitted prior to the scheduled hearing date. In addition, the petitioner should make note of the comments of the Bureau of Engineering concerning the existing public utilities on this site.

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 no less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

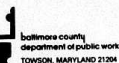
Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI,
Acting Chairman, Zoning
Plans Advisory Committee

NBC:JD

Enclosure

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



THOMAS W. MOURING, P.E.
DIRECTOR

November 22, 1976

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

Re: Item #82 (1976-1977)
Property Owner: Cranbrook, Inc.
N/S Cranbrook Rd., 150' W. Ridgeland Rd.
Existing Zoning: RL
Proposed Zoning: Variance to permit 585 parking spaces in lieu of the required 634 spaces.
Acre: 11.148 District: 8th

Dear Mr. DiHenna:

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 highway and utility improvements are not directly involved and are as secured by Public Works Agreement #87204, executed in connection with "Cranbrook Shopping Center". The petitioner is cautioned in regard to existing Baltimore County storm drains and sanitary sewerage within the various drainage and utility easements within this site (see Drawings #72-0430, File 4 and #72-0436 and 1150, File 1), none of which are indicated on the submitted plan. No encroachment by construction of any structure, including footings is permitted within County rights-of-way or utility easements. During the course of construction on this site, protection must be afforded by the Contractor to protect the public utilities. Any damage sustained would be the full responsibility of the petitioner. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #82 (1976-1977).

Very truly yours,

Charles W. Dineen
CHARLES W. DINEEN, P.E.,
Chief, Bureau of Engineering

END:RAN:PMW:as

V-SE Key Sheet
64 NW 2 & 3 Nos. Sheets
DW LG A Topo
51 Tax Map

James S. Gohmert, President
Box Item 82
January 10, 1977
Page 2

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... day of... 1976.

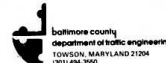
S. Eric DiHenna
S. Eric DiHenna,
Zoning Commissioner

Petitioner: Cranbrook, Inc.

Petitioner's Attorney

cc: Hudkins Associates, Inc.
200 E. Joppa Rd., Box 101 (21204)

Reviewed by:
Nicholas B. Commodari
Nicholas B. Commodari,
Planning & Zoning
Associate III



STEPHEN E. COLLINS
DIRECTOR

November 17, 1976

Mr. Eric S. DiHenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item #82 - 2AC - November 2, 1976
Property Owner: Cranbrook, Inc.
Location: N/S Cranbrook Rd. 150' W. Ridgeland Rd.
Existing Zoning: RL
Proposed Zoning: Variance to permit 585 parking spaces in lieu of req. 634 spaces
Acre: 11.148
District: 8th

Dear Mr. DiHenna:

The requested variance to permit 585 parking spaces in lieu of the required 634 spaces can be expected to cause parking problems in the area.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 10, 1977

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Acting Chairman

MEMBERS

BUREAU OF
ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROADS COMMISSION

BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

Jerome J. Gebhart, President
Cranbrook, Inc.
599 Cranbrook Road
Cockeysville, Maryland 21030
RE: Variance Petition
Item 82
Cranbrook, Inc. - Petitioner

Dear Mr. Gebhart:

The Zoning Plans 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.

This site, currently improved with the Cranbrook Shopping Center, is located on the north side of Cranbrook Road, 150 feet west of Ridgeland Road, in the 8th Election District.

Adjacent properties to the west and south are zoned D.R. 16 and improved with apartments, while individual dwellings, zoned D.R. 3.5, exist to the north of this site. A 6000 square foot addition is planned to be constructed to the side of the existing food store, and due to the insufficient parking provided, this variance is requested.



Paul H. Reincke
Chief

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

Attention: Nicholas B. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Cranbrook, Inc.
Location: N/S Cranbrook Rd. 150' W. Ridgeland Rd.

Item No. 82 Zoning Agenda 11/2/76

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with "a" or "b" 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.
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, 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: Michael S. Flanagan
Planning Group
Special Inspection Division

Noted and
Approved: Jerome J. Gebhart
Petitioner
Fire Prevention Bureau

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, the Variance to permit 585 off-street parking spaces in lieu of the required 634 spaces should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of JADUARY, 1977, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Zoning Commissioner of Baltimore County 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:

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 28, 1976

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

I.A.C. Meeting of: October 28, 1976

Re: Item 83
Property Owner: Landmark Construction Co.
Location: I/S Ridge Valley Dr. 2946.86' S Ridge Rd.
Present Zoning: R.D.P.
Proposed Zoning: Variance to permit a side setback of 46' in lieu of the required 50' for lot 39.

District: 8th
No. Acres: 136.56 + 281.98
160.37 333.49

Dear Mr. DiNenna:

This has no bearing on the student population.

Very truly yours,

W. Nick Petrovich,
Field Representative.

WNP/ml

Baltimore County
Department of Health
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

November 15, 1976

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

Dear Mr. DiNenna:

Comments on Item #82, Zoning Advisory Committee Meeting, November 2, 1976, are as follows:

Property Owner: Cranbrook, Inc.
Location: N/S Cranbrook Rd. 150' W. Ridgeland Rd.
Existing Zoning: S.B.
Proposed Zoning: Variance to permit 585 parking spaces in lieu of the required 634 spaces
Acres: 11.148
District: 8th

Since this is a variance for parking, and metropolitan water and sewer are existing, no health hazards are anticipated.

Very truly yours,

Thomas S. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TSD:WVW

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 434-3211

December 9, 1976

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 #82, Zoning Advisory Committee Meeting, November 2, 1976, are as follows:

Property Owner: Cranbrook, Inc.
Location: N/S Cranbrook Road 150' W. Ridgeland Road
Existing Zoning: S.B.
Proposed Zoning: Variance to permit 585 parking spaces in lieu of the required 634 spaces
Acres: 11.143
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.

The site plan must be revised to show all required screening as previously approved.

Very truly yours,

John L. Wimbley
Planner III
Project and Development Planning

Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 434-3210

JOHN D. SEVIER
DIRECTOR

October 29, 1976

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

Dear Mr. DiNenna:

Comments on Item #82, Zoning Advisory Committee Meeting, November 2, 1976, are as follows:

Property Owner: Cranbrook, Inc.
Location: N/S Cranbrook Rd 150' W. Ridgeland Rd
Existing Zoning: S.B.
Proposed Zoning: Variance to permit 585 parking spaces in lieu of the required 634 spaces.

Acres: 11.148
District: 8th

The items checked below are applicable:

- ☐ A. Structure shall conform to Baltimore County Building Code (A.C.C.C.) 1970 edition and the 1971 Supplement and other applicable codes.
- ☐ B. A building permit shall be required before construction can begin.
- ☐ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☐ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☒ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burdick, Jr.

Charles E. Burdick
Plans Review Chief
(210)

COLUMBIA OFFICE
WALTER PAUL
Registered Surveyor
Phone 730-3060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 East Jones Road
Room 101 Shell Building
TOWSON, MARYLAND 21204
Phone 828-9060

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

October 15, 1976

DESCRIPTION TO ACCOMPANY APPLICATION FOR PARKING VARIANCE:

Beginning for the same at a point on the north side of Cranbrook

Road (70 feet wide) said point being distant 150 feet more or less measured

westerly from the centerline of Ridgeland Road (100 feet wide) thence along

said Cranbrook Road along a curve to the left having a radius of 1410.09 feet

for an arc length of 516.45 feet said arc being subtended by a long chord

bearing North 85 degrees 35 minutes 47 seconds West 5'3.55 feet and along

a curve to the left having a radius of 1670.00 feet for an arc length of

483.09 feet said arc being subtended by a long chord bearing South 75 degrees

36 minutes 32 seconds West 482.31 feet thence leaving said Cranbrook Road

North 23 degrees 41 minutes 37 seconds West 90.21 feet thence North 05 degrees

29 minutes 10 seconds East 530.00 feet thence South 84 degrees 50 minutes

50 seconds East 1021.33 feet thence North 77 degrees 12 minutes 56 seconds

East 48.40 feet to the west side of said Ridgeland Road thence along Ridgeland

Road South 12 degrees 46 minutes 52 seconds East 30.00 feet thence leaving

Ridgeland Road South 77 degrees 13 minutes 08 seconds West 100.00 feet

thence South 12 degrees 46 minutes 52 seconds East 118.75 feet thence along

a curve to the right having a radius of 400.00 feet for an arc length of

235.85 feet said arc being subtended by a long chord bearing South 04 degrees

Page 2

06 minutes 38 seconds West 232.45 feet thence South 21 degrees 00 minutes

08 seconds West 50.51 feet to the place of beginning.

Containing 11.148 Acres of land more or less.

Malcolm E. Hudkins
Registered Surveyor #5095

RE: PETITION FOR VARIANCE
N/5 of Cranbrook Rd. 150' W of
Ridgeland Rd., 8th District
CRANBROOK, INC., Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 77-126-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

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

John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 12th day of January, 1977, a copy of the foregoing Order was mailed to Jerome J. Gebhart, President, Cranbrook, Inc., 599 Cranbrook Road, Cockeysville, Maryland 21030, Petitioner.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna, Zoning Commissioner Date: January 6, 1977
FROM: Norman E. Gerber, Acting Director of Planning
SUBJECT: Petition 77-126-A. Petition for Variance for Off-Street Parking North side of Cranbrook Road 150 feet West of Ridgeland Road Petitioner - Cranbrook, Inc.

8th District

HEARING: Monday, January 17, 1977 (1:00 P.M.)

Commercial zoning was placed here by the adoption of the comprehensive zoning map in 1971. The boundaries of this zone were adjusted to conform to the owner's request by the granting of a reclassification petition exempted from the cyclical procedures in 1972. Consequently, the shopping center was constructed. Now, less than five years later, the petitioner is requesting a parking variance.

The Department of Traffic Engineering's representative on the Zoning Advisory Committee stated, in part, that the granting of this variance and the construction of the proposed addition "can be expected to cause parking problems in the area"; this office shares their concern and recommends that the variance be denied.

Norman E. Gerber
Norman E. Gerber
Acting Director of Planning

NEG:JGH:rw

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: 12-29-76
Posted for: 12-29-76 to 1-6-77
Petitioner: Cranbrook, Inc.
Location of property: N/5 of Cranbrook Rd. 150' W of Ridgeland Rd.
Location of Sign: 1 sign posted on entrance to Shopping Center
Remarks: Petition for Variance for Off-Street Parking
Posted by: M. H. Hession Date of return: 1-6-77

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 21st day of
October 1976 Filing Fee \$25 Received ☒ Check
☐ Cash
☐ Other

Petitioner Jerome J. Gebhart Submitted by Same
Petitioner's Attorney Same Reviewed by Diane C. Hession

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

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 30, 1976
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published at Towson, Baltimore County, Md. on one time before the 27th day of January 1977 the next publication appearing on the 30th day of December 1976.

THE JEFFERSONIAN
L. L. Hession, III
Manager
Cost of Advertisement, \$

OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 Dec. 30, 1976

THIS IS TO CERTIFY that the annexed advertisement of Petition for a Variance-- Cranbrook, Inc. was inserted in the following:

- ☐ Catonsville Times ☒ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☐ Essex Times ☐ Community Times
☐ Suburban Times East ☐ Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 17th day of January 1977, that is to say, the same was inserted in the issues of Dec. 30, 1976.

STROMBERG PUBLICATIONS, INC.

BY Pete Smink

BALTIMORE COUNTY, MARYLAND No. 40456
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: Oct. 21, 1976 ACCOUNT: 03-662
AMOUNT: \$25.00
RECEIVED FROM: Cash - Jerome J. Gebhart, 599 Cranbrook Rd., Cockeysville, Md. 21030
FOR: Petition for a Variance
\$25.00 CASH
VALIDATION OR SIGNATURE OF CASHIER

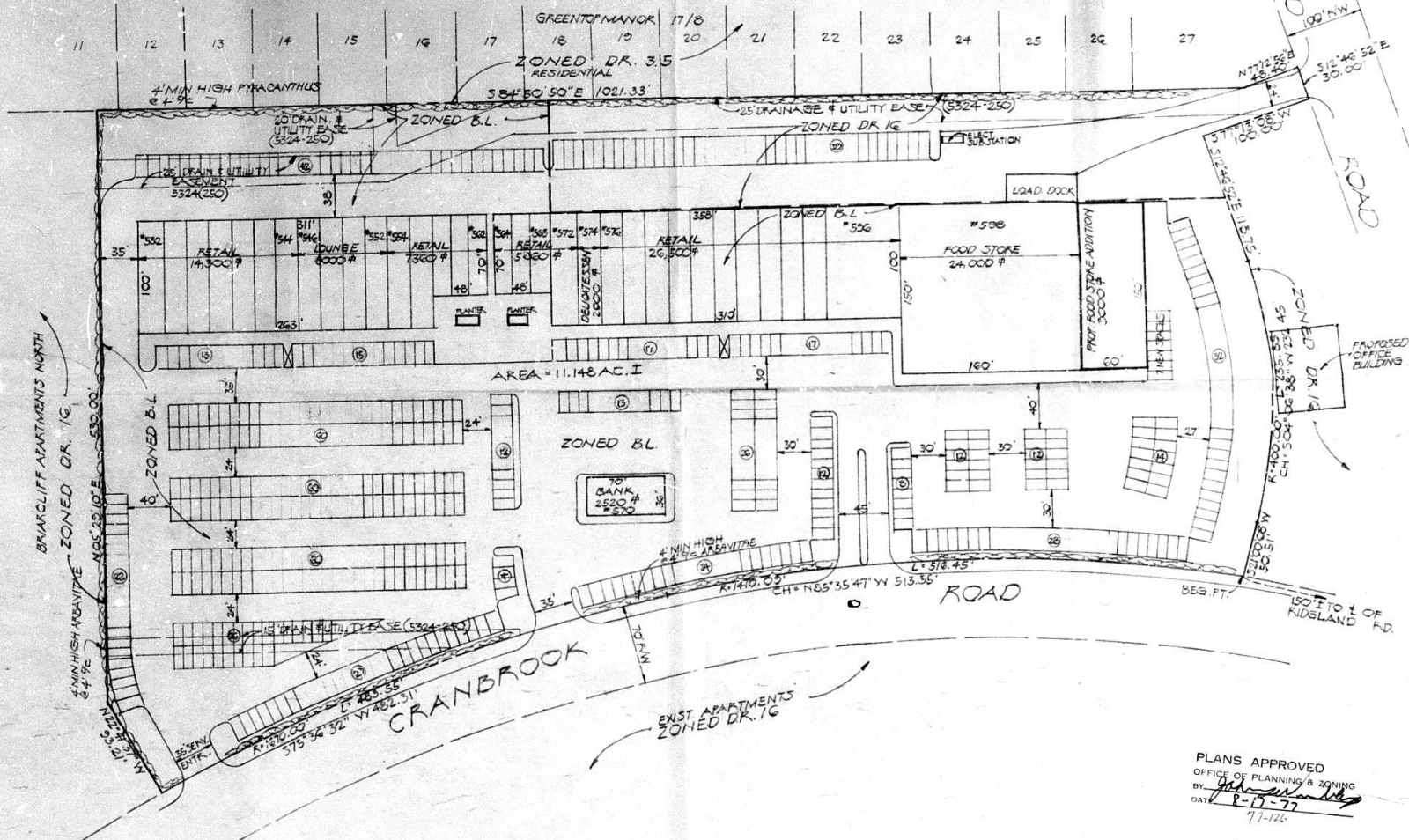
BALTIMORE COUNTY, MARYLAND No. 42849
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: Jan. 14, 1977 ACCOUNT: 03-662
AMOUNT: \$71.75
RECEIVED FROM: Alan Construction Co., Inc. 599 Cranbrook Rd., Cockeysville, Md. 21030
FOR: Advertising and posting of property for Cranbrook, Inc. 77-126-A
\$71.75 CASH
VALIDATION OR SIGNATURE OF CASHIER

PARKING DATA			
STORE #	TYPE	SQ. FT.	STAGES REQ.
*536	RETAIL	14,500	72
*538	LOUNGE	8,000	160
*541	RETAIL	7350	37
*544	RETAIL	5800	29
*572		3000	40
*574	DELICATESSEN		
*576	RETAIL	26,500	133
*508	FOOD STORE	33,000	165
*570	BANK	2500	13

26	RETAIL	26,000	130	*INCLUDES ADDITION
26	FOOD STORE	33,000	165	
670	BANK	2500	13	

TOTAL REQUIRED 610 SEE VARIANCE 77-126A (-)
TOTAL PROVIDED 304

ALL SPACES ARE EXISTING UNLESS OTHERWISE SHOWN
ALL SPACES ARE 8 1/2' X 20'



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 8-17-77
77-126

AS-BUILT SURVEY
CRANBROOK SHOPPING CENTER
ELECTION DISTRICT 8
BALTO. CO., MD. SCALE 1"=50'
OCT. 9, 1976
REV: 11-5-76 REV: 4-27-77
REV: 5-8-77 EASEMENTS ADDED AS PER (63-24-290)
DRAWING & SCREENING

CRANBROOK, INC.
510 CRANBROOK RD.
COCKEYSVILLE, MD 21030
866-3400