

**PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

93-188-A

70-188-A #163

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:  
The Chesapeake and Potomac Telephone Company of Maryland

1. or we, Company 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 238.2 to permit a rear yard of 24 feet in lieu of 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)

Service demands require additional equipment. Only feasible or practical manner of installation is toward the rear of the lot.

See attached description

ORDER RECEIVED FOR FILING

Property to be posted and advertised as prescribed by Zoning Regulations 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.

The Chesapeake and Potomac Telephone Company of Maryland

By: Richard C. Murray Legal Owner Agent  
Address: 420 St. Paul Place  
Baltimore, Md. 21202

Contract purchaser  
Address: \_\_\_\_\_  
Baltimore, Md. 21202

Richard C. Murray  
Address: 22 W. Pennsylvania Avenue  
Towson, Maryland 21284  
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 17th day of February, 1970, 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 17th day of April, 1970, at 1:00 o'clock P. M.



Richard C. Murray  
Zoning Commissioner of Baltimore County.  
(seal)

FROM THE OFFICE OF  
GARAGE WILLIAM STATIONS, JR. & ASSOCIATES, INC.  
ENGINEERS  
P.O. BOX #6828, TOWSON, MD. 21204

Description to Accompany Zoning Petition for an addition to the Pitkinville Central Office of the C & P Telephone Co. of Md. June 25, 1968

Beginning for the same at the intersection of the southeastern right-of-way line of Dreher Avenue and the southwestern right-of-way line of Reisterstown Road and running thence the four following courses and distances, viz: First, binding on said southwestern right-of-way line of Reisterstown Road South 36° 55' 30" East 166.00 feet, second leaving the above mentioned southwestern right-of-way line South 54° 29' 10" West 198.75 feet, third North 36° 56' 50" West 166.00 feet to intersect the southeastern right-of-way line of Dreher Avenue, and fourth binding along the said southeastern right-of-way line of Dreher Avenue North 54° 29' 10" East 198.75 feet to the point of beginning. Containing 0.757 acres of land, more or less.



**BALTIMORE COUNTY ZONING ADVISORY COMMITTEE**

COUNTY OFFICE BLDG  
111 N. CHESAPEAKE AVE.  
TOWSON, MARYLAND 21284

OLIVER L. METERS  
Chairman

MEMBERS:  
BUREAU OF ENGINEERING  
DEPARTMENT OF TRAFFIC ENGINEERING  
STATE ROADS COMMISSION  
BUREAU OF FIRE PREVENTION  
HEALTH DEPARTMENT  
PROJECT PLANNING  
BUILDING DEPARTMENT  
BOARD OF EDUCATION  
ZONING ADMINISTRATION  
INDUSTRIAL DEVELOPMENT

Richard C. Murray, Esq.  
22 W. Pennsylvania Avenue  
Towson, Maryland 21284

February 26, 1970

RE: Type of Hearing: Variance to permit rear yard setback  
Locations: SE/RW Dreher Avenue, SW/RW Reisterstown Road  
Petitioner: C&P Telephone Company of Maryland  
Committee Meeting of Feb. 17, 1970  
3rd District  
Item 163

Dear Sirs:

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 a two story brick telephone building. The property to the west are several commercial uses, as well as the property to the north. The property to the south is improved with a one and a half story frame residence. Reisterstown Road is improved as far as concrete curb and gutter are concerned. Dreher Avenue is partially improved.

**DEPARTMENT OF TRAFFIC ENGINEERING:**

Review of the subject site indicated a possible parking shortage. The proposed two story addition will be eliminating some of the parking spaces presently in use.

**BUILDING ENGINEER'S OFFICE:**

Petitioner to comply with Baltimore County Building Code, Rules and Regulations.

Richard C. Murray, Esq.  
Item 163 - 2 - February 26, 1970

**BOARD OF EDUCATION:**

No bearing on student population.

**FIRE DEPARTMENT:**

This office has no comment at this time.

**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.

**STATE ROADS COMMISSION:**

The subject site has no direct access to the State Highway nor is any proposed; therefore, this office has no comment regarding the subject petition.

**ZONING ADMINISTRATION DIVISION:**

The petitioner will be required to screen the entire rear property line with 4' high compact screen, fence, wall or shrubs prior to the issuance of any building application. Also, upon field investigation it appeared that a substantial shortage in parking exists for this use since Dreher Avenue was being parked on both sides of the street.

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 near future.

Very truly yours,

Oliver L. Meters  
Oliver L. METERS, Chairman

OLM:JD  
Enc.

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Mr. Edward D. Hanesdy  
Zoning Commissioner  
Date: March 5, 1970

FROM: Richard B. Williams  
Project Planning Division

SUBJECT: Zoning Advisory Agenda Item #163

February 17, 1970  
C & P Telephone Company of Maryland  
SE/RW Dreher Avenue,  
SW/RW Reisterstown Road

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

**BUREAU OF ENGINEERING**

Zoning Plat - comments

February 17, 1970

163. Property Owner: C & P Telephone Company of Maryland (1969-1970)  
Location: SE/RW Dreher Ave., SW/RW Reisterstown Rd.

District: 3rd  
Present Zoning: BR  
Proposed Zoning: Variance to Sec. 238.2 Rearyard setback  
No. Acres: 0.757 Ac ±

**Highways:**

Reisterstown Road (U.S. 110) is a State Road; therefore, all improvements, interventions, and entrances on this road will be subject to State Road Commission requirements.

Dreher Avenue, an existing road, is to be improved in the future as a 30-foot closed section, with flexible paving, on a 50-foot right-of-way. Highway improvements including highway right-of-way widening will be required for Dreher Avenue in connection with any subsequent grading or building permit application for this site.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Entrances shall be a minimum of 24 feet and a maximum of 30 feet wide, shall have 5-foot minimum radii curb returns, shall be located a minimum of 7 1/2 feet from any property line, and shall be constructed in accordance with Baltimore County Standards (Details R-33 and R-33A, 1964 Edition).

**Sediment Control:**

Development of this property through stripping, 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 stripping 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.

**Storm Drains:**

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

163. Property Owner: C & P Telephone Company of Maryland (1969-1970)  
Page 2

**Storm Drains (Cont'd)**

In accordance with the drainage policy for this type development, the Applicant is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Applicant's cost responsibilities are required to include the acquiring of easements and rights-of-way - both outside and inside - including the dealing in fee to the County of the rights-of-way. Preparation of all construction, rights-of-way and easement drawings including engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Applicant.

The Applicant must provide necessary drainage facilities (temporary or permanent) 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 improper installation of drainage facilities, would be the full responsibility of the Applicant.

Reisterstown Road (U.S. 110) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Road Commission.

**Water:**

Public water is available to serve this property.

**Sanitary Sewers:**

Public sanitary sewerage is available to serve this property.

**Taxes:**

0-5M Key Sheet  
20 NW 19 and 20 Position Sheet  
NW 7E Topo  
7E Tax

**PETITION FOR A VARIANCE**

SEE SHEET

ZONING Petition for variance for

REAR YARD

LOCATION: West side of Dreher

AVENUE, East side of Reisterstown

ROAD, Baltimore County, Md.

DATE A FILED: Thursday, April 2

1970

PUBLIC HEARING: Room 104,

County Office Building, 111 N.

Chesapeake Avenue, Towson, Maryland

The Zoning Board is to be advised

of this variance on the 19th day of

April, 1970.

All that parcel of land in the

County of Baltimore, Maryland,

containing 0.757 acres of land, more

or less, bounded by the following

courses: On the north by the

right-of-way line of Reisterstown

Road South 36° 55' 30" East 166.00

feet, second leaving the above

mentioned southwestern right-of-

way line South 54° 29' 10" West

198.75 feet, third North 36° 56'

50" West 166.00 feet to intersect

the southeastern right-of-way line

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. March 19, 1970

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 the days March 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 before the date of this certificate, 19 th day of April, 19 70, the first publication appearing on the 19th day of April, 19 70.

THE JEFFERSONIAN.

Manager

Cost of Advertisement: \$ \_\_\_\_\_

11-5-70

ORDER RECEIVED FOR FILING

DATE *4/1/70* BY *J. C. Hardesty*

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved.

the above Variance should be had; and it further appearing that by reason of

a Variance to permit a rear yard of twenty-four (24) feet instead of the required thirty (30) feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14<sup>th</sup> day of April, 1970, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit a rear yard of twenty-four (24) feet instead of the required thirty (30) feet, subject to approval of the site plan by the State Roads Commission, 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 Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 1970, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

70-188-A  
#163

THE C & P TELEPHONE CO. #70-188-A  
S/S Dreher Ave., 198.75' SW of  
Randallstown Rd. 3rd

PETITION FOR A VARIANCE  
3rd DISTRICT  
ZONING Petition for Variance for a Rear Yard.  
LOCATION: South side of Dreher Avenue, 198.75 feet Southwest of Reisterstown Road.  
DATE & TIME: THURSDAY, APRIL 2, 1970 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.  
Petition for Variance from the Zoning Regulations of Baltimore County to permit a rear yard of 24 feet instead of the required 30 feet.  
The Zoning Regulation to be accepted as follows:  
Section 23A.2 - Rear Yards - 30 feet.  
All that parcel of land in the Third District of Baltimore County beginning at the intersection of the southeastern right-of-way line of Dreher Avenue and the southwestern right-of-way line of Reisterstown Road and running thence the four following courses and distances, viz: first, binding on said southwestern right-of-way line of Reisterstown Road South 36 degrees 56' 50" East 166.00 feet, second leaving the afore mentioned southwestern right-of-way line South 54 degrees 29' 10" West 198.75 feet, third North 36 degrees 56' 50" West 166.00 feet to intersect the southeastern right-of-way line of Dreher Avenue, and fourth binding along the said southeastern right-of-way line of Dreher Avenue North 54 degrees 29' 10" East 198.75 feet to the point of beginning.  
Containing 0.757 acres of land, more or less.  
Being the property of The Chesapeake and Potomac Telephone Company of Maryland, as shown on plat plan filed with the Zoning Department.  
Hearing Date: Thursday, April 2, 1970 at 1:00 P.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
BY ORDER OF  
EDWARD D. HARDESTY  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
March 12, 1970

OFFICE OF THE COMMUNITY TIMES ORIGINAL

RANDALLSTOWN, MD. 21133 March 16, 19 70

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 16th day of March 1970, that is to say, the same was inserted in the issue of March 12, 1970.

STROMBERG PUBLICATIONS, Inc.

By: *Paul Morgan*

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
Your Petition has been received and accepted for filing  
this \_\_\_\_\_ day of \_\_\_\_\_ 1970  
February  
*Edward D. Hardesty*  
EDWARD D. HARDESTY,  
Zoning Commissioner  
Petitioners: \_\_\_\_\_  
Petitioner's Attorney \_\_\_\_\_ Reviewed by: *Oliver L. Myers*  
COP Telephone Company of Maryland Chairman of Advisory Committee  
Richard C. Murray, Esq.

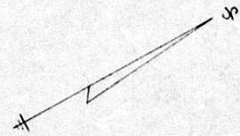
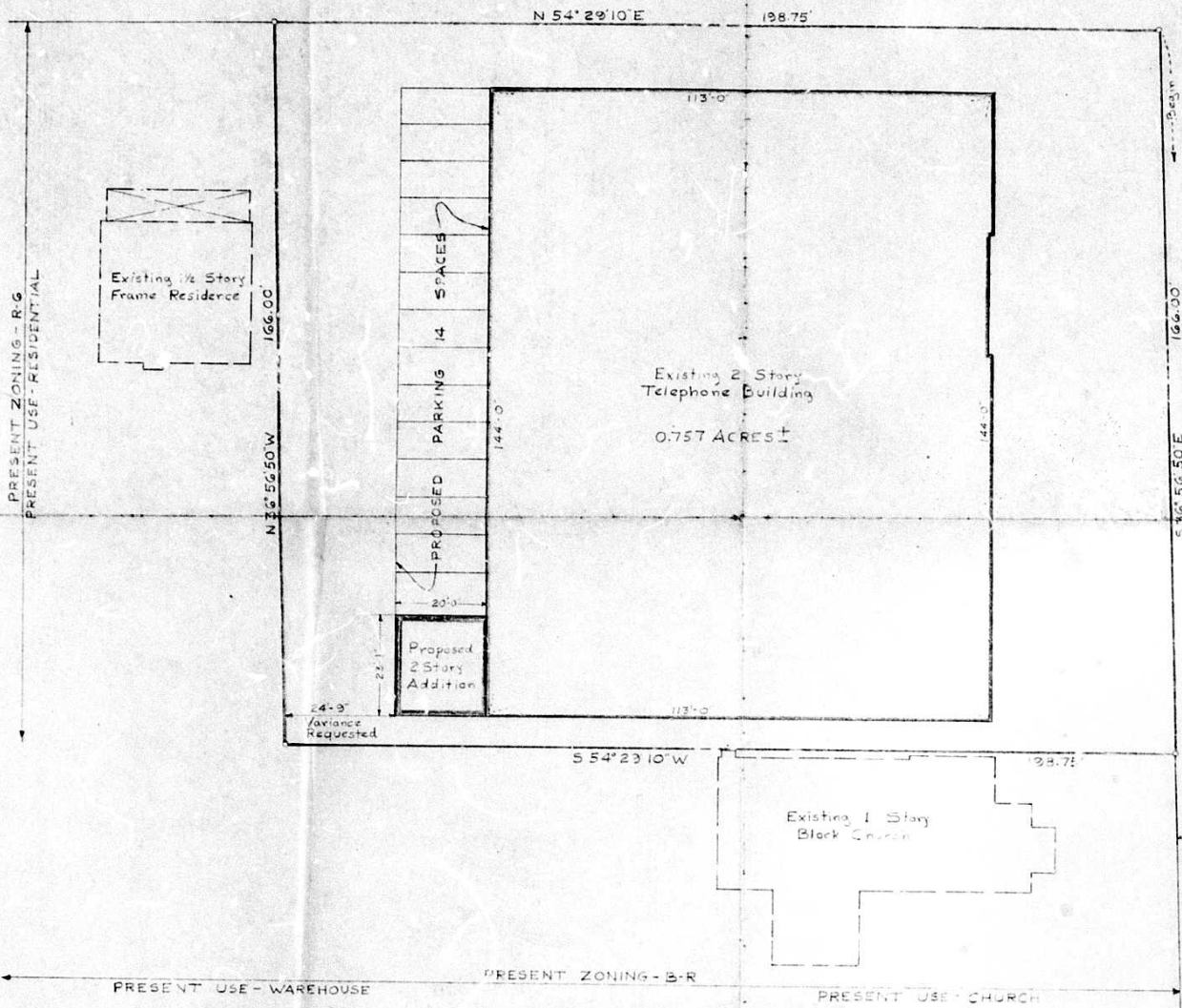
INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204  
No. 69325  
DATE March 9, 1970  
BILLED BY:  
Zoning Dept. of Baltimore County

Table with columns: DEPOSIT TO ACCOUNT NO. 01-622, QUANTITY, TOTAL AMOUNT, COST. Description: Petition for Variance for the C & P Telephone Co. 770-188-A. Amount: \$25.00.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204  
No. 69367  
DATE April 3, 1970  
BILLED BY:  
Zoning Dept. of Baltimore County

Table with columns: DEPOSIT TO ACCOUNT NO. 01-622, QUANTITY, TOTAL AMOUNT, COST. Description: Advertising and posting of property for The C & P Telephone Co. 770-188-A. Amount: \$46.25.

DREHER AVENUE



Existing Concrete Block Warehouse

GEORGE WILLIAM STEPHENS, JR.  
AND ASSOCIATES, INC.  
ENGINEERS  
305 BALTIMORE AVE.  
TOWSON 4, MARYLAND

Number of Employees in Numerically Largest Shift 30  
Total Parking Required @ 1 Space Per 3 Employees - 10 Spaces  
Total Proposed Parking - 14 Spaces.

Zoning Status  
Existing Zoning - B-R  
Proposed Zoning - B-P  
Variance Requested to Section 235.2 of the Baltimore County Zoning Regulations to Permit a 24'-9" Rearset for the Proposed 2 Story Addition Instead of the Required 31' Rct.

PLAT TO ACCOMPANY  
ZONING PETITION  
FOR AN ADDITION TO THE  
PIKESVILLE CENTRAL OFFICE  
OF THE

C & P TELEPHONE CO. OF MARYLAND

BALTO CO MD  
SCALE 1" = 20'

ELECT DIST N28  
DATE: JUNE 24, 1968

