

RE: PETITION FOR VARIANCES TO
Sections 335.1 - front yard;
235.4 - off-street parking
and Special Exception -
W. S. Bloomsbury Ave., 155'
S. Frederick Road, 1st Dist.,
The C. & P. Telephone Co.,
Petitioner

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5237-XV

Upon hearing on the above petition (1) for a variance to Section 335.1 to permit a front yard of 14 feet instead of the required 15 feet; (2) to permit a front yard of 28 feet from the center line of the adjoining street instead of the required 40 feet; (3) for a special exception, Section 235.4, Section 409, off-street parking and (4), Section 233.4 for a special exception to use the land and the existing improvements and a lateral addition to the existing improvements encompassing a new basement and new first and second floor for a Telephone Central Office, and it appearing that by reason of location, the safety, health and the general welfare of the locality involved not being detrimentally affected, the above variances and special exception should be granted, therefore:

It is this 14th day of May, 1961, by the Zoning Commissioner of Baltimore County, ORDERED that the variance to Section 335.1 to permit a front yard of 14 feet; to permit a front yard of 28 feet and special exceptions to permit off-street parking and the use of land and improvements as aforesaid, should be and the same are hereby granted.

John M. Martin
Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st
Posted for: *Special Exception Application to 155' front yard*
Petitioner: *C. & P. Telephone Co.*
Location of property: *W. S. Bloomsbury Ave. 1st Dist. 155' front of Frederick Rd. 1st Dist.*
Location of sign: *155' front of Frederick Rd. 1st Dist.*
Remarks: *See above*
Posted by: *George R. Hann*
Date of return: *3-28-61*

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

To: *Proctor, Royton and Mueller*
Attorneys
Campbell Building
Towson 4, Md.

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
1	Advertising and posting of property for the C. & P. Telephone Co.	\$1.50
4	1st 155' front yard	\$4.50
4	1st 155' front yard	\$4.50

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

WLT/lg (3)
3/9/61

IN THE MATTER OF
THE CHESAPEAKE & POTOMAC
TELEPHONE COMPANY OF
MARYLAND

BEFORE THE
ZONING COMMISSIONER OF
BALTIMORE COUNTY

Bloomsbury Avenue
approximately 155 feet south
of Frederick Road
First Election District of
Baltimore County, Md.

**PETITION FOR VARIANCE AND SPECIAL EXCEPTION
TO THE ZONING REGULATIONS OF BALTIMORE COUNTY**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The Chesapeake & Potomac Telephone Company of Maryland, owners and contract purchaser of the property hereinafter described, hereby petitions for:

1. The following Variances to the Zoning Regulations of Baltimore County:

(a) Section 335.1 - front yard.

The reason for Variance is to permit a front yard wherein the front building line shall be a minimum of fourteen feet from the front property line rather than the fifteen feet provided in such Section, as per the attached Plat entitled "Plot Plan showing proposed new building on property adjoining the existing Telephone Building on Bloomsbury Avenue, Catonsville, Maryland" dated March 6, 1961.

(b) The reason for Variance is to permit a front yard wherein the front building line shall be a minimum of twenty-eight feet from the center line of the adjoining street, to wit: Bloomsbury Avenue, rather than the forty feet provided in such Section, as per the attached Plat entitled "Plot Plan showing proposed new building on property adjoining the existing Telephone Building on Bloomsbury Avenue, Catonsville, Maryland" dated March 6, 1961.

2. The Zoning Regulations for which Exceptions are sought are as follows:

Section 235.4 and Section 409 - off-street parking.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

FROM George B. Gavrellis, Deputy Director Date April 5, 1961
TO John G. Rose, Zoning Commissioner
SUBJECT #5237-XV W/S Bloomsbury Avenue approx. 155' south of Frederick Road
The Chesapeake & Potomac Telephone Co.

The staff of the Office of Planning and Zoning had reviewed the subject petition for variance and special exception pertaining to a Telephone Central Office. It has the following advisory comment to make with respect to pertinent planning factors:

A. The Special Exception

The purpose of the subject petition is to enable the present telephone building serving the Catonsville area to be expanded. In light of the fact that the nature of the telephone operation is that of a public utility and that, most logically, it must add on to its present facilities, rather than relocating and abandoning them, the planning staff voices no adverse comment on the special exception.

B. The Variances

The proposed addition to the existing telephone building will be in line with the present front yard setback. The planning staff concurs, in light of our understanding of the internal operations of the building, with the proposed variance for front yard. With respect to parking, it appears that the need for expanding present telephone facilities outweighs the need to provide the appropriate amount of off-street parking on the site. It is our understanding that arrangements have been made for telephone company employees to park on a private parking lot facility in commercially zoned property on the east side of Bloomsbury Avenue. Clarification should be obtained from representatives of the telephone company as to what steps they are taking for accommodation of employee parking beyond the 15 spaces shown on their plan.

The reason for the Exception is to permit the Petitioner to supply fifteen off-street parking spaces instead of the number of such spaces required by such Sections.

3. The Zoning Regulation for which a Special Exception is requested is as follows:

Section 233.4 - Special Exception.

Petition is hereby made for a Special Exception under the Zoning Regulations for a certain permit and use as provided under the Zoning Regulations of Baltimore County as follows:

A Special Exception to use the land and the existing improvements, as well as a second-story addition to the existing improvements encompassing a new basement and new first and second floor for a Telephone Central Office.

The existing improvements, as well as the proposed additions thereto, are shown on the attached plat entitled "Plot Plan showing proposed new building on property adjoining the existing Telephone Building on Bloomsbury Avenue, Catonsville, Maryland" dated March 6, 1961.

The number of personnel on the numerically largest shift employed within the present improvements is approximately 40, and it is contemplated that the number of personnel to be employed in the future, both within the existing and the additional improvements, will be approximately seventy-five to eighty.

The property description for which a Special Exception is sought is as follows:

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

BEGINNING for the same at a point on the West side of Bloomsbury Avenue, such point being at the end of 290 feet measured South from a stone planted at the intersection of the South side of the Frederick Turnpike Road with the West side of Bloomsbury Avenue, such point also being the Northeast corner of the whole lot leased by John K. Smith from Rebecca Somerville; and running thence, binding on the West side of Bloomsbury Avenue, South 14 degrees 04 minutes East 48-1/2 feet to the remaining lot of Albert Smith; thence binding on said lot and leaving Bloomsbury Avenue, and running thence Westwardly parallel with Frederick Turnpike Road, South 76 degrees 12 minutes West 146.04 feet to intersect the Easternmost side of Smith Lane; and running thence Northwardly parallel with the aforesaid Bloomsbury Avenue, North 14 degrees 35 minutes

PROCTOR, ROYTON
AND
MUELLER
CAMPBELL BUILDING
TOWSON 4, MD.
VALLEY 3-1800

TELEPHONE
VALLEY 3-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 4505
DATE 3/20/61

To: *Proctor, Royton and Mueller*
Attorneys
Campbell Building
Towson 4, Maryland

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
1	Petition for Variance & Spec. Exception for C & P Telephone Co.	50.00
1	1st 155' front yard	50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

West 150.31 feet, more or less, to a point formed by the intersection of the Eastern side of Smith Lane with the Southern side of a private Lane paralleling and distant 173 feet from Frederick Road; and running thence Eastwardly parallel with said private Lane, leaving Smith Lane, North 44 degrees 29 minutes East 147.10 feet; running thence South 14 degrees 04 minutes East 116.71 feet to the place of beginning.

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

By *John M. Martin*
W. Lee Thomas, Attorney
Campbell Building
Towson 4, Maryland



CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. April 3, 1961

THIS IS TO CERTIFY That the annexed advertisement was published in the TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one successive weeks before the 19th day of April, 1961, the first publication appearing on the 30th day of March, 1961.

THE TIMES
John M. Martin
Manager
John M. Martin
Cost of Advertisement \$ 40.50
Purchase order-P 9937
Requisition no. K 6027

