

RE: PETITION FOR SPECIAL EXCEPTION
AND VARIANCES TO ZONING REGU-
LATIONS - York Road near Linden
Terrace, 9th District - The
Chesapeake & Potomac Telephone
Company, Petitioner

BEFORE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

No. 5020-XA

This petition by The Chesapeake & Potomac Telephone Company requests
two special exceptions, one to permit the petitioner to provide 6 off-street
parking spaces instead of the required number of spaces under Section 238.3
and 10/9 of the Zoning Regulations and a special exception to use the land,
and present improvements and additions thereto, for a Telephone Mail Center.

This petition also requests a front yard variance, under Section
238.1, to permit a front yard of 13' 10" instead of the required 25' and a
side yard of 10', on the southerly side of the property, instead of the
required 30' and a rear yard of 23' 1-1/2" instead of the required 30 feet.

In considering the requests mentioned above the testimony of the
Telephone Company was that the requested variances would permit an extension
to the dial services which are badly needed in the Towson area which they
cannot offer if the requests were denied.

The several protestants testified that they do not object to the
expansion of the facilities of the Telephone Company but do, however, object
very strenuously to the conditions which exist on Linden Terrace by the
parking of the employees of The Telephone Company.

However, Messrs. S. Clarence Smith, 8 Linden Terrace; Charles H.
B. Sels, 6 Linden Terrace, and William A. Gray, 17-1/2 Linden Terrace,
acting as spokesmen for the residents of Linden Terrace, and Lawrence E.
Shoemaker, attorney for protestants, have stated that they have no objection to
the granting to the Petitioner of the exception to the off-street parking
regulations. They have requested the Petitioner to take action to influence
and advise all of Petitioner's employees against parking in front of Linden
Terrace, which Petitioner has agreed to do. The Petitioner recognizes that
there is a parking problem on Linden Terrace, and has given its assurance

that it will do everything possible to alleviate the problem.

They have specifically requested that this exception to off-street
parking regulations be granted the Petitioner so that it will not be necessary
for the Petitioner to attempt to acquire property on Linden Terrace for off-
street parking. Accordingly, since the expansion in plant facilities of the
Petitioner will not result in an increase in personnel therein employed, and
because of the fact that the public service nature of the services rendered
by the Petitioner are vital to the growth, expansion and continued welfare
of the Towson area, the Petitioner is hereby granted an exception to the
off-street parking regulations of the Baltimore County Zoning Regulations,
and will be allowed to construct the proposed addition as previously outlined
so long as they retain the six off-street parking spaces now provided by the
Petitioner in the rear of the existing Telephone Company facilities on the
northeast corner of York Road and Linden Terrace.

The Special Exception for a dial center and the requested Variances
set forth in the Petition are also hereby granted.

William A. Gray
Zoning Commissioner
of Baltimore County

Date Sept. 23/1960

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 30, 1960

THIS IS TO CERTIFY, That the annexed advertisement
was published in The COUNTY Paper, Inc., a weekly news-
paper printed and published in Towson, Baltimore County,
Md., once in each of 2 successive weeks before the
13th day of July, 1960, the first
publication appearing on the 23rd day of
June, 1960.

The COUNTY Paper, Inc.

Frederick Keyser

For Helen G. Holden

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 11, 1960

THIS IS TO CERTIFY, That the annexed advertisement
was published in The COUNTY Paper, Inc., a weekly news-
paper printed and published in Towson, Baltimore County,
Md., once in each of 1 successive weeks before the
13th day of August, 1960, the first
publication appearing on the 11th day of
August, 1960.

The COUNTY Paper, Inc.

Frederick Keyser

For Helen G. Holden

A special exception to use the land (and present improvements
and additions thereto) hereinafter described for a telephone
dial center.

The property description is as follows:

All that parcel of land situate in the Ninth
Election District of Baltimore County -

beginning for the same at the corner of York Road
and Linden Terrace, and running thence and binding
on the East side of York Road North 16 degrees
27 minutes East 225 feet, thence running at right
angles to York Road South 71 degrees 28 minutes
East 125 feet, thence parallel to York Road South
18 degrees 27 minutes West 60 feet thence running
North 73 degrees 33 minutes West 6 inches thence
South 18 degrees 40 minutes West 129 feet 4 and
1/2 inches thence running 1/30 binding along the
County right-of-way for Linden Terrace North
87 degrees 35 minutes West 129 feet and 3/4
inches to the place of beginning.

THE CHESAPEAKE & POTOMAC TELEPHONE
COMPANY OF MARYLAND, Owner and Contract
Purchaser,

By *Edmund J. ...*
Chief Engineer

320 St. Paul Place
Baltimore 2, Maryland

2 signs
gch Det
-3-

PROCTOR, ROYSTON
AND
MULLER
GENERAL BUILDERS
TOWSON 4, MD.
VALLEY 3-1000

TELEPHONE
VALLEY 3-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 2499

Date 6/8/60

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COURT HOUSE

TOWSON 4, MARYLAND

MAIL ROOM

Zoning

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OFFICE OF PLANNING

Inter - Office Correspondence

Date August 19, 1960 _ _

To: _ _ Wilsie H. Adams, Zoning Commissioner

From: _ George E. Gavrelis, Deputy Director

Subject: #5020-xv. Special Exception for Telephone
Dial Center and Variance for front, rear
and side yard setbacks and the required
number of parking spaces. Northeast corner
of York Road and Linden Terrace. Being
property of The Chesapeake & Potomac Telephone
Company of Maryland

9th District

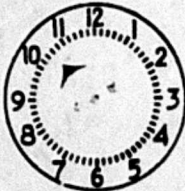
Hearing: Wednesday, August 31, 1960 (1:00 P.M.)

The Office of Planning has reviewed the subject petition and has the following comments to make:

1. We have no adverse comment to make on the variance as such, although we regret that adequate provision has not been made for off-street parking. It would appear that demands for enlarging telephone service facilities take precedence over the requirements to provide off-street parking.
2. It is our understanding that the revenue parking facilities are close by and could be utilized by the telephone company employees.

GEG:ad

AUG 19 '60

☐ Ansd	
☐ Recd	
☐ Retd	
☐ Entd	
☐ Chkd	
ZONING DEPARTMENT	
By <u>BA</u>	

YORK ROAD

DHREWOOD BROTHERS, INC.

15' ALLEY

DONALD W. FISHER

MASON

L.F. MARZULLO

L.J. MASON

TERRACE

LINDEN

KEN BEALTY CO
"TUXEDO HOUSE"

J.G. EVEL

47 SPACES - 18' x 25'-9"
TOTAL PAVED AREA - 16000 SQ FT APPROX.
16000 / 47 = 341 S.F./SPACE

20' ALLEY

RETAINING WALL

PLANTING SCREEN

TOWSON DIAL OFFICE
AREA SKETCH

AUG 21/80
SCALE: 1/4" = 1'-0"
DR: DTS
CH: CH
OK: OK
APP: APP

(M)