

SEP - 7 52 AM **PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

CHARLES LUND and
 LILLIAN LUND, legal owners of the property described in the attached Exhibit A
 County and which is described in the description and plat attached hereto and made a part hereof,
 hereby petition for a special exception to the Zoning Law of Baltimore County, Maryland,
 for the following reasons:

See Attached Description

For a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the property described in the attached Exhibit A for a Telephone Dial Center, and designated in the attached Exhibit B for a Telephone Dial Center.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification 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.

THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF MARYLAND

By Charles Lund and Lillian Lund Legal Owners
 Chief Engineer Contract purchaser

Address 320 St. Paul
 Baltimore 2, Maryland

W. Lee Thomas Baltimore's Attorney

Address Campbell Building
 Towson 4, Maryland W.P.C. #400

ORDERED By the Zoning Commissioner of Baltimore County, this 7th day of September, 1962, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in a newspaper 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 31st day of October, 1962, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL EXCEPTION FOR A TELEPHONE DIAL CENTER - E. E. Side Ebenezzer Road and S. E. Side of Bird River Road, 15th District - Charles Lund and Lillian Lund, Petitioners - The G. & P. Telephone Company, Contract Purchaser

BEFORE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

No. 5682-X

At a hearing held on October 31, 1962 for a special exception for a Telephone Dial Center on the northeast side of Ebenezzer Road and southeast side of Bird River Road, testimony indicated that the petitioner did not need as large a special exception as described in the petition, therefore, the original amount of land requested is not granted but in place thereof a special exception shall be granted in accordance with the following description:

All that parcel of land situate in the 15th Election District of Baltimore County, bounded and described as follows:

BEGINNING for the same at a stone heretofore set in the seventh line of the whole tract of land described in the deed from Henry C. Dotter to Wm. J. Bender dated December 11, 1920, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 531, folio 448, said point being approximately 33.5 feet from the center line of the existing paving on Ebenezzer Road, thence binding on the first and second lines of the land described in a deed from Frank J. Draayer and Mary A. Draayer, his wife, to Charles Lund and Lillian Lund, his wife, dated October 9, 1945 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1407 folio 523 etc., South 45 degrees and 30 minutes West 21.5 feet and thence North 50 degrees West 209 feet, thence still North 50 degrees West, crossing a right-of-way 20 feet wide there situate and binding on other lands of said Charles and Lillian Lund, in all an additional 76 feet; thence leaving said line of division and going the following courses and distances, to wit:

All that parcel of land situate in the 15th Election District of Baltimore County, bounded and described as follows:
 BEGINNING for the same at a stone heretofore set in the Seventh line of the whole tract of land described in the deed from Henry C. Dotter to Wm. J. Bender dated December 11, 1920, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 531, folio 448, said point being approximately 33.5 feet from the center line of the existing paving on Ebenezzer Road, thence binding on the first and second lines of the land described in a deed from Frank J. Draayer and Mary A. Draayer, his wife, to Charles Lund and Lillian Lund, his wife, dated October 9, 1945 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1407 folio 523 etc., South 45 degrees and 30 minutes West 21.5 feet and thence North 50 degrees West 209 feet, thence still North 50 degrees West, crossing a Right-of-Way 20 feet wide there situate and binding on other lands of said Charles and Lillian Lund, in all an additional 76 feet; thence leaving said line of division and going the following courses and distances, to wit:
 1) North 45 degrees 30 minutes East 248 feet
 2) South 49 degrees 15 minutes East 76 feet
 3) North 45 degrees 30 minutes East 17.2 feet
 4) North 44 degrees 30 minutes West 75 feet
 5) North 45 degrees 30 minutes East 95 feet
 6) South 44 degrees 30 minutes East 284 feet and
 7) South 45 degrees 30 minutes West 313.5 feet to the place of beginning.

Containing 2.15 Acres of land, more or less.

Subject to the use of a right-of-way 20 feet wide described in a deed dated October 28, 1924 and recorded among said Land Records in Liber W.P.C. No. 605 folio 147 etc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Bone, Zoning Commissioner Date: October 28, 1962

FROM: Mr. George E. Gavrellis, Deputy Director

SUBJECT: #5682-X, Special Exception for Telephone Dial Center, Northeast side of Ebenezzer Road and the Southeast side of Bird River Road. Being property of Charles Lund.

15th District

MEETING: Wednesday, October 31, 1962 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a special exception for a Telephone Dial Center. It has the following advisory comments to make with respect to pertinent planning factors:

1. The proposed Telephone Dial Center is a "public utility use" about which the Planning staff can make no definitive comment concerning need or location.
2. If granted, it would appear inconsistent at this time to cover the entire property with a special exception. The Planning staff suggests that the special exception be limited to a depth of approximately 265 feet. The granting should be conditioned also on approval of final site plans by the appropriate agencies.

GEU:lms



It is this 1st day of November, 1962, by the Zoning Commissioner of Baltimore County, ORDERED that a special exception should be and the same is granted for a Dial Telephone Center on above mentioned property, subject to approval of the site plan of the Division of Land Development and the Office of Planning and Zoning.

J. G. Bone
 Zoning Commissioner of Baltimore County

District 15th #5682
 Date of Posting 10-10-62
 Posted for Special Operations for Telephone Read Center
 Petitioner: Charles Lums
 Location of property: P.O. of Chesager Rd. & E.C. of Bush River Road.
etc. See Plot.
 Location of Sign: Northwest side of Chesager Rd. 100 ft. East of
Bush River Road.
 Remarks: _____
 Posted by George B. Hummel Date of return 10-11-62

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.

TO: Messrs. Proctor, Royston & Mueller
Campbell Building
Towson 4, Md.

BILLED BY: Zoning Department of
Baltimore County

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

TOWSON, MD., 11th Oct., 19 62.
THIS IS TO CERTIFY, That the annexed advertisement
was published in THE COUNTY NEWS WEEK, a weekly
newspaper printed and published in Towson, Baltimore County,
Md., once in each of 300 successive weeks before the
31st day of Oct., 1962., the first
publication appearing on the 11th day of
Oct., 19 62.

W. J. Keyser
Manager

TOWSON, MD., 11th Oct., 1962.

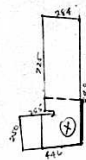
THIS IS TO CERTIFY, That the annexed advertisement was published in THE COUNTY NEWS WEEK, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 208 successive weeks before the 31st day of Oct., 1962, the first publication appearing on the 11th day of Oct., 1962.

W. J. Koyser
Manager

[illegible]

WM. C. STEIN JR.
USE - RESIDENTIAL
ZONING - R6

NO IMPROVEMENTS WITHIN
100 FEET OF
SIDE LINE



FRAME
HOUSE

PERM
PICKUP
STAND

ELECTION DISTRICT - 15TH
AREA OF PROPERTY - 7.39 ACRES
EXISTING USE - RESIDENTIAL R6
PROPOSED USE - TELEPHONE
SWITCHING CENTER
PRESENT ZONING - R6
PROPOSED ZONING - SPECIAL
EXCEPTION

NO ADDITIONAL PROPERTY OWNED
NEAR BY
NO STREAMS OR DRAINAGE COURSES
WITHIN OR WITHIN 50' OF PROPERTY

PROPERTY ON EBENEZER RD.
AT JUNCTION OF BIRD RIVER RD.

ALL DISTURB SLOPES NOT
TO EXCEED 2:1
STABILIZATION - SOD



SCREENING - FENCING
WITH TREES 4'-6" HIGH
NO LIGHTING STANDARDS

MARGARET G. EURICE
USE - RESIDENTIAL
ZONING - R6

EDGE OF PROPERTY AND PAVING
TO E. OF ROAD

E. OF BIRD RIVER ROAD

E. OF EBENEZER ROAD AS PAVED - 21'
N-50°W 446'

PLOT PLAN
SCALE 1"=50'

S.J. MAETENET LG
By Richard P. Tustan, Reg. #3460

#5282-X

MAP
15-C
"X"

THE CHESAPEAKE & POTOMAC TEL. CO. OF MD.
CHASE CENTER
BALTIMORE COUNTY MD.
8-17-62