

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

66-267-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
THE C & P TELEPHONE COMPANY
I, or we, OF MARYLAND, 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 for a Variance from Section 205.1 and 205.3 to permit a width at the front building line of approximately 65 feet instead of the required 100 feet; to permit a side yard on the north of 14 feet instead of the required 30 feet; and to permit a side yard on the south of 4 feet instead of the required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

(a) a Variance from Section 205.1 to allow use of a lot with a width at the front building line of less than 100 feet, to wit, a lot having a width at the front building line of approximately 65 feet, and (b) a variance from Section 205.3 to allow use of a lot having side yards less than 30 ft. in width, to wit, a lot having side yards on the northerly side thereof varying from 14 to 4 feet, in width and on the southerly side thereof varying from 4 to 12 ft. in width.

The reasons underlying the request for Variances are (1) The lot and the improvements now thereon are now used as a community dial office and use has been continued for many years, (2) Due to the rapid increase in service demanded of the Petitioner by area residents, it is necessary to enlarge the existing improvements in order to place additional automatic dial equipment therein, (3) It is impractical and would cause great hardship to the Petitioner to require compliance with such sections since the expansion of the existing facilities would not substantially decrease the situation now existing, (4) It is impractical and would cause great hardship to the Petitioner to require compliance with such sections since such equipment or to suspend any or all community dial center operations at this location for any length of time.

W. Lee Thomas, Petitioner's Attorney

Protestant's Attorney

Address: Campbell Bldg., Towson 4, Md.

ORDERED BY The Zoning Commissioner of Baltimore County, this 10th day of May 1966, 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, to be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of June 1966 at 11:00 o'clock.



John E. Smith, Zoning Commissioner of Baltimore County

Do approved Plat

ORDER RECEIVED FOR FILING
DATE 6/10/66
THE C & P TELEPHONE CO.
Campbell Bldg. No. 300 W. of 2nd
Towson, Md.

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

Contract purchaser

Address: 320 St. Paul Place

Baltimore, Maryland 21202

W. Lee Thomas, Petitioner's Attorney

Protestant's Attorney

Address: Campbell Bldg., Towson 4, Md.

ORDERED BY The Zoning Commissioner of Baltimore County, this 10th day of May 1966, 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, to be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of June 1966 at 11:00 o'clock.



John E. Smith, Zoning Commissioner of Baltimore County

Do approved Plat

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following findings of fact, that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the variances requested would give relief without substantial injury to the public health, safety and general welfare, to wit: Sec. 205.1 and Section 205.3 should be granted, to permit a width at building line of approximately 65 feet (instead of the required 100 feet); a side yard on the north of 14' instead of the required 30' and a side yard on the south of 4' instead of the required 30'.

the above Variance should be had; and it further appearing that the same should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10th day of May 1966, that the herein Petition for a Variance should to and the same is granted from and after the date of this order, which permits a width at front building line of approx. 65' instead of the required 100'; a side yard on the north of 14' instead of required 30' and a side yard on the south of 4' instead of the required 30', subject to approval of the site plan by the State Roads Commission, Bureau of Public Services, and Office of Planning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the following findings of fact, that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the variances requested would give relief without substantial injury to the public health, safety and general welfare, to wit: Sec. 205.1 and Section 205.3 should be granted, to permit a width at building line of approximately 65 feet (instead of the required 100 feet); a side yard on the north of 14' instead of the required 30' and a side yard on the south of 4' instead of the required 30'.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of May 1966, that the above Variance be and the same is hereby DENIED.

MICROFILMED

HOWARD C. SUTTON 1804-1815
ROBERT B. VITON 1844
HOWARD D. TUSTIN JR. 1848
RICHARD A. TUSTIN 1848
ESTABLISHED 1819
S. J. MARTENET & CO.
REGISTERED
SURVEYORS AND CIVIL ENGINEERS
9 E. LEXINGTON STREET
BALTIMORE, MD. 21202
PHONE: 539-4263
HOWARD C. SUTTON 1804-1815
ROBERT B. VITON 1844
HOWARD D. TUSTIN JR. 1848
RICHARD A. TUSTIN 1848
HOWARD J. MARTENET 1848-1853
HARRY B. JAYNE 1871-1884
SEYMOUR P. TUSTIN 1870-1921
J. HOWARD TUSTIN 1884-1947
WILLIAM D. ATWOOD 1887-1931
SAMUEL A. TUSTIN 1888-1894
GEORGE E. TUSTIN 1907-1948
HOWARD D. TUSTIN 1907-1948

DESCRIPTION OF CHESAPEAKE AND POTOMAC TELEPHONE COMPANY LOT ON OLD COURT ROAD AT WOODSTOCK, MD. 300 feet west of Hornwood Road in the center line of Old Court Road, said point also being

BEGINNING for the same at an iron pin set in the center of the Old Court Road, at the beginning point of the land described in a deed from Mary Anna Peach, widow to Richard K. Smith, et al, dated September 1, 1950 and recorded in the Land Records of Baltimore County in Liber G.L.B. No. 1888 folio 162 etc., thence running and binding on a part of the first line of the aforesaid deed South 71 degrees 56 minutes East 337.5 feet; thence running for a line of division now made North 12 degrees 17 minutes East 78.5 feet to the northernmost boundary line of the Mary Anna Peach property, of which the lot now being described is a part; thence running and binding on said northern boundary line North 77 degrees 50 minutes West 285.0 feet to an iron pin set in the center of the Old Court Road; thence running and binding on the center of the Old Court Road South 55 degrees 06 minutes West 60.0 feet to the point of beginning. Containing 0.44 of an acre more or less.

Subject however to a reservation thirty (30) feet in width and lying on the East side of the center line of the Old Court Road, for the future widening of the Old Court Road.

Being a part of the lands described in a deed from Tenant Nelson to Mary Anna Peach dated April 1, 1917 and recorded among the Land Records of Baltimore County, in Liber W.P.C. No. 461 folio 245.

The above description appears in the deed from Mary Anna Peach, widow, to The Chesapeake and Potomac Telephone Company of Baltimore City dated October 10, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2901 folio 198 etc. and was prepared by Robert C. Morris, Registered Surveyor.

Howard D. Tustin, Jr.
Reg. No. 3995

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

TO: Messrs. Royston, Mueller, Thomas & McLean
Campbell Building
Towson, Md. 21204

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Petition for Variance for The C & P Telephone Co.	25.00
1	#66-267-A	5.00
		30.00

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
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 26, 1966

FROM: Leslie H. Graef, Deputy Director of Planning

SUBJECT: Petition #66-267-A - Southeast side of Old Court Road 300 feet West of Hornwood Rd. Petition for Variance to permit lot width at front building line of 65 feet instead of the required 100 feet; and to permit a side yard on the North of 14 feet and on the South 4 feet instead of the required 30 feet. The C & P Telephone Company - Petitioners.

2nd District

HEARING: Wednesday, June 8, 1966. (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and will offer no comment.

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

TO: Messrs. Royston, Mueller, Thomas & McLean
Campbell Building
Towson, Md. 21204

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Advertising and posting of property for C & P Telephone Co.	70.25
1	#66-267-A	70.25
		140.50

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.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2ND

Posted for: Variance

Petitioner: The C & P Telephone Co.

Location of property: SE 1/2 Old Court Rd. 300' W of Hornwood Rd.

Location of Signs: SE 1/2 Old Court Rd. 315' W of Hornwood Rd.

Remarks: [Signature]

Posted by: [Signature]

Date of return: May 26, 1966

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Ridgelytown, Md

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

May 23, 1966

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner of
Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of
th~~ese~~ weekly newspapers published in Baltimore County, Mary-
land, once a week for One ~~successive~~ weeks before
the 23rd day of May, 1966, that is to say
the same was inserted in the issues of

May 19, 1966.

THE BALTIMORE COUNTIAN

By *Paul J. Morgan*
Editor and Manager, R.M.

PETITION FOR A VARIANCE
2nd DISTRICT

ZONING: Petition for Variance
for Lot Width and Side Yards.
LOCATION: Southeast side of
Old Court Road 140 feet West
of Herwood Road.
DATE & TIME: WEDNESDAY,
JUNE 8, 1966 at 11:00 A.M.
PUBLIC HEARING: Room 108,
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:

Petition for Variance from the
Zoning Regulations of Baltimore
County to permit a width at the
front building line of approxi-
mately 55 feet instead of the
required 100 feet; and to permit
a side yard on the north of 14
feet instead of the required 30 feet;
to permit a side yard on the south
4 feet instead of the required 30
feet.

The Zoning Regulations to be
excepted is follows:

Section 205.1 - Lot Area and
Width - Width at front building
line 100 feet.

Section 205.3 - Principal build-
ing - 30 feet for side yards.

All that parcel of land in the
Second District of Baltimore
County.

BEGINNING for the same 300
feet west of Herwood Road in the
center line of Old Court
Road, said point also being at an
iron pin set in the center of the
Old Court Road, at the be-
ginning point of the land

described in a deed from Mary
Anna Peach, widow to Richard
K. Smith, et al dated September
1, 1950 and recorded in the Land
Records of Baltimore County in
Liber G.L.B. No. 1888 folio
162 etc., thence running and bind-
ing on a part of the first line of
aforesaid deed South 71 degrees
56 minutes East 337.5 feet; thence
running for a line of division now
made North 12 degrees 17 min-
utes East 78.6 feet to the North-
ernmost boundary line of the
Mary Anna Peach property, of
which the lot now being described
is a part; of thence running and
binding on said Northern bound-
ary line North 77 degrees 58
minutes West 285.0 feet to an
iron pin set in the center of
the Old Court Road; thence
running and binding on the center
line of the Old Court Road South 55
degrees 06 minutes West 60.9 feet
to the point of beginning. Contain-
ing 0.44 of an acre more or
less.

Subject however to a reser-
vation thirty (30) feet in width
and lying on the East side of
the center line of the Old Court
Road, for the future widening of
the Old Court Road.

Being a part of the lands de-
scribed in a deed from Tenant
Nelson to Mary Anna Peach dated
April 1, 1917 and recorded among
the Land Records of Baltimore
County in Liber W.P.C. No. 481
folio 245.

The above description appears
in the deed from Mary Anna
Peach, widow, to The Chesapeake
and Potomac Telephone Company
of Baltimore City dated October
18, 1955 and recorded among the
Land Records of Baltimore
County in Liber G.L.B. No. 2801
folio 198 etc. and was prepared
by Robert C. Morris, Registered
Surveyor.

Being the property of The
C & P Telephone Company of
Maryland, as shown on plat plan
filed with the Zoning Department.

Hearing Date: Wednesday, June
8, 1966 at 11:00 A.M.

Public Hearing: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY
May 19.

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 19, 1966.

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., ~~successive~~ weeks
before the 23rd day of June, 1966, the first publication
appearing on the 19th day of May, 1966.

THE JEFFERSONIAN,

L. L. Lusk, Jr.
Manager.

Cost of Advertisement, \$.....

PETITION FOR A VARIANCE
2nd DISTRICT

ZONING: Petition for Variance
for Lot Width and Side Yards.
LOCATION: Southeast side of Old
Court Road 140 feet West
of Herwood Road.
DATE & TIME: Wednesday, June 8,
1966 at 11:00 A.M.
PUBLIC HEARING: Room 108, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing:

Petition for Variance from the
Zoning Regulations of Baltimore
County to permit a width at the
front building line of approximately
55 feet instead of the required 100
feet; and to permit a side yard on
the north of 14 feet instead of the
required 30 feet; to permit a side
yard on the south 4 feet instead
of the required 30 feet.

The Zoning Regulations to be
excepted as follows:

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100 feet.

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ing - 30 feet for side yards.

All that parcel of land in the
Second District of Baltimore County.

BEGINNING for the same 300 feet
west of Herwood Road in the
center line of Old Court Road, said
point also being at an iron pin set
in the center of the Old Court Road,
at the beginning point of the land

described in a deed from Mary
Anna Peach, widow to Richard K.
Smith, et al. dated September 1,
1950 and recorded in the Land Re-
cords of Baltimore County in Liber
G.L.B. No. 1888 folio 162 etc.,
thence running and binding on a
part of the first line of the afore-
said deed South 71 degrees 56
minutes East 337.5 feet; thence
running for a line of division now
made North 12 degrees 17 minutes
East 78.6 feet to the Northernmost
boundary line of the Mary Anna
Peach property, of which the lot
now being described is a part; of
thence running and binding on said
Northern boundary line North 77
degrees 58 minutes West 285.0 feet
to an iron pin set in the center of
the Old Court Road; thence running
and binding on the center of the
Old Court Road South 55 degrees
06 minutes West 60.9 feet to the
point of beginning. Containing 0.44
of an acre more or less.

Subject however to a reservation
thirty (30) feet in width and lying
on the East side of the center line
of the Old Court Road, for the
future widening of the Old Court
Road.

Being a part of the lands de-
scribed in a deed from Tenant
Nelson to Mary Anna Peach dated
April 1, 1917 and recorded among
the Land Records of Baltimore
County in Liber W.P.C. No. 481
folio 245.

The above description appears in
the deed from Mary Anna Peach,
widow, to The Chesapeake and
Potomac Telephone Company of
Baltimore City dated October 18,
1955 and recorded among the Land
Records of Baltimore County in
Liber G.L.B. No. 2801 folio 198 etc.
and was prepared by Robert C.
Morris, Registered Surveyor.

Being the property of The C & P
Telephone Company of Maryland,
as shown on plat plan filed with
the Zoning Department.

Hearing Date: Wednesday, June
8, 1966 at 11:00 A.M.

Public Hearing: Room 108, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.

By order of
JOHN G. ROSE,
Zoning Commissioner of
Baltimore County
May 19.

Note: No Water or Sewer Lines

HERWOOD ROAD

OLD COURT (RIGHT OF WAY WIDTH VARIES)

CENTER LINE OF PAVING 18' ±

PAVING - AVERAGE WIDTH 18' ±

MACADAM PAVING

FRAME BARN

FRAME DWELLING

RESERVED FOR FUTURE DEVENRY

PROPOSED ADDITION

EXISTING EQUIPMENT BUILDING (ONE STORY CONCRETE BLOCK)

30' ROAD OR RIGHT OF WAY

MACADAM PAVING

UNIMPROVED R-20

UNIMPROVED R-20

0.44 OF AN ACRE

PLAT FOR ZONING PETITION
THE C.F.P. TELEPHONE CO. OF MARYLAND
WOODSTOCK EXCHANGE
SECOND ELECTION DISTRICT - BALTIMORE CO.
PROPERTY ZONED R-20

SCALE = 50 FEET TO ONE INCH
A. J. Martinet & Co.

SCALE = 50 FEET TO ONE INCH
S. J. Martinet & Co.
Surveyors and Civil Eng'rs
Dallas, April 27, 1966
Howard D. Tustin, Jr.
Reg # 3995