

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Joseph Canatella & Leathie M. Canatella, Bernard J. Moohan &
L or w... ROBERTY J. J. Moohan, legal owners of the property situate in Baltimore NORTH-
County and which is described in the description and plat attached hereto and made a part hereof. EASTERN
hereby petition (1) that the zoning of the above-described property be re-classified, pursuant
to the Zoning Law of Baltimore County, from 40-2-X to 70-2-X
and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore
County, to use the herein described property, for a telephone central office and...
Dial Center, as shown on the attached plat and described on the attached description.
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 to agree to and be bound by the zoning
regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore
County.

See attached description

Address: 102 W. Pennsylvania Avenue
Towson, Maryland 21204
Contract purchaser: Joseph Canatella
Legal Owners: Bernard J. Moohan, Roberty J. J. Moohan
Address: 102 W. Pennsylvania Avenue
Towson, Maryland 21204
Protestant's Attorney: W. L. Thomas, Esq., 102 W. Pennsylvania Avenue, Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of July, 1969, 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 2nd day of July, 1969, at 10:30 A.M.



W. L. Thomas, Esq.,
102 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 264

May 21, 1969

BUREAU OF ENGINEERING (Continued)

Sediment Control:

Development of this property through striping, grading, and stabilization could result in a sediment pollution problem damaging private and public holdings downstream of the property. A grading permit, is, therefore, necessary for all grading, including the striping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Sanitary Sewers:

Public sanitary sewerage is available to serve this property.

Water:

Public water supply is available to serve this property.

BUILDING ENGINEER'S OFFICE:

Must meet all requirements of Baltimore County Building Code.

BUREAU OF TRAFFIC ENGINEERING:

Since the zoning of the land is not changing, there should be no increase in trip density.

FIRE DEPARTMENT:

Petitioner shall be required to meet all Fire Department regulations pertaining to office buildings when construction plans are submitted for approval.

BOARD OF EDUCATION:

Would not increase student population.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

ESTABLISHED 1849
S. J. MARTENET & CO.
REGISTERED
SURVEYORS AND CIVIL ENGINEERS
9 E. LEXINGTON STREET
BALTIMORE, MD. 21202
PHONE: 539-4293
Zoning Description for Nos. 9505 - 9509 Belair Road

All that parcel of land in the 11th Election District of Baltimore County, Md. bounded and described as follows:
BEGINNING for the same on the southeast side of Belair Road at the distance of 180 feet northeasterly from a pipe heretofore set at the westernmost corner of the land conveyed to Howard Johnson by deed recorded among the Land Records of Baltimore County in Liber J. T. B. No. 2574 folio 266 etc., said place of beginning being also 680 feet, more or less, northeasterly from the northeastermost side of Halbert Road, and running thence, leaving Belair Road, South 42 degrees 43 minutes East 200 feet, thence parallel with said road, South 49 degrees 31 minutes East 150 feet, thence South 42 degrees 43 minutes East 324.76 feet, thence North 17 degrees 25 minutes East 28.11 feet, thence North 40 degrees 20 minutes East 256.48 feet to the southeast side of Belair Road and thence, binding thereon South 46 degrees 31 minutes East 183.14 feet to the place of beginning.
Containing 2.68 acres of land, more or less.

Richard P. Tustin
Reg #3450, Exp. 22, 1971

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W. L. Thomas, Esq.,
102 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 264

May 21, 1969

STATE ROADS COMMISSION:

The existing residential entrances must be indicated on the plan and must be noted, "To be closed with concrete curb."

The plan must be revised prior to the hearing.

The proposed entrance will be subject to State Roads Commission approval and permit.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring comment.

ZONING ADMINISTRATION DIVISION:

The parking area as shown on the petitioner's site plan does not indicate any type of screening around the parking area. This high compact screening will be required. Also, in view of the comments by the State Roads Commission, their comments must be complied with on revised plans. This plan must be submitted to this office prior to the hearing.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Hiers, Chairman

DLH:JD
Enc.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 21, 1969

W. L. Thomas, Esq.,
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearing: Special Exception
for a telephone central office and
Dial Center
Location: SE/4 Belair Rd., 680' ±
NE of Halbert Rd.,
11th District
Petitioners: Joseph Canatella
Committee Meeting of May 13, 1969
Item 264

Dear Sir:

The enclosed departmental comments have been compiled at the direction of the County Administrative Officer. Their purpose is to make the Zoning Commissioner aware of any development problems or conflicts resulting from the petitioner's proposed development plan.

These comments represent facts and data assembled by qualified County employees and subsequently approved by their department heads. These are materials for consideration by the Zoning Commissioner and can be expected to have a great bearing on his decisions.

Sincerely yours,

James E. Hiers
Zoning Supervisor

JED:JD
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 20, 1969
FROM: George E. Gavett, Director of Planning
SUBJECT: Petition #70-2-X. Southeast side of Belair Road 150 feet Northeast of Halbert Road. Petition for Special Exception for Telephone Central Office and Dial Center.
Joseph Canatella, et al - Petitioners
11th District
HEARING: Wednesday, July 2, 1969 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for special exception for a Telephone Office and Dial Center. If granted, the granting should be conditioned upon compliance with an approved site plan.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 21, 1969

Oliver L. Myers
Chairman

W. L. Thomas, Esq.,
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearing: Special Exception
for a telephone central office and
Dial Center
Location: SE/4 Belair Rd., 680' ±
NE of Halbert Rd.,
11th District
Petitioners: Joseph Canatella
Committee Meeting of May 13, 1969
Item 264

Dear Sir:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently improved with two dwellings - one a 2 1/2 story frame dwelling, the other a 1 1/2 story brick dwelling. The properties to the north are improved with dwellings, 10 to 25 years, in good repair. The properties to the west are improved with frame and masonry dwellings and one service station. The properties to the south are improved with dwellings. Belair Road at the present time is being improved with concrete curb and gutter.

BUREAU OF ENGINEERING:

Highways:

Belair Road is a State Road; therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements.

Storm Drains:

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

CERTIFICATE OF PUBLICATION

TOWSON, MD. JUN 19, 1969

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 one time appearances before the 2nd day of July, 1969, the first publication appearing on the 12th day of June, 1969.

THE JEFFERSONIAN

Cost of Advertisement \$.....

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11-1 Date of Posting: June 10, 1969
Posted for: Hearing Wed. July 2nd, 1969 at 10:30 A.M.
Petitioner: Joseph Canatella
Location of property: SE/4 Belair Rd. 150' NE of Halbert Rd.
Location of Signage: 1/2 mile N. of Belair Rd. 150' NE of Halbert Rd.
Remarks: 1/2 mile N. of Belair Rd. 150' NE of Halbert Rd.
Posted by: M. L. Hiers
Date of return: June 20, 1969

TELEPHONE
823-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 64602

DATE July 2, 1969

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED
BY:

TO: Messrs. Ryzanek, Mueller, Thomas & Nelson
382 N. Penna. Ave.
Towson, Md. 21204

Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. 00-002		TOTAL AMOUNT
RETURN THIS PORTION WITH YOUR REMITTANCE		\$55.00
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
1	Advertising and posting of property for Joseph Costello, et al #70-3-1	\$5.00
4		

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE
823-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 62263

DATE June 9, 1969

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED
BY:

TO: Messrs. Ryzanek, Mueller, Thomas & Nelson
382 N. Penna. Ave.
Towson, Md. 21204

Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. 01-422		TOTAL AMOUNT
RETURN THIS PORTION WITH YOUR REMITTANCE		\$50.00
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
1	Petition for Special Exception for Joseph Costello #70-2-1	\$0.00
4		

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

M. L. Thomas, Esq.
382 N. Pennsylvania Avenue
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

19th day of May, 1969

JOHN G. ROSE,
Zoning Commissioner

Petitioner Joseph Costello

Petitioner's Attorney M. L. Thomas, Esq.

Reviewed by

Chairman of
Advisory Committee

① NOTE: FROM A POINT ON THE CURB OF BELAIR RD. (STATE ROAD - U.S. 1) DISTANT 314' SOUTHWESTERLY FROM AN EXTENSION NORTHEASTERLY OF THE NORTHEASTERN MOST OUTLINE OF THIS PROPERTY THREE EXTENSIVE SOUTHWESTERLY A CURB OPENING OR "RESIDENTIAL ENTRANCE" 14 FEET IN WIDTH. IN THE COURSE OF CONSTRUCTION IT IS THE INTENTION TO CLOSE THIS "RESIDENTIAL ENTRANCE" WITH A CONCRETE CURB.

② NOTE: A' HIGH, COMPACT SCREENING AROUND PARKING AREAS REQUIRED. AT SUCH TIME AS BUILDING IS ERECTED TO DEPTH OF 183 FT AS INDICATED AND PARKING AREA ABUTS A BLANK MASONRY WALL IT WILL PROBABLY BE ADVISABLE TO REMOVE THAT PORTION OF SCREENING.

③ NOTE: AT THIS POINT ON THE CURB LINE OF BELAIR ROAD (STATE RD. - U.S. 1) THERE IS A CURB OPENING OR "RESIDENTIAL ENTRANCE" 16 FEET IN WIDTH. IN THE COURSE OF CONSTRUCTION IT IS THE INTENTION TO CLOSE THIS "RESIDENTIAL ENTRANCE" WITH A CONCRETE CURB.

NOTE ① ② ③ ADDED
JUNE 2, 1969 By Richard J. Tustin,
REG. L.S. NO. 3460 AS DEEMED
NECESSARY BY LETTER DATED
MAY 21, 1969 AND SIGNED BY
OLIVER L. MYERS - CHAIRMAN.

S. J. MARTENET & CO.
SURVEYORS AND CIVIL ENGINEERS
9 EAST LEXINGTON STREET
BALTIMORE 6, MARYLAND



PRESENT ZONING RA & R6
PROP. ZONING PA & RL
SPECIAL EX. FOR TELEPHONE CENTRAL
OFFICE & DIAL CENTER
PRESENT USE - RESIDENTIAL
PROP. USE - TELEPHONE CENTRAL
OFFICE & DIAL CENTER
OFF STREET PARKING:
REQD 1 PER 3 EMP = 3
PROVIDED = 10

2.98 ACRES ±
PARCEL OF LAND IN
11TH DIST. BALTIMORE CO.
SCALE 1" = 50'

BUILDINGS SHOWN HATCHED
ARE TO BE RAZED

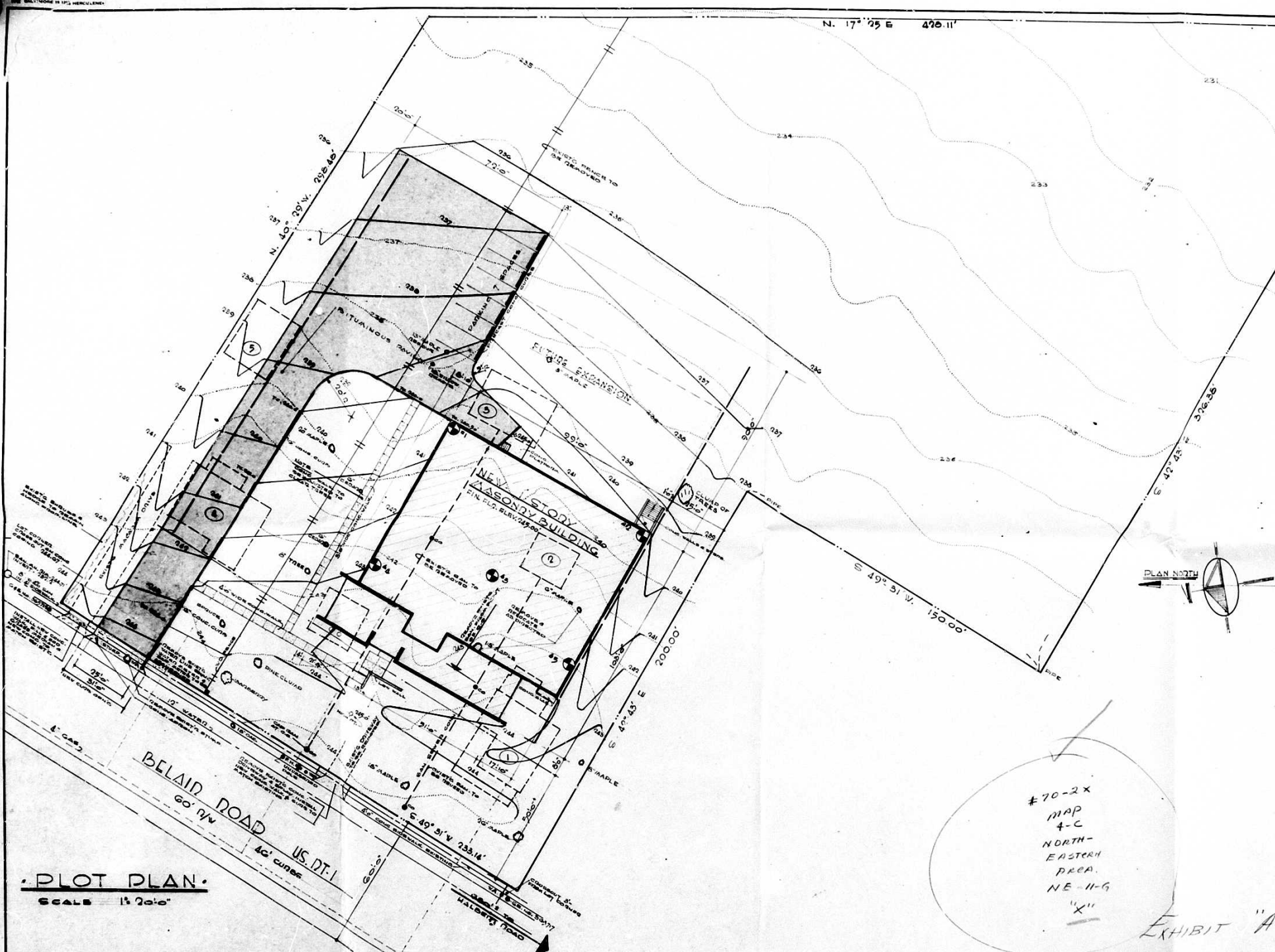
#70-2X

OFFICE
COPY

MAP
4-C
NORTH -
EASTERN
AREA
NE-11-G
"X"

SEE ATTACHED EXHIBIT "A"





LOCATION PLAN

KEY TO MATERIALS

GRAVEL	ACCOUSTICAL TILE
CONCRETE	WOOD BLOCKING
PERFORATED INSULATION	STEEL
BRICK	PLYWOOD
MASONRY BLOCK	FINISHED WOOD
RIGID INSULATION	SYP WALL BOARD

KEY TO SYMBOLS

ROOM FINISH	EXISTING GRADE
DOOR NUMBER	FINISHED GRADE
SPOT ELEVATION	BORING
SECTION SHEET NUMBER	

ABBREVIATIONS

ACoust	ACCOUSTICAL	MECH	MECHANICAL
ALUM.	ALUMINUM	INSTR.	INSTRUMENT
ASB.	ASBESTOS	MON.	MONTAGE
BLK.	BLOCK	MTL.	METAL
B.U.	BUILT-UP	O.C.	ON CENTER
CEIN	CEMENT	C/C	CENTER LINE
CLG.	CEILING	O.D.	OUTSIDE DIAMETER
COL'S	COLUMN(S)	NO.	NUMBER
CONC	CONCRETE	PL	PLATE
COND	CONDUIT	PLYWD.	PLYWOOD
CONSTR	CONSTRUCTION	REF.	REFERENCE
DIA. #	DIAMETER	R.D.	ROOF DRAIN
DWG.	DRAWING	RL	RAIN LEADER
DO.	DITTO	SAN	SANITARY
EA	EACH	SHT	SHEET
ELEV.	ELEVATION	STRUCT	STRUCTURAL
EXIST	EXISTING	THK	THICK
EXP	EXPANSION	TH	THRESHOLD
FIN.	FINISH	W	WITH
FLSH'G	FLASHING	WD	WOOD
FTG'S	FOOTINGS		
GL	GLASS		
INSL.	INSULATION		
INV.	INVERT		
JCT.	JUNCTION		
LG.	LONG		

GENERAL NOTES

EXISTING OVERLAYS & CAPACITIES HAVE BEEN SHOWN. IF THERE ARE UNDER OR OVERLAYS, THEY WILL BE SPECIFICALLY NOTED. BUILDING PARTS BEARING FOR MATERIALS, UNTIL JOB COMPLETION, SHALL BE SPECIFICALLY NOTED.

ALL TOILES & SHUTTERS TO BE REMOVED OR RELOCATED AS DIRECTED BY THE ARCHITECT.

WHERE EXIST. OVERLAYS & FOUNDATIONS ARE REMOVED, ALL FILL OUT SHALL BE CLEAN AND FREE OF DEBRIS. ALL FILL SHALL BE WELL COMPACTED.

RECEIVED 6-23-69

PLOT PLAN
SCALE 1/4" = 1'-0"

STRUCTURAL ENGINEER STEVENSON & KELLY BALTIMORE, MARYLAND	THE CHESAPEAKE & POTOMAC TELEPHONE COMPANY, OF MARYLAND PERRY HALL DIAL CENTER BELAIR ROAD PERRY HALL, MARYLAND	JOB DATA ARCHITECTS PHONE <u>MO7-3760</u> JOB PHONE _____ CONTRACTOR _____ SUPERINTENDENT _____	PLOT PLAN <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">REVISIONS</th> <th style="text-align: center;">DATE</th> </tr> <tr> <td style="height: 40px;"></td> <td></td> </tr> </table> DIAL CENTER PERRY HALL, MARYLAND FOR THE C&P TELEPHONE CO. OF MARYLAND J. PRENTISS BROWNE ARCHITECTS/PLANNERS 2430 N. CALVERT ST., BALTIMORE, MD. 21218	REVISIONS	DATE		
REVISIONS	DATE						

