

2430-5A

PETITION FOR A SPECIAL PERMIT FOR A DIAL TELEPHONE CENTRAL OFFICE - To be Putty Hill Ave., 130 feet N. W. Wilson Ave., 14th Dist., Melvin G. and Therman Schneider, Baltimore, The Chesapeake & Potomac Telephone Company of Baltimore City, Contract Purchaser

The property which is the subject of this petition is located on the north side of Putty Hill Avenue 130 feet northwest of Wilson Avenue, Parkville, Fourteenth District. It is the intention of the contract purchaser, if this special permit is granted, to erect a dial telephone exchange building at this location. This section of the County is now served by the manually operated exchange on the west side of Bel Air Road, near Fullerton Avenue, Baltimore.

It is the contention of the Telephone Company that the number of customers served in this locality has greatly increased since 1940. It was stated that in 1940 thirteen hundred customers were served in this area. In 1952 this number had increased to seven thousand with the projection that by 1960 eleven thousand five hundred customers would be served.

The location of the dial exchange center as proposed would serve the area from the City Line to Cooper's Falls and from Oakleigh Road to a point midway between Bel Air Road and Palmdale Highway. The location of the dial center as proposed is the best both from an engineering standpoint and from a cost basis. This center would serve from twenty to thirty thousand customers and would be an improvement over the existing service in the area.

The plans as proposed by the Telephone Company are for the erection at the present time of a building of dimensions 80 feet front by 135 feet deep with a possible future addition of 40 feet by 135 feet on the east side of the proposed building. This building will be one story of brick construction and will have a setback of 65 feet from the north side of Putty Hill Avenue as now laid out. Off-street parking facilities will be provided in the rear of the building sufficient to take care of all of the employees involved in this operation.

It was testified by a representative of the Telephone Company that this operation will consist of a dial service center only and that no other operations will be carried on from this location. It was stated that ten to fifteen persons will be employed on each of the three eight hour shifts.

It is the opinion of the Zoning Commissioner that this dial service center is needed for the proper rendition of the public utilities' service and the location as proposed will not seriously impair the use of neighboring properties and that the special permit petitioned should be granted.

It is this 17th day of December, 1952, ORDERED by the Zoning Commissioner of Baltimore County, that the aforesaid special permit be and the same is hereby granted.

John G. Schaefer
Zoning Commissioner
of Baltimore County

2430
FILED IN THE OFFICE OF THE ZONING COMMISSIONER OF BALTIMORE COUNTY

PETITION FOR SPECIAL PERMIT

BY THE AUTHOR OF
Petition of
Melvin G. Schneider and
Therman Schneider,
his wife
and
The Chesapeake & Potomac
Telephone Company of
Baltimore City, Contract Purchaser
For a Special Permit
To the Zoning Commissioner of Baltimore County

2430
2430-5A
MMP
#11-14-A
XA

Melvin G. Schneider and Therman Schneider
The Chesapeake and Potomac Telephone Company
of Baltimore City

Local Owner
Contract Purchaser
I hereby petition for a Special Permit, under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, agreeable to Chapter 897 of the Acts of the General Assembly 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 a Dial Telephone Central Office.

The Chesapeake & Potomac Telephone Company of Baltimore City
Therman Schneider
Vice President

CONTRACT PURCHASER
380 St. Paul Place
Baltimore 2, Maryland

Description of Property
Beginning for the same in the center of Putty Hill Road at the distance of 130 feet, more or less, northwesterly from the southwest side of Wilson Avenue and running thence building along the center line of Putty Hill Road, the following courses and distances: North 97° 11' West 198.75 feet and North 30° 05' West 2.55 feet; thence leaving Putty Hill Road and running for new line of division now made North 39° by East 031.05 feet to an outline of the whole property of which the lot now being described is a part; thence building along part of said outline South 51° 05' East 200 feet and thence parallel with the line thitherly here and above described South 39° 49' West 633 feet to the place of beginning.

Baltimore County, Maryland

OFFICE OF LAW
COUNTY OFFICE BUILDING
TOWSON A. MARLAND
February 11, 1952

Mr. William Kramer
Vice President
Westfield Improvement Association, Inc.
8844 Wilson Avenue
Baltimore 14, Maryland

Dear Mr. Kramer:

Re: C. & P. Telephone Company Building
Putty Hill Avenue
At the request of the chairman of the County Council, I have reviewed the Zoning Commissioner's #2430 in connection with the petition for special permit for a dial telephone central office on Putty Hill Avenue 130 feet more or less northwest of Wilson Avenue.

The petition for said permit described the use as "a dial telephone central office". The Zoning Commissioner's order dated December 17, 1952 said in part:

"The plans as proposed by the Telephone Company are for the erection at the present time of a building of dimensions 80 feet front by 135 feet deep with a possible future addition of 40 feet by 135 feet on the east side of the proposed building. This building will be one story of brick construction and will have a setback of 65 feet from the north side of Putty Hill Avenue as now laid out. Off-street parking facilities will be provided in the rear of the building sufficient to take care of all of the employees involved in this operation."

The plat dated November 18, 1952, prepared by S. J. Martens and Company, sets in connection with the improvements:

"1 - 1-sty. bldg. approximately 80 ft. x 135 ft., height 16 ft. more or less with the following - adjoining it possible future addition approximately 40 ft. x 135 ft."

However, the petition for the permit, the advertising in connection with the granting of same, nor the order dated December 17, 1952 granting same, make no limitation as to the size of any future structure to be erected thereon.

Mr. William Kramer

From the information available, therefore, it appears to this office that there is no zoning violation at the present time.

Very truly yours,

Johnston Davis
County Solicitor

JDM:gmj

cc: Hon. Dale Anderson
Zoning Commissioner

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: 12-3-52
Posted for: Special Permit (Dial Telephone Central Office)
Petitioner: Therman Schneider
Location of property: 130 feet north of Putty Hill Ave. at intersection of Putty Hill Ave. and Wilson Ave. in 14th District, Baltimore County, Md.
Remarks:
Posted by: George A. Therman

FILED DEC 8 1952

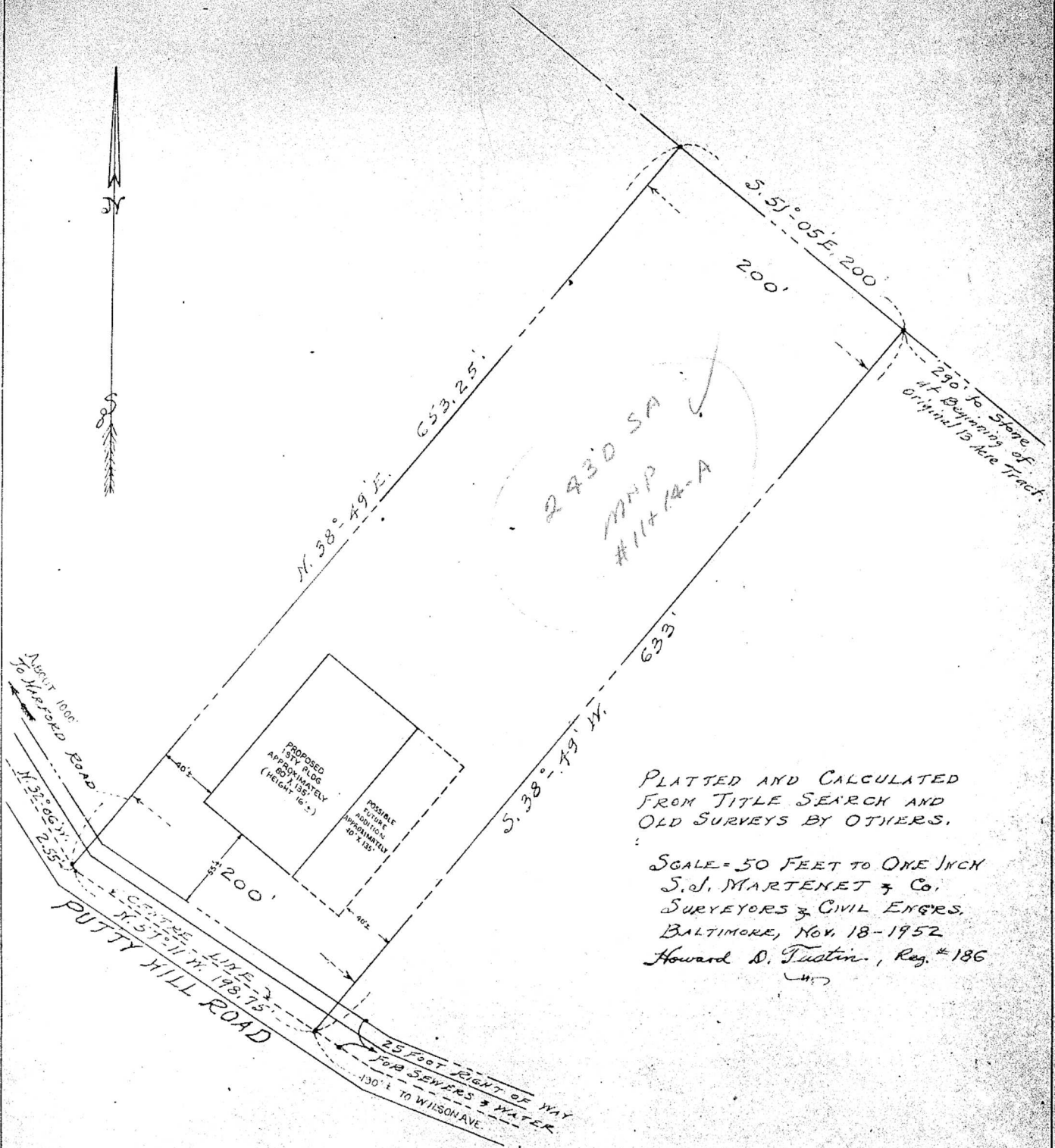
CERTIFICATE OF PUBLICATION

TOWSON, MD., December 5, 1952
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on December 2, 1952, approximately before the 15th day of December, 1952, the first publication appearing on the 29th day of November, 1952.
THE JEFFERSONIAN
By: [Signature]
Cost of Advertisement: \$

\$27.00
RECEIVED of John Ostrom Turnbull, Attorney for The C. & P. Telephone Company, the sum of Twenty Two (\$22.00) Dollars, being cost of petition of Melvin G. Schneider, et al, for special permit for Dial Telephone Central Office, Putty Hill Road 130 feet northwest of Wilson Avenue, 14th District.

Hearing:
Monday, Dec. 15, 1952
at 2:00 p.m.
Presence of Richard Elder,
Towson, Md.

PAID
DEC 11 1952
OFFICE OF THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
TOWSON, MARYLAND



PLATTED AND CALCULATED FROM TITLE SEARCH AND OLD SURVEYS BY OTHERS.

SCALE = 50 FEET TO ONE INCH
 S. J. MARTENET & Co.
 SURVEYORS & CIVIL ENGRS.
 BALTIMORE, NOV. 18-1952
 Howard D. Tustin, Reg. # 186

