

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 409.2b(5) to permit 24 parking spaces in lieu of the required 33 parking spaces.

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

There is a practical difficulty and unreasonable hardship in the strict enforcement of the Zoning Regulations in that the Petitioner has no other available land in which to provide parking for a legitimate use in the basement of this building; The required and anticipated use will not generate automobile use of the property to overburden the property and the Variances, if granted, would not be detrimental to the health, safety and general welfare of the community.

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.

CRANBROOK, INC.
 BY: Jerome J. Gebhart
 Contract purchaser
 Jerome J. Gebhart, Legal Owner
 President
 Address: 599 Cranbrook Road
 Cockeysville, Md. 21030
 S. Eric DiNenna
 Petitioner's Attorney
 Address: Suite 205 Alex. Brown Bldg.
 Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of September, 1979, 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 23rd day of October, 1979, at 1:45 o'clock P.M.

of September 1979, 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 23rd day of October, 1979, at 1:45 o'clock P.M.

John W. Hession, III
 Zoning Commissioner of Baltimore County.

(over)

December 10, 1979

S. Eric DiNenna, Esquire
 Suite 205, Alex. Brown Building
 Towson, Maryland 21204

RE: Petitions for Special Exception, Variance, and Special Hearing NE/corner of Cranbrook and Ridgland Roads - 8th Election District
 Cranbrook, Inc. - Petitioner
 NO. 80-198-XASPH (Item No. 25)

Dear Mr. DiNenna:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
 Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hession, III, Esquire
 People's Counsel

PETITION FOR SPECIAL HEARING

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the Interpretation of an Artist Photo-Printing Studio as a Special Exception in an existing office building in a D-R 16 Zone.

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

I, or we, agree to pay expenses of above Special Hearing 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.

CRANBROOK, INC.
 BY: Jerome J. Gebhart
 Contract purchaser
 Jerome J. Gebhart, Legal Owner
 President
 Address: 599 Cranbrook Road
 Cockeysville, Md. 21030
 S. Eric DiNenna
 Petitioner's Attorney
 Address: Suite 205 Alex. Brown Bldg.
 Towson, Maryland 21204

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John W. Hession, III
 Zoning Commissioner of Baltimore County

(over)

COLUMBIA OFFICE
 WALTER PARK
 Registered Surveyor
 PHONE 730-9000

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 OFFICE
 L. GERALD WOLFF
 Landscape Architect
 PHONE 7-6088

July 19, 1979

DESCRIPTION TO ACCOMPANY APPLICATION FOR SPECIAL HEARING, PARKING VARIANCE AND SPECIAL EXCEPTION:

Beginning for the same at the intersection formed by the north side of Cranbrook Road with the cut-off from Ridgland Road (100 feet wide) thence binding on the said north side of Cranbrook Road by a curve to the left having a radius of 1410.09 feet for an arc length of 85.29 feet thence North 21 degrees 00 minutes 08 seconds East 50.51 feet thence by a curve to the left having a radius of 404.00 feet for an arc length of 180.85 feet thence North 77 degrees 15 minutes 16 seconds East 100.75 feet to intersect the said west side of Ridgland Road thence binding thereon the following three courses and distances viz: (1) by a curve to the right having a radius of 500.00 feet for an arc length of 226.06 feet (2) South 21 degrees 00 minutes 08 seconds West 28.30 feet (3) South 54 degrees 50 minutes 01 seconds West 21.64 feet to the place of beginning.

Containing 0.60 Acres of land more or less.



Malcolm E. Hudkins
 Registered Surveyor #5095

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

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 (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:

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 on Ground Floor; including Artists Photo-Printing Studio on Ground Floor.

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 regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

CRANBROOK, INC.
 BY: Jerome J. Gebhart
 Contract purchaser
 Jerome J. Gebhart, Legal Owner
 President
 Address: 599 Cranbrook Road
 Cockeysville, Md. 21030
 S. Eric DiNenna
 Petitioner's Attorney
 Address: Suite 205 Alex. Brown Bldg.
 Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of September, 1979, 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 23rd day of October, 1979, at 1:45 o'clock P.M.

John W. Hession, III
 Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
 Zoning Commissioner
 TO: John D. Seyffert, Director
 Office of Planning and Zoning
 SUBJECT: Petition #80-198XASPH - Item 25

Petition for Special Exception for offices, Variance for Parking and Special Hearing for Interpretation
 Northeast corner of Cranbrook Road and Ridgland Road
 Petitioner - Cranbrook, Inc.

8th District

HEARING: Tuesday, October 23, 1979 (1:45 P.M.)

This office is of the opinion that the proposed use (Artist Photo-Printing Studio) is not permitted in a D.R. zone.

John D. Seyffert
 John D. Seyffert, Director
 Office of Planning and Zoning

JDS:JGH:rw

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
 PETITION FOR VARIANCE : OF BALTIMORE COUNTY
 PETITION FOR SPECIAL HEARING :
 CRANBROOK, INC., Petitioner : Case No. 80-198-XASPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

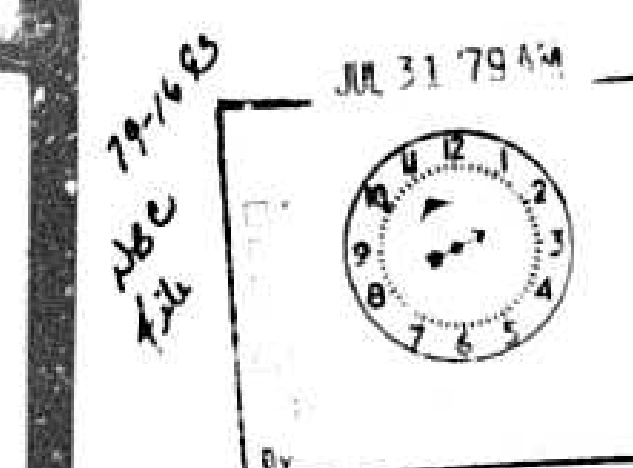
Pursuant to the authority contained in Section 524, I of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
 Peter Max Zimmerman
 Deputy People's Counsel

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

I HEREBY CERTIFY that on this 8th day of October, 1979, a copy of the foregoing Order was mailed to S. Eric DiNenna, Esquire, Suite 205, Alex. Brown Building, 107 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.

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



S. Eric DiNenna
 Attorney at Law
 Suite 205 Alex. Brown Building
 107 W. Pennsylvania Avenue
 Towson, Maryland 21204
 301-423-1430

July 30, 1979

The Honorable William E. Hammond,
 Zoning Commissioner for Baltimore County
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

RE: Cranbrook, Inc.
 Petitions for Special Hearing,
 Special Exception and Variances
 Cranbrook Road, 8th Election
 District
 My File No. 79-24

Dear Commissioner Hammond:

This is to supplement the Petition for Variances heretofore filed in the above-entitled matter and I herewith respectfully request that this letter be incorporated into and made a part of said Petition. The reasons for the request for the variances are as follows:

1. There is a practical difficulty and unreasonable hardship in the strict enforcement of the Zoning Regulations in that the Petitioner has no other available land in which to provide parking for a legitimate use in the basement of this building;
2. The required and anticipated use will not generate automobile use of the property to overburden the property;
3. The variances, if granted, would not be detrimental to the health, safety and general welfare of the community.

Thank you for your kind consideration and attention.

Very truly yours,

S. ERIC DINENNA

SED:cm

Pursuant to the advertisement, posting of property, and public hearing on the 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(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of December, 1979, that the herein Petition for Variance to permit four parking spaces in lieu of the required thirty-three spaces should be and the same is GRANTED, from and after the date of this Order, subject to the terms, provisions, and conditions of the Special Exception Order.

William E. Hammond
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit _____

William E. Hammond
Zoning Commissioner of Baltimore County

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 _____

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the aforementioned Special Hearing should be and the same is GRANTED, from and after the date of this Order, subject to _____

William E. Hammond
Zoning Commissioner of Baltimore County

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 the proposed use, to wit, artists photo-painting studio, does not come within the purview of Section 1801.1C, Uses Permitted by Special Exception, of the Baltimore County Zoning Regulations; and, therefore

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of December, 1979, that it is interpreted that an artists photo-painting studio is not a use permitted as a Special Exception in an existing office building and the same is hereby DENIED.

William E. Hammond
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the Special Exception for offices on the ground floor, for general office use excluding medical or dental offices and artists photo-painting studio, should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of December, 1979, that the herein Petition for Special Exception for office, on the ground, for general office use excluding medical or dental offices and artists photo-painting studio, 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 Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

William E. Hammond
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 197____, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED

William E. Hammond
Zoning Commissioner of Baltimore County

ICDA NO. 22-23 X
ICDA NO. _____ SP
ICDA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMITS RECEIVED

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY JUL 25 1979
I, OR WE, Cranbrook, Inc. LEGAL OWNER OF THE PROPERTY SITUATED IN BALTIMORE COUNTY, THE PROPERTY OUTLINE OF WHICH IS SHOWN TO SCALE, COMPLETE WITH BEARINGS AND DISTANCES OF 200 FT. SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE A **PLANNING & ZONING** Exception D-R 16 IN A _____ ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR Offices and Artist Photo-Painting Studio - Ground Floor of Existing Office Building.

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:
GROSS SITE AREA 4500 SQ. FT. DEED REF. _____
GRADING _____ % OF OVERALL SITE WILL REQUIRE GRADING.
BUILDING SIZE
GROUND FLOOR 50 x 75 AREA 4500 SQ. FT.
NUMBER OF FLOORS 1 TOTAL HEIGHT 10 FT.
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = _____
BUILDING USE Offices and Artist Photo-Painting Studio
GROUND FLOOR Studio OTHER FLOORS Offices in Present Use

REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR 9 OTHER FLOORS _____ TOTAL _____
PAVING
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES Already paved - existing
(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 560)

UTILITIES
WATER: PUBLIC PRIVATE, TYPE OF SYSTEM _____
SEWER: PUBLIC PRIVATE, TYPE OF SYSTEM _____
UTILITIES SECURITY APPROVAL OK *Robert J. Martin*
BUREAU OF LAND DEVELOPMENT

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
APPLICANT, LESSEE OR CONTRACT PURCHASER
Cranbrook, Inc.
BY Jerome J. Gabbart, Pres.
LEGAL OWNER
ADDRESS 599 Cranbrook Road
Cockeysville, Md. 21030

THE PLANNING BOARD HAS DETERMINED ON 7-28-79 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-45.1(f) OF THE BALTIMORE COUNTY ZONING ORDINANCE.
7-24-79
John D. Siefert
CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

ICDA FORM NO. 2 REVISED 8-12-77

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: August 10, 1979
FROM: Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

PROJECT NAME: <u>Cranbrook, Inc.</u>	PIP PLAN <u>X</u>
PROJECT NUMBER: <u>PIP NO. 79-29X</u>	PRELIMINARY PLAN _____
LOCATION: <u>599 Cranbrook Road</u>	TENTATIVE PLAN _____
DISTRICT: <u>8C3</u>	DEVELOPMENT PLAN _____
	FINAL PLAN _____

This application for special exception (No. 79-29X) was received by the Developers Design Approval Section on July 27, 1979, and we comment as follows:

General:
This property is the subject of Zoning Items 25 (1979-1980) and 38 (1972-1973).

Water: (Towson Fourth Zone of Water Service)

There are public 12-inch water mains in Cranbrook and Ridgeland Roads. There are no problems with water service reported in the area. This property is within the Urban-Rural Demarcation Line and in an area designated "Existing Service" on Baltimore County Water and Sewerage Plans W-13B and S-10B, as amended, respectively. As the requested change in use will not adversely affect the system, this project is recommended for approval.

Sanitary Sewer: (Towson Pump Station - Roland Run - Jones Falls Interceptors - Mt. Washington Plant - Jones Falls Sewage Pump Station - Back River Waste Water Treatment Plant)

There is public 15 and 18-inch sanitary sewerage in Cranbrook Road and 8-inch sanitary sewerage within a utility easement westerly of this site. There are no dry weather flow problems reported in the area. This property is within the Urban-Rural Demarcation Line and in an area designated "Existing Service" on Baltimore County Water and Sewerage Plans W-13B and S-10B, as amended, respectively. As the requested change in use will not adversely affect the system, this project is recommended for approval.

Storm Drain: (Goodwin Run - Oregon Branch - Western Run - Loch Raven Reservoir - Gunpowder Falls - Bird River - Gunpowder River - Chesapeake Bay)

There are known flooding problems downstream. As the petitioner indicates no proposed increase of runoff, there will be no additional impact downstream from the proposed use of this property; therefore, this project is recommended for approval. Estimated no increase of 100-year design storm runoff.

AUG 13 1979
OFFICE OF PLANNING & ZONING
Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END: EAM: PWR: ss

DEPARTMENT OF TRAFFIC ENGINEERING

PIP NO. 79-29X

LOCATION: RIDGELAND ROAD

- PIP Analysis
- Nearest Arterial Intersection York Rd & Warner Rd
 - Level of Service D 9/19/78
 - Trip Generation from Site 4500 ATX 12 TRIP/HR 1000 PER 54 TRIP/HR
 - Proposed Level of Service D
 - Proposed Roads Improvements Programmed for Construction Within Next Two Years.

RECOMMENDATION
Approval: C. D. A. RECEIVED
AUG 13 1979
OFFICE OF PLANNING & ZONING
Denial: _____
Remarks: _____

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

S. Eric DiNenna, Esquire
Suite 205 Alex Brown Bldg.
Towson, Maryland 21204
cc: Hudkins Associates, Inc.
200 E. Joppa Road
Room 101, Shell Bldg.
Towson, Maryland 21204

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 10th day of September, 1979.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Cranbrook, Inc.
Petitioner's Attorney S. Eric DiNenna, Esq. Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

FEB 11 1980

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 16, 1979

COUNTY OFFICE BLDG.
111 N. Chesapeake Ave.
Towson, Maryland 21284

ofo
Nicholas B. Commodari
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
County Administration
Industrial Development

S. Eric DiNenna, Esquire
Suite 205 - Alex Brown Bldg.
Towson, Maryland 21204

RE: Item No. 25
Petitioners - Cranbrook, Inc.
Special Exception, Special
Hearing and Variance Petitions

Dear Mr. DiNenna:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following 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 suitability of the requested zoning.

Located on the northwest corner of Cranbrook and Ridgland Roads in the 8th Election District, the subject of this petition is an existing two story office building, which is existing as a result of a previous Special Exception/Variance (Case No. 71-96-XA). Adjacent properties are improved with an office building immediately to the north, which was also the subject of a previous hearing (Case No. 73-189-XA), the Cranbrook Shopping to the west and apartment buildings to the east and south across Cranbrook Road.

The Special Exception and Variance are necessitated by your proposal to convert the ground floor of the existing building into offices and provide 24 parking spaces on the site in lieu of the required 33 spaces. The Special Hearing is included in order to determine whether an artist photo-painting studio is permitted as a Special Exception in this office building. If it is decided that this is the case, it has also been included on the Special Exception petition forms.

S. Eric DiNenna, Esquire
October 16, 1979
Page Two

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comments was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate will be forwarded to you in the near future.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

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

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204
494-3300

THORNTON M. MOURING
DIRECTOR

August 29, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #25 (1979-1980)
Property Owner: Cranbrook, Inc.
N/E cor. Cranbrook Rd. & Ridgeland Rd.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices and an artist's photo-painting studio; Special Hearing to approve the interpretation of an artist's photo-painting studio as a Special Exception in an existing office building zoned DR 16 and variance to permit 24 parking spaces in lieu of the required 33 spaces (PIP 79-29X) (See Case 73-189XA; Item 88, 1972-1973)
Acres: 0.60 District: 8th

Dear Mr. Hammond:

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:

Comments were supplied for this property for Project PIP 79-29X and for zoning Item 88 (1972-1973), 73-189 XA.

Highways:

Cranbrook and Ridgeland Roads are recently constructed County roads; no further highway improvements are proposed at this time.

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.

Item #25 (1979-1980)
Property Owner: Cranbrook, Inc.
Page 2
August 28, 1979

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

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.

Water and Sanitary Sewer:

There are public 12-inch water mains in Cranbrook and Ridgeland Roads. There is public 15 and 18-inch sanitary sewerage in Cranbrook Road and 8-inch sanitary sewerage within a County utility easement westerly of this site.

Very truly yours,

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

END:EAM:FWR:ss

V-SE Key Sheet
64 NW 1 Pos. Sheet
NW 16 A Topo
51 Tax Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

John D. Seyffert
DIRECTOR

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #25, Zoning Advisory Committee Meeting, August 7, 1979, are as follows:

Property Owner: Cranbrook, Inc.
Location: NE/C Cranbrook Rd. and Ridgland Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and an artists photo-painting studio; Special Hearing to approve the interpretation of an artists photo-painting studio as a Special Exception in an existing office building zoned D.R. 16 and Variance to permit 24 parking spaces in lieu of the required 33 spaces (IDCA 79-29-X) (See Case 73-189-XA; Item 88, 1972-73)
Acres: 0.60
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 L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

September 19, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 25 - ZAC - Meeting of August 7, 1979
Property Owner: Cranbrook, Inc.
Location: NE/C Cranbrook Rd. & Ridgland Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and an artists photopainting studio; Special Hearing to approve the interpretation of an artists photo-painting studio as a Special Exception in an existing office building zoned D.R. 16 and variance to permit 24 parking spaces in lieu of the required 33 spaces (IDCA 79-29-X) (See Case 73-189-XA; Item 88, 1972-73)
Acres: 0.60
District: 8th

Dear Mr. Hammond:

This variance to parking can be expected to cause parking problems in the area.

Sincerely yours,

Michael S. Flanigan
Michael S. Flanigan
Engineering Associate II

MSF/mjm

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

September 24, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 25, Zoning Advisory Committee meeting of August 7, 1979, are as follows:

Property Owner: Cranbrook, Inc.
Location: NE/C Cranbrook Rd. & Ridgland Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and an artist photo-painting studio; Special Hearing to approve the interpretation of an artist photo-painting studio as a Special Exception in an existing office building zoned D.R. 16 and Variance to permit 24 parking spaces in lieu of the required 33 spaces (IDCA 79-29-X) See Case 73-189-XA; Item 88, 1972-73
Acres: 0.60
District: 8

Metropolitan water and sewer exist; therefore, no health hazards are anticipated.

Very truly yours,

Ian J. Forrest
Ian J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/JRP:ph

Baltimore County
Fire Department
TOWSON, MARYLAND 21204
(301) 625-7310

Paul H. Reincke
CHIEF

August 9, 1979

William E. Hammond
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Cranbrook, Inc.

Location: NE/C Cranbrook Rd. & Ridgland Rd.

Item No. 25 Zoning Agenda Meeting of 8/7/79

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 _____ RECORDS 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", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Paul Joseph Kelly* 8/9/79
Planning Branch
Special Inspection Division

Noted and Approved: *George M. McCormick*
Fire Prevention Bureau

Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21284
(301) 434-3410
Ted Galenki
DIRECTOR

August 13, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21284

Dear Mr. Hammond:

Comments on Item #25 Zoning Advisory Committee Meeting, August 7, 1979
are as follows:

Property Owner: Cranbrook, Inc.
Location: NE Cranbrook Road & Ridgeland Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and an artist's photo-painting studio; Special Hearing to approve the interpretation of an artist's photo-painting studio as a Special Exception in an existing office building zoned D.R. 16 and Variance to permit 24 parking spaces in lieu of the required 33 spaces (IDA 79-29-X) See Case 73-189-XA; Item 88, 1972-73)
District: 5th

The items checked below are applicable:

- X.A. Structure shall conform to Baltimore Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- B. A building permit shall be required before construction can begin.
- X.C. Additional Change of occupancy permits shall be required.
- X.D. Building shall be upgraded to new use - requires alteration permit. See Item I
- E. Three sets of construction drawings will be required to file an application for a building permit.
- F. 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.
- X.G. 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. When was the 2'-0" set back allowed and does building comply to Code with such a set back?
- I. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- X.J. Comment: If proposed use in primarily sales of goods a change of occupancy permit is required. If sales of services are provided no change is required.
NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,
Charles E. Dumban
Charles E. Dumban, Chief
Plans Review

CEB:rrj

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 7, 1979

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

Z.A.C. Meeting of: August 7, 1979

RE: Item No: 21, 22, 23, 24, 25, 26, 27, 30, 31
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich,
Field Representative

JOSEPH N. MCGOWAN, PRESIDENT
T. SAYARD WILLIAMS, JR., VICE-PRESIDENT
MANCOUR M. ROTARIO

TIMOTHY H. BOYER
MRS. LORRAINE F. CHURCH
ROGER E. HILDEN

ALVIN LORECK
MRS. MILTON B. SMITH, JR.
RICHARD W. TRACY, D.V.M.

PETITION FOR SPECIAL EXCEPTION, VARIANCE AND SPECIAL HEARING ON DISTRICT

LOCATION: Northeast corner of Cranbrook Road and Ridgeland Road

DATE & TIME: Tuesday, October 23, 1979 at 1:45 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Exception for Offices and Photo-Painting Studio on Cranbrook Road, Baltimore County, Maryland, to permit 24 parking spaces in lieu of the required 33 parking spaces and Petition for Special Exception for an Artist's Photo-Painting Studio under Section 102 of the Zoning Act and Regulations of Baltimore County, Maryland, to determine whether or not the Petition for Special Exception should be granted.

The Zoning Commissioner shall receive the Petition for Special Exception for Offices and Photo-Painting Studio on Cranbrook Road, Baltimore County, Maryland, to permit 24 parking spaces in lieu of the required 33 parking spaces and Petition for Special Exception for an Artist's Photo-Painting Studio on Cranbrook Road, Baltimore County, Maryland, to determine whether or not the Petition for Special Exception should be granted.

The Zoning Commissioner shall receive the Petition for Special Exception for Offices and Photo-Painting Studio on Cranbrook Road, Baltimore County, Maryland, to permit 24 parking spaces in lieu of the required 33 parking spaces and Petition for Special Exception for an Artist's Photo-Painting Studio on Cranbrook Road, Baltimore County, Maryland, to determine whether or not the Petition for Special Exception should be granted.

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 4, 1979

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~before the 23rd~~ of one time ~~before the 23rd~~ day of October, 1979, the date of publication appearing on the _____ day of October, 1979.

THE JEFFERSONIAN
L. Frank Strickland
Manager

Cost of Advertisement, \$ _____

OFFICE OF THE TIMES NEWSPAPERS
21204 October 4 1979

RTIFY that the annexed advertisement of C. EXCEPT. VAR. & SPEC. HEARING-lic following:

- Catonsville Times
- Essex Times
- Towson Times
- Arbutus Times
- Community Times

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 5th day of October 1979, that is to say, the same was inserted in the issues of October 4, 1979.

STROMBERG PUBLICATIONS, INC.
BY *Esther Berger*

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 5th Date of Posting: 10/19/79

Posted for: William E. Hammond, Zoning Commissioner

Petitioner: Cranbrook, Inc.

Location of property: NE Cranbrook Rd & Ridgeland Rd

Location of Signs: at the property, on the road

Remarks: road and NE 16

Filed by: William E. Hammond Date of return: 10/16/79

PETITION MAPPING PROGRESS SHEET

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

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 19th day of July, 1979.

Filing Fee \$ 50.00 Received: Check
 Cash
 Other

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner Cranbrook Inc. Submitted by SE DiNenna

Petitioner's Attorney SE D. Reviewed by GP

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

BALTIMORE COUNTY, MARYLAND No. 83251
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: October 25, 1979 ACCOUNT: 01-662

AMOUNT: \$70.16

RECEIVED FROM: Cranbrook, Inc.

FOR: Advertising and Posting for Case No. 80-108-X-SPH

34678001 26 70.16
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND No. 83205
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

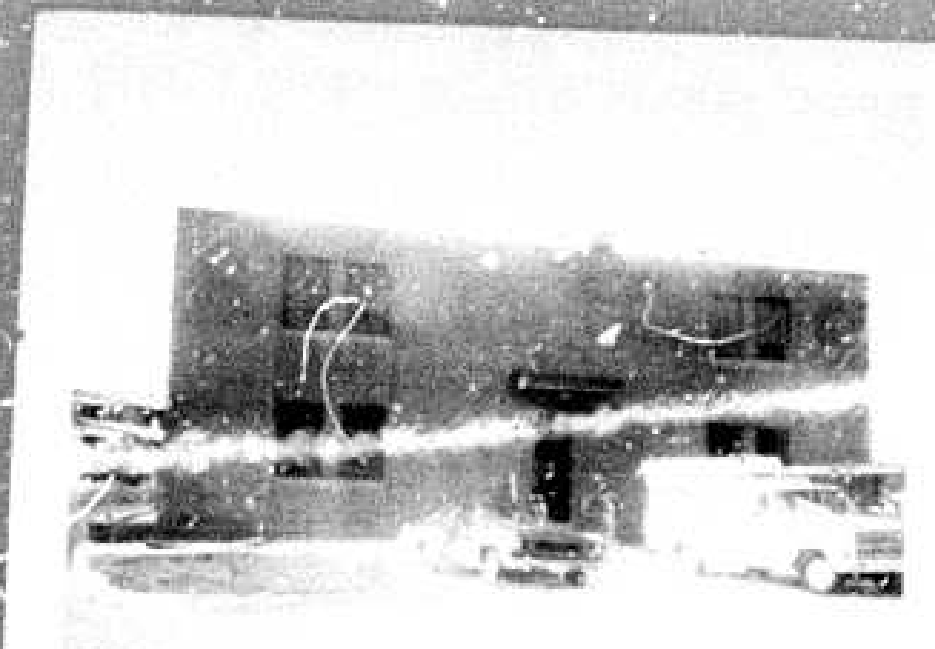
September 25, 1979 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED FROM: Cranbrook, Inc.

FOR: Filing Fee for Case No. 80-108-X-SPH

111-25-26 50.00
VALIDATION OR SIGNATURE OF CASHIER





ML-CS-2 ML

V-SE U-SW
S-NE R-NW

HARRIS ASSOCIATES, INC.
101 SHELL BUILDING
200 E. JOPPA RD.
TOWSON, MD. 21284

1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 7, 1975 & OCT. 8, 1976
B.L. NOS. 108-76, 109-76, 110-76, 111-76,
112-76, 113-76, and 114-76

PHOTGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA



REVISIONS		SCALE	LOCATION	SHEET
Planimetric	BY MAPS, INC.	1" = 200'	TEXAS	N.W.
	DATE 4-11-70	DATE OF PHOTOGRAPHY APRIL 1953		16-A
Compiled By Photogrammetric Methods AERO SERVICE CORPORATION - PHILADELPHIA, PA.				

CHARLES COUNTY COUNCIL

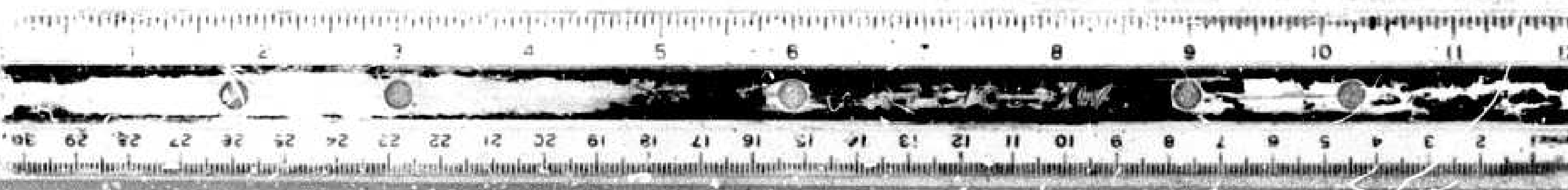


V-SE U-SW
S-NE R-NW

W. H. HANCOCK ASSOCIATES, INC.
181 SHELL BUILDING
230 E. JEFFERSON
TOWSON, MD. 21286

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
Topographic	BY MAPS INC	1" = 200'	TEXAS	NW 16-A
	DATE 4-11-70	DATE OF PHOTOGRAPH APRIL 1953		
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA				



167

5225

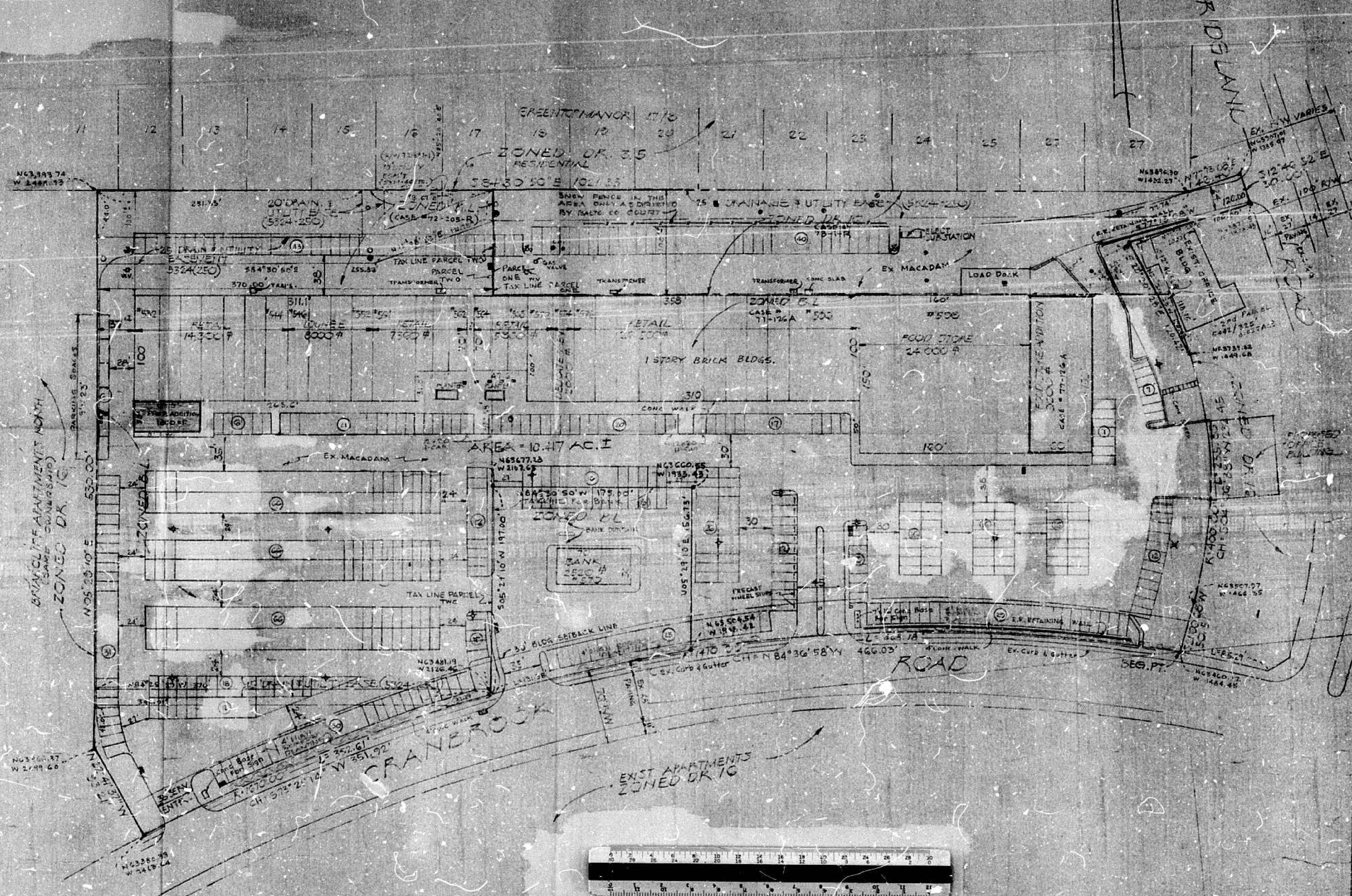
SPACE #	TYPE	SQ. FT.	SPACE REQ.
#50	RETAIL	16,205	82
#51	LOUNGE	8,000	41
#52	RETAIL	8,500	43
#53	RETAIL	8,500	43
#54	DELICATESSEN	4,000	21
#55	RETAIL	26,500	135
#56	FOOD STORE	23,000	116
#57	BANK	2,500	13

EXISTING ZONING B.L. AND DR-16
 USE SHOPPING CENTER
 DENSITY CLASSIFICATION
 MAXIMUM PERMITTED FLOOR FLOOR AREA RATIO SMALL
 65.50
 #14,500 B.F. 472 PARKING SPACES EXISTING
 #20,550 B.F. 410 PARKING SPACES PROPOSED
 TOTAL 16,205 SQ. FT. 82 P.S.

LEGEND
 FIRE HYDRANT SHOWN THUS (H)
 MACADAM PAVING SHOWN THUS (M)
 STORM DRAIN MANHOLES SHOWN THUS (SD)
 STORM DRAIN SETS SHOWN THUS (SDS)
 ZONING LINES SHOWN THUS (Z)
 TOTAL PARKING SPACES IN EACH ROW SHOWN THUS (P)
 SANITARY MANHOLES SHOWN THUS (S)
 LIGHT POLES SHOWN THUS (L)
 RAILROAD RETAINING WALL SHOWN THUS (R)

TOTAL REQUIRED 179
 TOTAL PROVIDED 1658

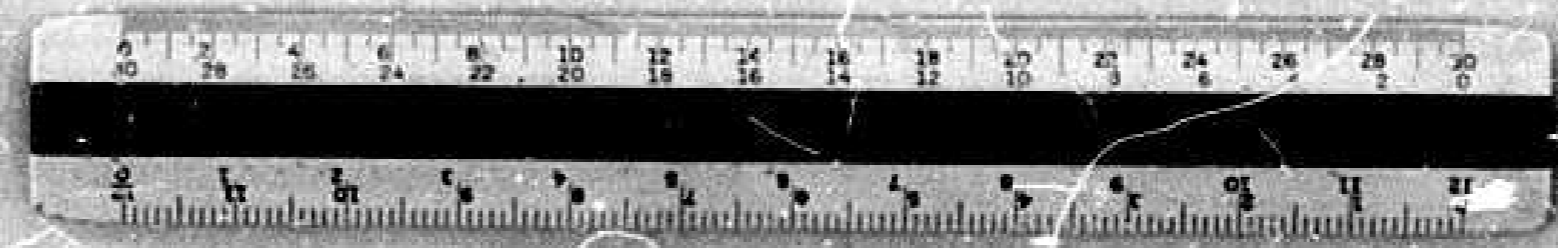
ALL PARKING SPACES 8' X 20' EXCEPT AS SHOWN



Malcolm E. Luther

PETITIONER'S EXHIBIT 4

I HEREBY CERTIFY THAT THIS PLAN MEETS THE REQUIREMENTS FOR PARKING.
 Malcom E. Luther, L.S. 78-95



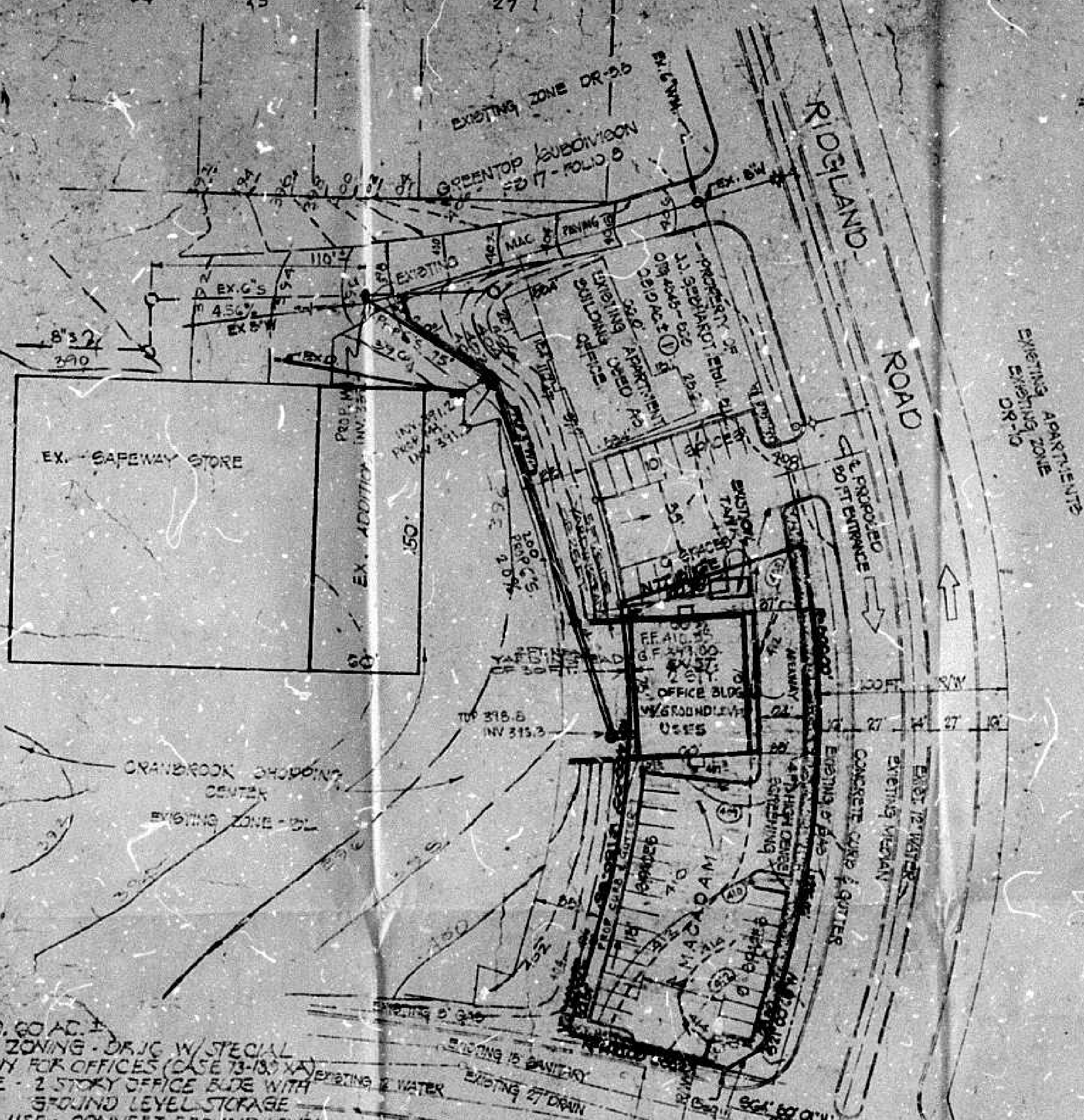
Coordinates shown on this plat are based on Baltimore County Metropolitan District Coordinate System.

HUGHES ASSOCIATES, INC.
 101 SHELL BUILDING
 200 E. JOPPA ROAD
 TOWSON, MARYLAND 21286
 823-3000

CRANBROOK, INC.
 555 CRANBROOK RD.
 COCKEY'S VILLAGE MD 21030
 366-3400

SITE PLAN - BLDG. ADDITION
 "CRANBROOK SHOPPING CENTER" 35/140
 ELECTION DISTRICT 8
 BALTO CO. MD. SCALE 1"=50'
 OCT. 9, 1978
 REV. 11-5-78 REV. 4-27-77
 REV. 5-9-77 EASEMENTS ADDED AS PER (5324-250)
 5-17-77 REVISIONS & SCREENING REV. 8-17-77
 #5325

24 25 27



- NOTES
1. AREA - 0.60 AC.
 2. PRESENT ZONING - DR/JC W/ SPECIAL EXCEPTION FOR OFFICES (CASE 73-180 XX)
 3. EXIST. USE - 2 STORY OFFICE BLDG WITH GROUND LEVEL STORAGE
 4. PROPOSED USE - CONVERT GROUND LEVEL STORAGE AREA TO OFFICE USE AND ARTISTS PHOTO PAINTING STUDIO
 5. OFF-STREET PARKING REQUIRED
 - 1ST FLOOR 4800 SF / 500 "
 - 2ND FLOOR 4800 SF / 500 "
 - BASEMENT 4800 SF / 500 "
 - TOTAL REQUIRED - 33
 - TOTAL PROVIDED - 24



LAMP 20
 WATER
 EJECTION
 GUTTERS 8"
 TYPE 2"
 HEAD C.
 BY
 DATE

PLAN TO ACCOMPANY APPLICATION FOR SPECIAL HEARING, PARKING VARIANCE & SPECIAL EXCEPTION

PROPERTY OF
CRANBROOK INC.

5TH ELECTION DISTRICT BALTIMORE COUNTY MARYLAND

SCALE 1" = 60'

JUNE 27, 1973

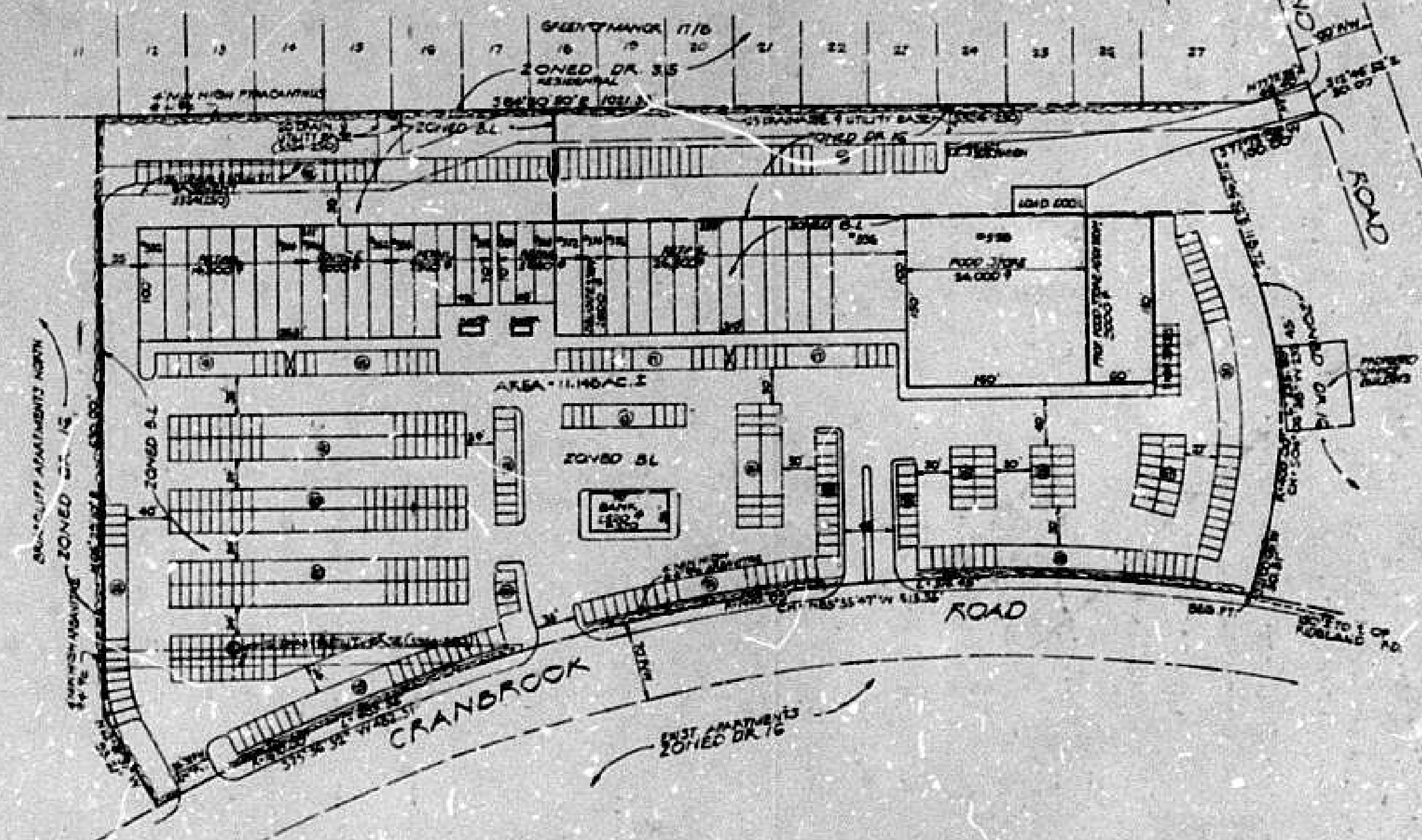
PRESIDENT:
J.J. GEBHART
 600 CRANBROOK RD.
 COCKEYVILLE, MARYLAND
 21080



BIRDSON ASSOCIATES, INC.
 100 SHILOH BUILDING
 601 N. JONES ROAD
 BALTIMORE, MD 21204

PARKING DATA		
TYPE	NO. OF	SPACE REQ.
RESIDENTIAL	100	100
OFFICE	100	100
ARTIST	100	100
TOTAL	300	300

100% PROVIDED BY THE PROPERTY OWNER (APPLICANT)
 OTHER THAN THE PROPERTY OWNER
 ALL SPACES ARE 8 1/2' X 10'



AS-BUILT SURVEY
 CRANBROOK SHOPPING CENTER
 ELECTION DISTRICT 5
 BALTIMORE CO. MD SCALE 1" = 50'
 OCT. 3, 1976
 REV. 11-5-76 REV. 4-27-77
 REV. 5-8-77 SURVEYOR APPLICANT (SEE 4-280)

