

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, JAMES A. BAKAS, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an existing residential zone to an "X" zone; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Wireless Transmissions.

See attached description

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.

Address: Telephone & Telegram Co.

Contract purchaser
1025 W. 10th Avenue
Address: Washington, D.C.

James A. Bakas
Legal Owner

Address: 310 Oldham Street
Baltimore, Maryland 21204

William J. Neale
First National Bank Bldg.
Address: Baltimore, Maryland 21201
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of August, 1965, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers 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 14th day of September, 1965, at 1:00 o'clock.



Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15 Date of Posting 9-16-65
Posted for: Heating, Ventilation & Air Conditioning
Petitioner: James A. Bakas
Location of property: 310 Oldham Street, Baltimore, Md.
Location of Sign: On the property at the intersection of Oldham Street and Stansbury Lane
Remarks: As shown on plot plan filed with the Zoning Department
Posted by: Robert E. Dink Date of return: 9-23-65

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met

the above reclassification should be granted and it further appearing that by reason of

a Special Exception from the existing residential zone should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 31st day of August, 1965, that the herein described property on area should be and is hereby reclassified from existing residential zone to an "X" zone; and a Special Exception for a Wireless Transmissions should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of August, 1965, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a residential zone; and/or the Special Exception for Wireless Transmissions be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 15, 1965. THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1 successive weeks before the 14th day of September, 1965, the first publication appearing on the 16th day of September, 1965.

THE JEFFERSONIAN,

Cost of Advertisement, \$ 1.00

Sheet 1 of 2 DESCRIPTION OF A PORTION OF BAKAS PROPERTY Baltimore County, Maryland 9/28/64 #66-86-X

This is to certify that a survey was made on the ground under my direction of a portion of the property described in Deed Book 3177 page 116, Baltimore County Land Records. The said property is located on the peninsula between the Back River and the Middle River and lies to the east of the Back River Neck Road on Browns Road in Baltimore County, Maryland. The said portion of Bakas property is described as follows:

Beginning at (A), a cross cut in a concrete monument set within the Bakas property and in the east line of a 16.5 ft. wide road (called Stansbury Lane) and 15.0 feet from the center of the traveled way of Browns Road (the said point (A) being S29°06'13"E 35.02 feet from (E), an iron pipe found at a corner of the Bakas property), thence generally along Browns Road S88°09'00"E 300.00 feet to (B), a cross cut in a concrete monument set 15.0 feet from the center of the traveled way of Browns Road, corner to the residue of the Bakas property, thence with the said residue as follows: 61°00'00"E 300.00 feet to (C), a cross cut in a concrete monument set, thence S88°09'00"E 300.00 feet to (D), a cross cut in a concrete monument set in the east line of a 16.5 ft. wide road (called Stansbury Lane), (the said point (D) being N7°16'30"E 111.64 feet from (F), an iron pipe found at a corner of the Bakas property), thence with the east line of the said 16.5 ft. road N1°00'00"W 300.00 feet to (A), the point of beginning, containing an area of 2.0636 acres.

The point of beginning (A) being 0.26 miles, more or less, along Browns Road, east from Back River Neck Road.

SURVEYOR'S NOTES:

- (1) The bearings of the above survey description are based on magnetic north. Magnetic declination is 1°23'20" West based on solar observation.
- (2) No deeds of record could be found indicating the dedication of a right of way for Browns Road. However, the Baltimore County Highway Department indicates that Browns Road is a publicly maintained road presumed to have a 30 ft. width.
- (3) The 16.5 ft. wide road (called Stansbury Lane) is described by a survey recorded in Deed Book 2725 page 431, Baltimore County Maryland Records.
- (4) As noted in the above description, the Bakas property is described by a survey contained in Deed Book 3177 page 116, which said deed description is called therein

Project #2285 A

PETITION FOR SPECIAL EXCEPTION

Fifteenth District

ZONING: Petition for Special Exception for Wireless Transmissions and Receiving Structure

LOCATION: SE/Cor. Browns Road and Stansbury Lane

DATE AND TIME: Monday, October 4, 1965 at 1:00 p.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above petition for Special Exception for Wireless Transmissions and Receiving Structure.

All that parcel of land in the Fifteenth District of Baltimore County described as follows:

Beginning at (A), a cross cut in a concrete monument set within the Bakas property and in the east line of a 16.5 ft. wide road (called Stansbury Lane) and 15.0 feet from the center of the traveled way of Browns Road (the said point (A) being S29°06'13"E 35.02 feet from (E), an iron pipe found at a corner of the Bakas property), thence generally along Browns Road S88°09'00"E 300.00 feet to (B), a cross cut in a concrete monument set 15.0 feet from the center of the traveled way of Browns Road, corner to the residue of the Bakas property, thence with the said residue as follows: 61°00'00"E 300.00 feet to (C), a cross cut in a concrete monument set, thence S88°09'00"E 300.00 feet to (D), a cross cut in a concrete monument set in the east line of a 16.5 ft. wide road (called Stansbury Lane), (the said point (D) being N7°16'30"E 111.64 feet from (F), an iron pipe found at a corner of the Bakas property), thence with the east line of the said 16.5 ft. road N1°00'00"W 300.00 feet to (A), the point of beginning, containing an area of 2.0636 acres.

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(4) As noted in the above description, the Bakas property is described by a survey contained in Deed Book 3177 page 116, which said deed description is called therein

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD., September 15, 19 65

THIS IS TO CERTIFY, that the annexed advertisement of "James A. Bakas" was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive weeks before the 14th day of September, 1965; that is to say, the same was inserted in the issues of 9-15-65

Stromberg Publications, Inc.
Publisher.

By Mrs. Palmer Price
Mrs. Palmer Price

Sheet 2 of 2 DESCRIPTION OF A PORTION OF BAKAS PROPERTY Baltimore County, Maryland #66-86-X

to be "according to survey made by Dolenberg Brothers 5/25/1964". Reference is hereby also made to the said plat of survey made by the Dolenberg Brothers which is unrecorded.

(5) This tract was acquired by James A. Bakas from Clifton W. and Bertha L. Weller by deed dated 5/3/1960, recorded in Deed Book 3708 page 428, Baltimore County, Maryland Records.

9/20/65

Robert V. Dolenberg
Maryland Registered Land Surveyor No. 1525
R.V. DOLENBERG AND ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
HARRINGTON AND MANASSAS, VIRGINIA

PETITION FOR SPECIAL EXCEPTION
Fifteenth District
ZONING: Petition for Special Exception for Wireless Transmissions and Receiving Structure
LOCATION: SE/Cor. Browns Road and Stansbury Lane
DATE AND TIME: Monday, October 4, 1965 at 1:00 p.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above petition for Special Exception for Wireless Transmissions and Receiving Structure.

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Publisher.

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Mrs. Palmer Price

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By Mrs. Palmer Price
Mrs. Palmer Price

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(4) As noted in the above description, the Bakas property is described by a survey contained in Deed Book 3177 page 116, which said deed description is called therein

(5) This tract was acquired by James A. Bakas from Clifton W. and Bertha L. Weller by deed dated 5/3/1960, recorded in Deed Book 3708 page 428, Baltimore County, Maryland Records.

Being property of James A. Bakas, as shown on plot plan filed with the Zoning Department.

Hearing date: Monday, October 4, 1965 at 1:00 p.m.

Public Hearing: Room 106, County Office Bldg., 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

William L. Jacob, Esq.
First National Bank Building
Towson, Md. 21204

Sept. 15, 1965

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for fill if this
11st day of August, 1965.

JOHN G. ROSE
Zoning Commissioner

Petitioner James A. Bakas

Petitioner's Attorney Mr. L. Jacob, Esq.

Reviewed by *James E. Rose*
Chairman of
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 24, 1965

FROM: George E. Gavrellis

SUBJECT: Petition #66-86-X, for a Special Exception for a Wireless Transmitting and Receiving Structure at the southeast corner of Browns Road and Stansbury Lane, 15th District. (James A. Bakas; hearings: October 4, 1965.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

1. The radio relay auxiliary repeater station proposed for the subject property is in the nature of a public utility. It is our understanding that critical locational factors or such facilities limit or narrow the choice of such sites to a very few.
2. We cannot comment on whether or not the proposed facility complies with the standards set forth by the Zoning Regulations for Special Exceptions. In order to preserve visual amenities at ground level in the immediate vicinity of the proposed facility, any order granting the petition should require that all trees not excepted in Note 5 on the site plan remain. In order to provide for future development, widening should be required for the rights of way of Browns Road and Stansbury Lane in accordance with specific recommendations to be made by the Department of Public Works.

TELEPHONE
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 33443

DATE 10/5/65

TO: William L. Jacob, Esq.,
First National Bank Building
Towson, Md. 21204
BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO.	01-522	TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Advertising and posting of property for James A. Bakas #66-86-X		64.00
		64.00

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.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

William L. Jacob, Esquire
First National Bank Building
Towson, Maryland 21204

SUBJECT: Special Exception for a wireless transmitting and receiving structure for James A. Bakas Located SW/Cor of Browns Road and Stansbury Lane, 15th District (Item 1, August 31, 1965)

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

BUREAU OF ENGINEERING:
Water - Existing 18" water in Back River Neck Road.
Adequacy of existing water to be determined by the developer or his engineer.
Sewer - Not available.
Road - All public roads along this property are to be developed as minimum 30' curb and gutter roads on 50' right of ways.

HEALTH DEPARTMENT: The petitioner should indicate the number of employees to be at the above site. Also the petitioner would show the means of sewerage disposal.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Fire Bureau-Plans Review
Industrial Development Commission
Board of Education
Buildings Department
Bureau of Traffic Engineering
Office of Planning and Zoning-Administration Division
State Roads Commission

Very truly yours,

JOHN G. ROSE, Zoning Commissioner
Petition and Permit Processing

cc: Mr. Carlyle Brown-Bureau of Engineering
Mr. William Greenwalt-Health Department

TELEPHONE
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 33403

DATE 10/14/65

TO: Clouett Howell, Jr., Esq.,
First National Bank Building
Towson, Md. 21204
BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO.	01-522	TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Petition for Special Exception for James A. Bakas #66-86-X		59.00
		59.00

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.

BALTIMORE COUNTY, MARYLAND

66-86X

INTER-OFFICE CORRESPONDENCE

TO-----CEO. A. REIER, CHIEF
BUREAU OF PUBLIC SERVICES
FROM-----J. G. HOSWELL
OFFICE OF PLANNING & ZONING
SUBJECT-----BLDG. APPL. #586-65

Date-----Nov. 19, 1965

The Office of Planning and Zoning has reviewed the subject application and is endorsing it with the following comment:

In order to preserve visual amenities at ground level in the immediate vicinity of the proposed facility, all trees not excepted in Note 5 on the site plan should be left untouched.

JGH:vh

MAGNETIC DECLINATION $4^{\circ}23'20''$ WEST
TRUE NORTH BY SOLAR OBSERVATION

JAMES A. BALAS PROPERTY

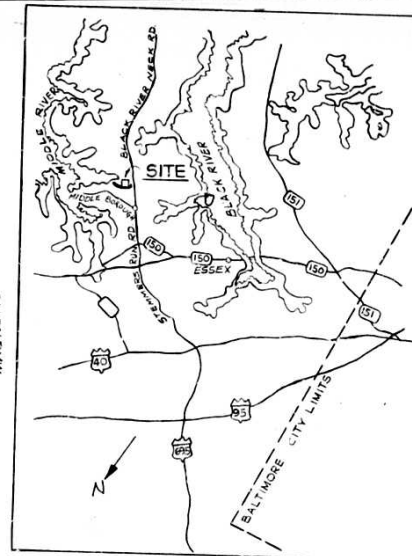


C TO D TRUE $58^{\circ}27'40''$ W (300)

12' WIDE ROAD
(CALLED STANBURY LANE)

1" IRON PIPE FOUND

FTOE N $1^{\circ}00'00''$ W $444.34'$
MAGNETIC



SCALE 1" = 15 MI



SCALE 1" = 100'
VICINITY MAP

NOTES:

1. WAVE GUIDE OPENING PER SH. NO. 5
2. ELEVATIONS:
FIN GRADE AT BUILDING 25.0
FIN GRADE AT TOWER VARIES
TOP OF TOWER PIER 25.5
FIN FLOOR OF BUILDING 26.5
3. 75'-0" HIGH TYPE 'H' TOWER
4. FUEL TANK INSTALLATION PER DWG. EA 21400
5. REMOVE ALL TREES WITHIN 10'-0" OF THE ACCESS ROAD AND ALL TREES WITHIN THE PROPERTY LINES THAT ARE TALLER THAN THEIR DISTANCE TO THE BUILDING AND/OR TOWER
6. SYMBOLS:
--- EXISTING CONTOURS
--- NEW CONTOURS
● DENOTES BORING LOCATIONS. SEE SPECS
7. ROADWAY CONSTRUCTION PER DWG. EA 12610
8. PROPERTY LINE SET BACK 25' FROM E OF BROWNS ROAD TO ALLOW FOR FUTURE POSSIBLE ROAD WIDENING.



Daniel B. Rose

TYPE 2200 OIL HT.-VENT

SITE PLAN

STANDARD 2 DIRECTION TD
RADIO RELAY AUXILIARY REPEATER STATION

ROSE, BEATON, CORSBIE, DEARDEN & CROWE
ARCHITECTS & ENGINEERS
10 COLUMBUS CIRCLE, NEW YORK 19, N. Y.

SCALE: AS NOTED DRAWN BY: S.F. DRAWING NO. EA 52132 SHEET NO. A

DATE: 7-12-65 CHECKED BY: CDM

APPROVED BY: AMERICAN TELEPHONE & TELEGRAPH CO. SIZE 6S
LONG LINES ENGR. DEPT. - EASTERN AREA WASHINGTON, D.C.

ESSEX, MD.

PLANS A
OFFICE OF PLANNING & ZONING
BY: W. J. J. J.
DATE: 11/19/65

PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE: 11/19/65

SITE PLAN

SCALE 1" = 20'

BENCH MARK TOP OF IRON
BAR IN CENTER OF CONC. MONUMENT
FOUND ELEVATION: 25.30
ETO A: 35.02' $52^{\circ}06'23''$ E MAGNETIC

JAMES A. BALAS PROPERTY

B TO C TRUE $55^{\circ}23'20''$ E (289.5)

8' HIGH CHAIN LINK FENCE

4' WOVEN WIRE FARM FENCE

NOTE BUILDING DIMS ARE TO OUTSIDE FACE OF BUILDING WALL

BUILDING SET BACK LINE

A TO B TRUE $58^{\circ}27'40''$ W (300)

BROWNS ROAD

ASPHALT SURFACE

12' CULVERT

EDGE OF PAVING

EDGE OF PAVING

SET BACK 60' OFF ROAD

CATCH BASIN

16' FARM GATE

3'-5" GATE STOP

18'-0"

45'-0"

4'-0" 16'-0"

4'-0" 16'-0"

4'-0" 16'-0"

4'-0" 16'-0"

4'-0" 16'-0"

4'-0" 16'-0"

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