

RE: PETITION FOR A SPECIAL PERMIT
FOR OFFICE BUILDING, S.W. Cor.
Reisterstown Road & Drehr Ave.
3rd Dist. The Chesapeake &
Potomac Telephone Company and
Edw. N. & Helen P. Wheeler,
Petitioners

The appeal in the above entitled petition for
Special Permit to use the property described therein for
an Office Building coming on for hearing on June 29, 1950,
from the Order of the Zoning Commissioner of Baltimore County,
passed on June 20, 1950, denying the petition, and it appearing
from the facts and evidence adduced at the appeal hearing
that the granting of the petition for the use as aforesaid,
will not adversely affect adjoining or adjacent property,
there being no valid reason from the standpoint of safety,
health or morals for the refusal of such petition, nor any
evidence that it will cause congestion in the roads and
streets and create a traffic hazard, therefore:

It is this 2nd day of July, 1950, ORDERED
by the Board of Zoning Appeals of Baltimore County that the
above Order of the Zoning Commissioner is hereby reversed;
and it is directed that the Zoning Commissioner issue the
special permit, provided, however, that the area of land so
used and the setbacks of any buildings or structures to be
erected shall comply with the Zoning Regulations and Restric-
tions for Baltimore County.

Michael Paul Smith
Attorney
Carl R. Smith
Board of Zoning Appeals
of Baltimore County

Charles H. Deing, Esq.
Zoning Commissioner
Towson 4, Maryland

June 27, 1950

Re: Petition for Special Permit
For Office Building
300 Reisterstown Road &
Drehr Avenue - 3rd District.
The Chesapeake & Potomac
Telephone Co., & Edw. N.
Wheeler & Helen P. Wheeler,
Petitioners

Please enter an appeal in the above matter from your decision and Order
dated June 20, 1950 in behalf of The Chesapeake and Potomac Telephone Company,
contract purchaser, and Edward N. Wheeler and Helen P. Wheeler, legal owners,
to the Board of Zoning Appeals of Baltimore County, and transmit the application
and all pertinent papers and records to the Board for hearing.

Michael Paul Smith
Attorney for Petitioners and Appellants

4/4/50
2:00 P.M.

PETITION FOR SPECIAL PERMIT

By the Petition of
Edward N. Wheeler
and
Helen P. Wheeler,
owners
The Chesapeake and
Potomac Tel. Co.,
Contract. Pur.
For A Special Permit
To the Zoning Commissioner of Baltimore

Edward N. Wheeler and Helen P. Wheeler Legal Owners
The Chesapeake and Potomac Telephone Company
of Baltimore City Contract
Purchaser

hereby petition for a Special Permit, under the Zoning Regulations
and Restrictions passed by the County Commissioners of Baltimore
County, agreeable to Chapter 877 of the Acts of the General Assem-
bly of Maryland of 1943, for a certain permit and use, as provided
under said Regulations and Act, as follows:

A Special Permit to use the land (and improvements now
or to be erected thereon) hereinafter described for the erection of a
telephone central office building. Said land being located at the

At the southwest corner of Reisterstown Road and Drehr
Ave., Pikesville, 3rd District of Balt. Co., thence southerly
on the westermost side of Reisterstown Road, 166 feet and
binding on the south side of Drehr Ave. westerly 100'.

The Chesapeake and Potomac Telephone Co. of Balt. City

W. L. Marshall

Contract Purchaser Vice Pres.

Gen. Mgr.

300 St. Paul Place, Baltimore, Md.

Address

Edward N. Wheeler

Helen P. Wheeler

Legal Owners

300 Reisterstown Rd.

Pikesville, Md.

Address

6/15/50
H.A.M.

The foregoing petition is for a Special Permit to erect
a telephone central office building in a residential zone. The
use being quasi public may be allowed under the Zoning Regulations
and Restrictions for Baltimore County. However, if allowed, lot
area requirements in residential zones should be complied with.

The front set-back of the building should conform with
existing residential buildings in the block. The side set-back
from Drehr Avenue is required to be 40' from the center of said
avenue. When these requirements are met, the lot will be too small
to accommodate the proposed building.

No provision has been made, or is possible, on the lot
for off-street parking. The lot is located in a desirable sub-
stantial residential area. If there are substantial reasons for
locating in this immediate vicinity, the company should acquire
enough land to place its building in a setting that would be har-
monious with adjacent residential development. The lot is
entirely too small for such treatment. Therefore, the petition
is DENIED.

Chas. H. Deing
Zoning Commissioner
of Baltimore County

Dated 20th day of June, 1950.

June 21, 1950

\$25.00

RECEIVED of Michael Paul Smith, Attorney for
The Chesapeake & Potomac Telephone Company, petitioner,
the sum of Twenty Two (\$22.00) Dollars, being cost of
appeal to the Board of Zoning Appeals of Baltimore County
from the decision of the Zoning Commissioner of Baltimore
County denying the petition for a special permit for an
Office Building at the southwest corner of Reisterstown
Road and Drehr Avenue, 3rd District.

Zoning Commissioner

Hearing before the
Board was
Thursday, June 29, 1950
at 2:00 P.M.

PAID
JUN 2 1950
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

May 10, 1950

\$20.00

RECEIVED of The Chesapeake & Potomac Telephone
Company, Contract Purchaser, the sum of Twenty (\$20.00)
Dollars being cost of petition for special, advertising
and posting of property, southwest corner of Reisterstown
Road and Drehr Avenue, 3rd District of Baltimore County.

Zoning Commissioner

Hearings:
Thursday, June 1, 1950
at 11:00 a.m.

PAID
MAY 1 1950
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1722-5

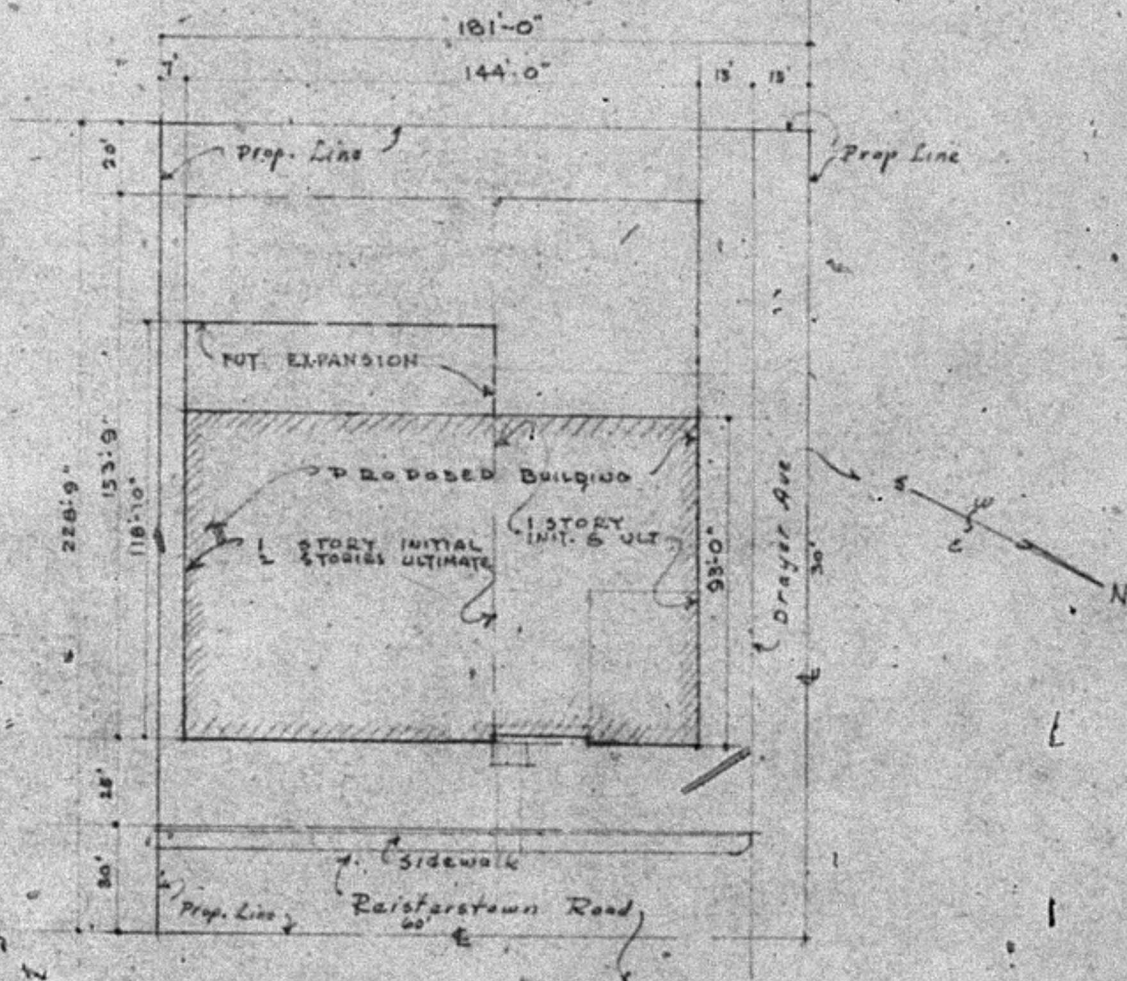
District 3 Date of Posting May 19/50
Posted for Telephone central Office Building
Petitioner Edw. N. Wheeler
Location of property S.W. corner of Reisterstown Road
& Drehr Ave
Location of Sign S.W. corner of Reisterstown Road &
Drehr Ave
Remarks: _____
Posted by Harry C. Gartside Date of return May 19/50

REC'D MAY 22 1950
CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, That the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md. xxxxxx
xx 2 times, successive weeks before the 1st
day of JUNE, 1950, the first publication
appearing on the 15th day of May
1950.

TOWSON, MD. May 19, 1950
THE JEFFERSONIAN,
R. J. Sauter
Manager.

Cost of Advertisement, \$.....



PROPOSED TELEPHONE BUILDING
PIKESVILLE MARYLAND
PLOT PLAN
SCALE 1" = 50'

NO 973
JUNE 28 1950
TAYLOR & FISHER, ARCHITECTS
1012 N. Calvert St.
Baltimore Md.