

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY, as listed below,
I, or we, the 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 the Zoning Commission of Baltimore County to re-classify the property from its present zoning to the following zoning: Special Exception 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 re-classification 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.

Legal Owners as listed below:
Charles S. Bosley and George A. Cassidy and Ruth O. Bosley, his wife Anne E. Cassidy, his wife
Address: 196.1 feet from the intersection of St. Thomas Lane and Reisterstown Road, Baltimore, Md. 21202
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MICROFILMED

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY, as listed below,
I, or we, the 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 the Zoning Commission of Baltimore County to re-classify the property from its present zoning to the following zoning: Special Exception for a Telephone Dial Center

Contract purchaser Address: 196.1 feet from the intersection of St. Thomas Lane and Reisterstown Road, Baltimore, Md. 21202
Legal Owner Address: 196.1 feet from the intersection of St. Thomas Lane and Reisterstown Road, Baltimore, Md. 21202
Petitioner's Attorney Address: 196.1 feet from the intersection of St. Thomas Lane and Reisterstown Road, Baltimore, Md. 21202
Protestant's Attorney Address: 196.1 feet from the intersection of St. Thomas Lane and Reisterstown Road, Baltimore, Md. 21202

ORDERED BY The Zoning Commissioner of Baltimore County, this 30th day of August, 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, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 30th day of September, 1966, at 10:00 o'clock P.M.



Edward D. Hardisty
Deputy Zoning Commissioner of Baltimore County

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 re-classification should be had, and to further appearing that by reason of

Special Exception for a telephone dial center, should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 30th day of October, 1966, that the above re-classification be and the same is hereby re-classified from Special Exception for a Telephone Dial Center to Special Exception for a Telephone Dial Center. The same is hereby re-classified from Special Exception for a Telephone Dial Center to Special Exception for a Telephone Dial Center. Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

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

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of October, 1966, that the above re-classification be and the same is hereby DENIED and that the above describe a property or area be and the same is hereby continued as and to remain a Special Exception for a Telephone Dial Center and/or the Special Exception for Special Exception for a Telephone Dial Center be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
TO: Mr. John G. Rose, Zoning Commissioner
BILLED TO: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY: 1
DETAILS: UPPER SECTION AND RETURN WITH YOUR REMITTANCE
Petition for Special Exception for Geo. Cassidy
#67-75-X
9-966 8000 40516 71P- 5088

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.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
TO: Mr. John G. Rose, Zoning Commissioner
BILLED TO: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY: 1
DETAILS: UPPER SECTION AND RETURN WITH YOUR REMITTANCE
Advertising and posting of property for Geo. Cassidy, et al
#67-75-X
10-966 8000 40677 71P- 5212

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.

ESTABLISHED 1849
S. J. MARTENET & CO.
REGISTERED
SURVEYORS AND CIVIL ENGINEERS
9 E. LEXINGTON STREET
BALTIMORE, MD. 21202
PHONE: 539-4263
HOWARD C. SUTTON 1904-1916
ROBERT B. SUTTON 1916-1924
HOWARD D. TUSTIN, JR. 1924-1940
RICHARD P. TUSTIN 1940-1960
SIMON J. MARTENET 1849-1893
HARRY G. JAYNE 1893-1894
SEPTIMUS P. TUSTIN 1894-1921
J. HOWARD SUTTON 1894-1940
WILLIAM O. ATWOOD 1894-1931
SAMUEL A. THOMPSON 1894-1944
GEORGE E. WINNER 1907-1943
HOWARD D. TUSTIN 1907-1960

PARCEL OF LAND FOR ZONING APPLICATION

All that parcel of land in the Fourth Election District of Baltimore County, Maryland bounded and described as follows:
BEGINNING for the same on the Northwest side of St. Thomas Lane, 40 feet wide, at a point distant North 40 degrees 14 minutes East 196.1 feet from the corner formed by the intersection of said Northwest side of St. Thomas Lane with the Northeast side of Reisterstown Road and running thence, binding on said Northwest side of St. Thomas Lane North 40 degrees 14 minutes East 170.38 feet, thence leaving said lane North 47 degrees 57 minutes West 272.00 feet, thence South 42 degrees 44 minutes West 108.11 feet and thence, parallel with Reisterstown Road South 47 degrees 30 minutes East 279.42 feet to the place of beginning.

August 12, 1966

PETITION FOR SPECIAL EXCEPTION

ZONING: Petition for Special Exception for a Telephone Dial Center.
LOCATION: Northwest side of St. Thomas Lane 196.1 feet from the Northeast side of Reisterstown Road.
DATE & TIME: Monday, October 3, 1966 at 1:00 P.M.
PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Deputy Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for Special Exception for a Telephone Dial Center, at the place and time above stated, for the purpose of receiving testimony and suggestions from the public and the interested parties to the petition.

Relief: The property of George O. Cassidy, et al as shown on plat also filed with the Zoning Department.
Hearing Date: Monday, October 3, 1966 at 1:00 P.M.
Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
EDWARD D. HARDISTY,
DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY
Sept. 15,

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Ridgdown, Md.
THE HERALD-ARGUS
Catonville, Md.
No. 1 Newburg Avenue CATONVILLE, MD.

September 19, 1966

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardisty, Deputy Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of weekly newspapers published in Baltimore County, Maryland, once a week for One successive weeks before the 12th day of September, 1966, that is to say the same was inserted in the issues of

September 15, 1966.

THE BALTIMORE COUNTIAN

By Paul T. Morgan
Editor and Manager, in

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204, 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., once in each of successive weeks before the day of the first publication appearing on the day of the first publication.

THE JEFFERSONIAN,
Ed. Leach, Jr.
Manager.

Cost of Advertisement, \$

MICROFILMED

W. Lee Thomas, require
Campbell Building
Towson, Maryland 21204

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 filing this

30 day of Aug, 1966.

Petitioner George O. Cassidy, et al
Petitioner's Attorney W. Lee Thomas

Reviewed by James E. Hays
Chairman of
Advisory Committee

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: Sept. 23, 1966
FROM: George E. Cavelli, Director of Planning
SUBJECT: Petition #67-75-X, Northwest side of St. Thomas Lane 196.1 feet Northeast of Reisterstown Road. Petition for Special Exception for Telephone Dial Center. George O. Cassidy - Petitioner.
4th District
HEARING: Monday, October 3, 1966. (1:00 P.M.)

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

In view of the fact that the subject property is surrounded by R-10 zoning, it would behoove the petitioner to demonstrate clearly that "The use must be needed for the proper rendition of the public utility service and the location thereof shall not seriously impair the use of neighboring property." (Subsection 411.1 of the Zoning Regulations.) Subsection 411.2 of the Zoning Regulations requires that public utility buildings such as that proposed, "to the extent practicable, shall have an exterior appearance harmonious with the general character of the neighborhood, including architectural treatment, landscaping, green planting and/or fencing...." The petitioner has not supplied sufficient information for us to evaluate this aspect from a planning viewpoint.

If the subject petition is granted, we request that the grant be conditioned upon final approval of the site plan by this office.

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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 166 Date of Posting: Sept 17, 1966
 Posted for: Special Exception - telephone dial center
 Petitioner: George L. Cassidy
 Location of property: W/1/2 St. Thomas Lane 196 1 1/2 of Reisterstown Rd
 Location of sign: On W/1/2 St. Thomas Lane 196 1 1/2 of Reisterstown Rd
 Remarks: 3 signs
 Posted by: J. B. Brown Date of return: Sept 22, 1966

MICROFILMED

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

W. Lee Thomas, Manager
 Campbell Building
 Towson, Maryland 21204

SUBJECT: Special Exception - Telephone Dial Center, for George L. Cassidy, et al, located W/1/2 St. Thomas Lane 196 1 1/2 of Reisterstown Road 1st District (Item 2, August 30, 1966)

Dear Sirs:

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

BUREAU OF ENGINEERING:
 Water - Existing 20" water in St. Thomas Lane.
 Sewer - Existing 10" sewer at the intersection of Reisterstown Road and Painters Mill Rd.
 Adequacy of existing utilities to be determined by developer or his engineer.
 Road - St. Thomas Lane is to be developed as a minimum 60' road on a 60' right of way.

ZONING ADMINISTRATION DIVISION: If the Deputy Zoning Commissioner decides to grant the subject petition, it is suggested that the granting be made subject to an approved plan by the Office of Planning and Zoning. The plan should indicate landscaping and evergreen screening along the west and rear property lines.

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
- Health Department
- Industrial Development Commission
- Bureau of Traffic Engineering
- Board of Education
- Building Department
- State Roads Commission

Very truly yours,

James S. Brown
 JAMES S. BROWN, Principal
 Zoning Technician

cc: Carlyle Brown-Bureau of Engineering

ZONING NOTES

The Chesapeake and Potomac Telephone Company of Maryland
 Owings Mills - New Dial Center - Baltimore County, Md.
 Baltimore, Md., September 29, 1966

- Q. What property does your Company plan to acquire in connection with the proposed new telephone dial center in the Owings Mills area of Baltimore County, Maryland?
 A. The Telephone Company plans to acquire three adjacent improved properties located on the north side of St. Thomas Lane, east of Reisterstown Road in the Owings Mills area of Baltimore County. The three properties will have a combined frontage of about 170 feet, a depth of about 285 feet with a total area of approximately 48,450 square feet.
 All three properties are zoned R-10 Residence Zone, One-family.
- Q. Will you explain the request made by your Company of the Zoning Commissioner?
 A. We have requested a Special Exception to allow the use of the land which is proposed for purchase as the future location of the new Owings Mills Dial Center.
- Q. What is going to be placed on the lot?
 A. We plan to erect a one-story, fire-proof brick building about 101 feet wide by 101 feet deep with an off-set front. The ultimate building size to be about 101 feet by 150 feet with no change in the front off-set. The proposed building (initial and ultimate) will conform with the present Baltimore County Zoning Regulations pertaining to the height and set-back requirements for front, side, and rear yards. The property is well landscaped at present and we plan to retain as much of this as possible.
 The cost of the initial building is estimated to be about \$230,000, not including equipment.
- Q. Why is a new office necessary?
 A. The Owings Mills area is presently being served out of the Pikesville and Reisterstown Dial Centers. The demand for service in the rapidly growing Owings Mills area, cost factors and other considerations compel us to build a new telephone dial center in order to continue to provide good service for the telephone customers in the Owings Mills area of Baltimore County. The new center will augment the Pikesville and Reisterstown dial centers and will offer the same up-to-date service currently being offered by the two centers.

4. A. (Cont'd)

The following tabulation shows the expected telephone customers at cut-over, and the estimated growth from cut-over to 1974:

Year	Telephone Customers
11-67	3,068
1-69	3,519
1-70	4,713
1-71	5,230
1-72	5,774
1-73	6,264
1-74	6,781

- Q. Why should the new dial center be placed at this location?
 A. The Telephone Company's responsibility to the public requires that it construct its Telephone Plant in such a manner as to provide good service at a minimum cost consistent with sound engineering. A major cost item is the cable required to connect the customer to the dial equipment. Studies show that a dial center located in the vicinity of Owings Mills would result in the most economical cable plant for years to come. This location is known as a wire center in telephone language. Considerable expense is involved in locating an office at any other location than near its wire center.
 The Telephone Company, through its Real Estate Agent, surveyed the possibility of acquiring suitable land in the vicinity of the wire center; numerous locations were fully investigated. In the opinion of the Company, the property selected is the most suitable and meets the requirements better than any other properties which could be obtained within a reasonable distance of the wire center.
- Q. When constructed, what will the building contain?
 A. It will contain equipment only. The equipment is modern automatic equipment designed to better serve the present and anticipated customers of our Company.
- Q. How many people will be working in the building?
 A. The people who will work in the building are the dial equipment maintenance forces who must keep the equipment in working order. Initially, about four to six people may be required for this work, but it is expected that this number will decrease to two or three several months after the office is cut into service. Naturally, larger numbers will be present during the period of construction.

- 3 -

- Q. Will there be any objectionable noises or odors emanating from this property?
 A. No, there will not be. The community will not be adversely affected in any way as a result of our plans.
- Q. What provisions is your Company making for parking?
 A. We plan to have five parking spaces located in the front, toward the westerly side of the lot, plus two additional parking spaces located in the back toward the rear of the lot. Parking for the general public will not be required as there will be no public traffic to this building.
- Q. Describe the neighborhood surrounding the property.
 A. Properties adjoining the east, west and rear of the proposed telephone dial center are zoned R-10 Residence, One-family and are improved with dwellings; the property on the west is used for a Real Estate Office. Property directly across the road, on the south side of St. Thomas Lane, is presently improved with a dwelling and is zoned for future Apartment Development.
 To the west of this area, at the intersection of St. Thomas Lane and Reisterstown Road, is a Professional Center and across Reisterstown Road is extensive light industrial development.

Zoning #67-75X

J. PRENTIS BROWNE ARCHITECT
 J. PRENTIS BROWNE A. A.
 EMERSON J. PROBST JR. A. A.
 JOSEPH H. MARON A. A.
 JAMES W. BROWNE A. A.

432 N. CALVERT STREET
 BALTIMORE, MD. 21204
 PHONE 487-3760

January 31, 1967

Mr. James Howell
 Office of Planning and Zoning
 Room 173
 County Office Building
 Towson, Maryland 21204

RE: Owings Mills Dial Center
 C & P Telephone Company
 County Work No. 40-67

Dear Mr. Howell:

Pursuant to your letter of January 23, 1967, concerning requirements for Planning and Zoning, I am enclosing a photograph of the rendering on which most of the existing foliage is indicated.

Furthermore, although no planting plans have been formulated at this time, the existing planting will be upgraded so as to provide a minimum of "10" high compact planting which will screen all new parking areas from the existing residences to the east.

Sincerely yours,

Emerson J. Probst Jr.
 Emerson J. Probst, Jr.

EJP:jrc

Enclosure

cc: Mr. Frank Dortzbaugh



OWINGS MILLS DIAL CENTER



LOCATION PLAN



PARKING REQD-2
(1 PER 3 EMPLOYEES
ON LARGEST SHIFT)
PARKING PROVIDED-7

#67-7.5' X W
MAP #4
SEC. 2-C
NW-11-H TRUE

R-10
(REAL ESTATE OFFICE USE)

SEWER - 600" x 10' DIAL
58-070
REISTERSTOWN ROAD

SURFACE DRAIN S-42°44'W 168.11'

END PIPE

SCREEN

PARK 20'

30'

ULTIMATE BLDG.

1.07 ACRES ±

103.5'

17.5'

PROPOSED
1 STORY
BLDG.

24'

24'

24'

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24'

24'

24'

5 PARKING SPACES

R-10

N 40°14'E

176.38'

N-40°14'E 196.1'

PROP. 30' ST. THOMAS R/W EX. 20' W/3 EXIST. 20' PUG PROP. 36' C4G LANE

PLAT OF PROPERTY IN
FOURTH ELEC. DIST. BALTIMORE COUNTY
ZONED R-10 -



SCALE 1"=50'
S.J. MARTENET & CO.
SURVEYORS & ENGINEERS
DPL TO AUG. 12-1966
Richard P. Tustin #346

