

PETITION FOR ZONE G RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

SEBEO FEDERAL CREDIT UNION, 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 R-6 zone to an R-A zone; for the following reasons:
 The character of the area known as York Road has changed since the existing zoning classification was established in that the fine house residential character no longer exists from Towson north all the way to Cockeysville and specifically to Seminary Avenue, except for the small oasis from the Beltway north to Greenridge Road, which is, in fact, inappropriate in view of the change; and, therefore, the proper use of the property, which is the subject of this Petition, is not reflected in the present zoning classification.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for offices and an office building in accordance with Section 215.5 of the Baltimore County Zoning Regulations.

The property is to be posted and advertised as prescribed by Zoning Regulations. The owner agrees to pay the 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.

SEBEO FEDERAL CREDIT UNION

By *Marie O. O'Donnell*
President/Owner

Address: 211 East Joppa Road,
Towson, Maryland 21204

Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 15th day of June, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of July, 1970, at 2:00 o'clock P.M.

Edward D. Hardisty
Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 6, 1970

T. Bayard Williams, Jr., Esq.,
6732 Holabird Avenue
Dundalk, Maryland 21222

RE: Type of Hearing: Reclassification from an R-6 zone to an R-A zone, Special Exception for offices and an office building.
 Petitioner: Sebco Federal Credit Union
 Committee Meeting of March 31, 1970
 9th District
 Item 196
 Location: SE Cor. York & Greenridge Rd.

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 dwelling, with the property to the north improved with the Heaver Plaza complex. The property to the south and east is residential improved with dwellings. The property to the west is improved with dwellings. However, a pending case is now before the Board of Appeals for offices. York Road in this area is improved as far as concrete curb and gutter are concerned.

DEPARTMENT OF TRAFFIC ENGINEERING:

A change from R-6 to R-A with a special exception for office building can be expected to increase the trip density from 60 trips an acre to 140 trips an acre. The 15 foot one-way drives must be at least 20 feet in width to meet County standards.

STATE ROADS COMMISSION:

The subject plan indicates no access to York Road; therefore, the existing entrance must be closed with standard curb and sidewalk sections.

BOARD OF EDUCATION: No bearing on student population.

T. Bayard Williams, Jr., Esq.,
6732 Holabird Avenue
Dundalk, Maryland 21222
Item 196

- 2 -

April 6, 1970

STATE ROADS COMMISSION: (Continued)

The construction must be done under permit from the State Roads Commission. The plan must be revised prior to the hearing to indicate the aforementioned construction.

HEALTH DEPARTMENT:

Public water is available to the site and public sewer is proposed.

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.

BUILDING ENGINEER'S OFFICE:

Petitioner to meet all requirements of Baltimore County Building Code, Rules and Regulations, also parking laws. See (Section 404, 409, 10N).

FIRE PREVENTION:

Proposed office building shall comply to all applicable requirements of the 101 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

ZONING ADMINISTRATION DIVISION:

The petitioner will be required to revise the site plan prior to the hearing. The following information must appear on this revised plan:

1. Compliance with State Roads comments in the foregoing as to entrance along York Road.
2. Revised entrances along Greenridge Road in compliance with the Department of Traffic Engineering comments.

The petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing and time will be forwarded to you in the near future.

Very truly yours,

OLM:JD

Enc.

OLIVER L. MYERS, Chairman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Zoning Commissioner Date: July 17, 1970

FROM: Mr. George E. Govevelli, Director of Planning

SUBJECT: Petition #71-12-RX, Southeast corner of York and Greenridge roads
 Petition for Reclassification from R-6 to R-A.
 Petition for Special Exception for Offices and Office Building
 Sebco Federal Credit Union - Petitioners

9th District

HEARING: Wednesday, July 22, 1970 (2:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to R-A zoning, together with special exception for an office building. It has the following advisory comments to make relative to pertinent planning factors:

The Planning Board has recommended the creation of apartment zoning for portions of the frontage along the easterly side of York Road southerly to Ridgefield Road. The subject property is included in this recommendation. Both the Planning Board and the Staff feel that the impact of both traffic and high intensity office use on the other side of Greenridge Road was such that apartment zoning, with the possibilities for office use, was appropriate. We continue to have that opinion and feel that development in the manner proposed by the petitioner retains a relatively open character of development on the site which would allow it to blend harmoniously with adjacent houses. Traffic might be a problem here until such time as additional traffic signalization might be provided on York Road.

GEG:msh



LAW OFFICES
T. Bayard Williams, Jr.
 T. BAYARD WILLIAMS, JR.
 6732 HOLABIRD AVENUE
 DUNDALK, MARYLAND 21222
 SEVENTH FLOOR

DATE: March 2, 1970
 BY: *Dundalk, Maryland 21222*

Zoning Commissioner of
 Baltimore County
 County Office Building
 Towson, Maryland 21204

Re: Petition of Sebco Federal Credit Union For Re-Classification of Property at the Southeast Corner of York Road and Greenridge Road from an R-6 Zone to an R-A Zone

Dear Sir:

With regard to the above-mentioned Petition and complying with Section 22-22(b) of Article III of the Baltimore County Code, 1968, entitled "Planning, Zoning and Subdivision Control", you are herewith advised that my client, Sebco Federal Credit Union desires to re-classify the zoning of the above-mentioned parcel of land from R-G to R-A Zone.

The reasons for this are that the character of the neighborhood has changed since the present classification in that commercial uses have been established at the intersection of York Road and Seminary Avenue, extending south on the east side of the York Road to a point located between Greenridge Road and Seminary Avenue and that immediately to the north of Greenridge Road office buildings have been erected thereby changing the use of the land in the neighborhood. The York Road from Towson all the way to Cockeysville has gradually been changing in use to something other than residential for individual homes to commercial office and apartment uses. In the instant case, there should be some transitional protection for the individual detached residences lying to the south and southeast of the property in question; and it is the opinion of the Petitioner that an R-A Zone used for apartment houses or office buildings would effect such protection.

The Land Use Map now prepared by the Planning Department of Baltimore County apparently recognizes the desirability for this argument for the reason that it classifies the subject property for R-A Use.

Very truly yours,

T. BAYARD WILLIAMS, JR.

TBW:jfd

196. Property Owner: Sebco Federal Credit Union
 (1969-1970)
 Page 2

Water:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage can be made available to serve this property by constructing a public 8-inch sanitary sewer extension from the existing sanitary sewer manhole located in Greenridge Road, approximately 60 feet east of the easternmost property line of this site. (See Baltimore County Bureau of Engineering Drawing #6-933, 4-10)

Roads:

R-6 S.W. Key Sheet
 14 N.E. 1 Position Sheet
 N.E. 11-A 200' Scale Topo.

BUREAU OF ENGINEERING

Zoning Plat - Comments

April 6, 1970

196. Property Owner: Sebco Federal Credit Union
 (1969-1970)

Location: S/E cor. York and Greenridge Roads

District: 9th

Present Zoning: R-6

Proposed Zoning: Re-class. R-6 to R-A, S.E. for Office Building

No. Acres: 1.18

Highways:

York Road is a State Road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

Greenridge Road is an existing macadam road which is proposed to be improved as a 36-foot closed roadway section with flexible type pavement on a 60-foot right-of-way. (See Baltimore County Bureau of Engineering drawing #C-2376) Highway right-of-way and/or widening and highway improvements will be required in connection with any subsequent grading or building permit applications.

Storm Drains:

York Road is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

A 10-foot drainage and utility easement is required along the easternmost property line of this property. Onsite and offsite easements and drainage facilities will be required in connection with any subsequent grading or building permit applications.

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.

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.

ORDER REVIEWED FOR FILING

DATE 9/1/79 BY 98-1000-00

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of substantial changes in the character of the neighborhood

the above reclassification should be had, and it further appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met

a Special Exception for an Office Building and Offices should be granted
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21 day of September 1979, that the herein described property or area should be and the same is hereby reclassified; from an R-6 zone to an RA zone, and/or a Special Exception for an Office Building and Offices should be and the same is granted, from and after the date of this order, subject to the approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning
Edward D. Hardisty
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 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 19th day of September 1979, 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 R-6 zone; and/or the Special Exception for

be and the same is hereby DENIED

RECEIVED
BY *[Signature]*
OFFICE OF
PLANNING & ZONING

MICROFILMED

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 71296
DATE July 25, 1979
BILLED
TO: *Salmon Federal Credit Union*
201 E. Johns Road
Towson, MD 21206
Zoning Dept. of Baltimore County
RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
QUANTITY 4
UNIT PRICE \$1.00
TOTAL \$4.00
Description for Reclamation/Exception and Special Exception
7/1-12-2X
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
#71-12-KX
District 9H
Date of Posting July 2, 1979
Posted for: *Heavy Veh. July 22, 1976 & 2:00 P.M.*
Petitioner: *Salmon Federal Credit Union*
Location of property: *5/6 ac. of prop. Rd. 4, Shensiders Rd.*
Location of Sign: *2.200 ac. prop. Rd. 2. South on Shensiders Rd.*
Remarks:
Posted by: *Michael H. Nuss*
Signature
Date of return: *July 2, 1979*

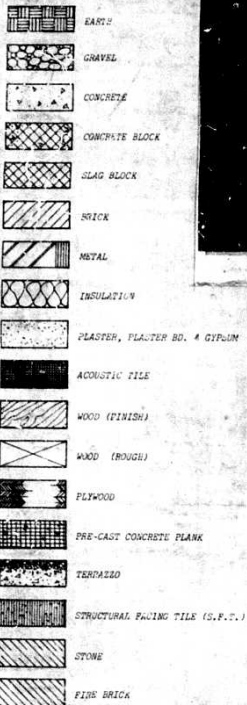
INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 71349
DATE July 25, 1979
BILLED
TO: *Salmon Federal Credit Union*
201 E. Johns Road
Towson, MD 21206
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RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
QUANTITY 4
UNIT PRICE \$1.00
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IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

THE TOWSON TIMES
724 YORK ROAD
TOWSON, MD 21204
621-7500
July 6 - 1979
THIS IS TO CERTIFY, that the annexed advertisement of
Edward D. Hardisty
Zoning Commissioner of Baltimore County
was inserted in THE TOWSON TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one week before the 6th day of July 1979 that is to say, the same
was inserted in the issue of July 2, 1979.
STROMBERG PUBLICATIONS, Inc.
Robert Morgan
Manager

CERTIFICATE OF PUBLICATION
TOWSON, MD. July 2 1979
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, before the 22nd day of July 1979, the first publication
appearing on the 2nd day of July 1979.
THE JEFFERSONIAN
Robert Morgan
Manager
Cost of Advertisement, \$

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TOWSON, MD. July 2 1979
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and published in Towson, Baltimore County, Md., once in each
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appearing on the 2nd day of July 1979.
THE JEFFERSONIAN
Robert Morgan
Manager
Cost of Advertisement, \$

MATERIALS SYMBOLS



VICINITY MAP N.T.S.

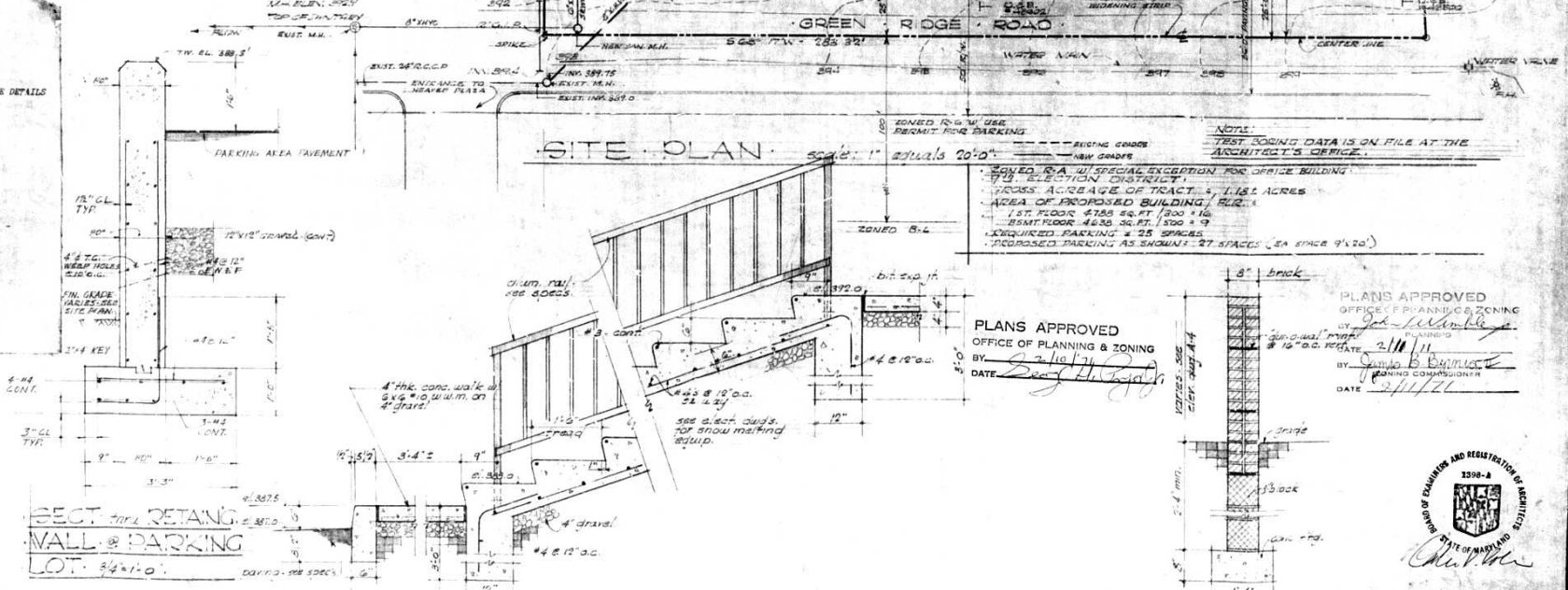


LIST OF DRAWINGS

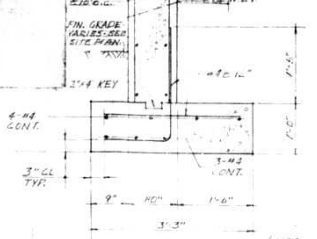
- ARCHITECTURAL**
- A-1 SITE PLAN AND DETAILS
 - A-2 BASE FLOOR PLAN AND DETAILS
 - A-3 FIRST FLOOR PLAN AND ROOF PLAN
 - A-4 ELEVATIONS
 - A-5 BUILDING SECTIONS AND DETAILS
 - A-6 WALL SECTIONS
 - A-7 DOOR SCHEDULE - DOOR TYPES - FRAME DETAILS
 - A-8 MISCELLANEOUS DETAILS
- STRUCTURAL**
- S-1 FOUNDATION AND FOUNDATION PLAN
 - S-2 FIRST FLOOR FRAMING PLAN
 - S-3 ROOF FRAMING PLAN
- MECHANICAL**
- M-1 UTILITIES PLAN
 - M-2 MECHANICAL BASEMENT FLOOR PLAN
 - M-3 MECHANICAL FIRST FLOOR PLAN
 - M-4 MECHANICAL DETAILS
- ELECTRICAL**
- E-1 ELECTRICAL FIRST FLOOR PLAN
 - E-2 ELECTRICAL BASEMENT FLOOR PLAN
- SPECIFICATIONS**
- SP-1 THROUGH SP-15 SPECIFICATIONS

SITE PLAN

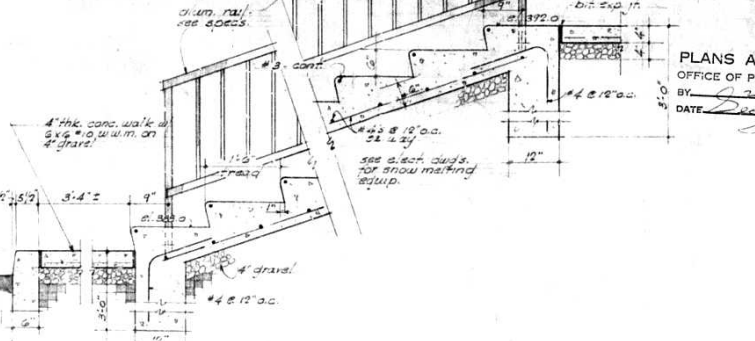
Scale: 1" equals 20'-0"



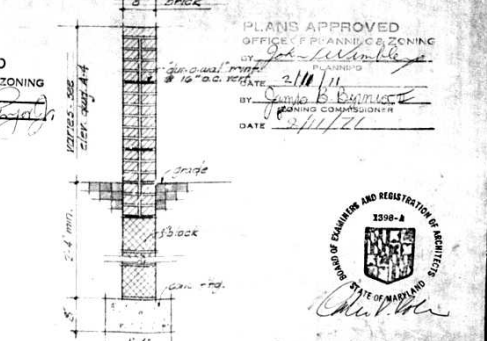
SECTION THROUGH RETAINING WALL @ PARKING LOT



SECTION THROUGH CONC. CURB, WALK and STEPS



SECTION THROUGH GARDEN WALL



PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE: 2/11/71
BY: [Signature]

PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE: 2/11/71
BY: [Signature]

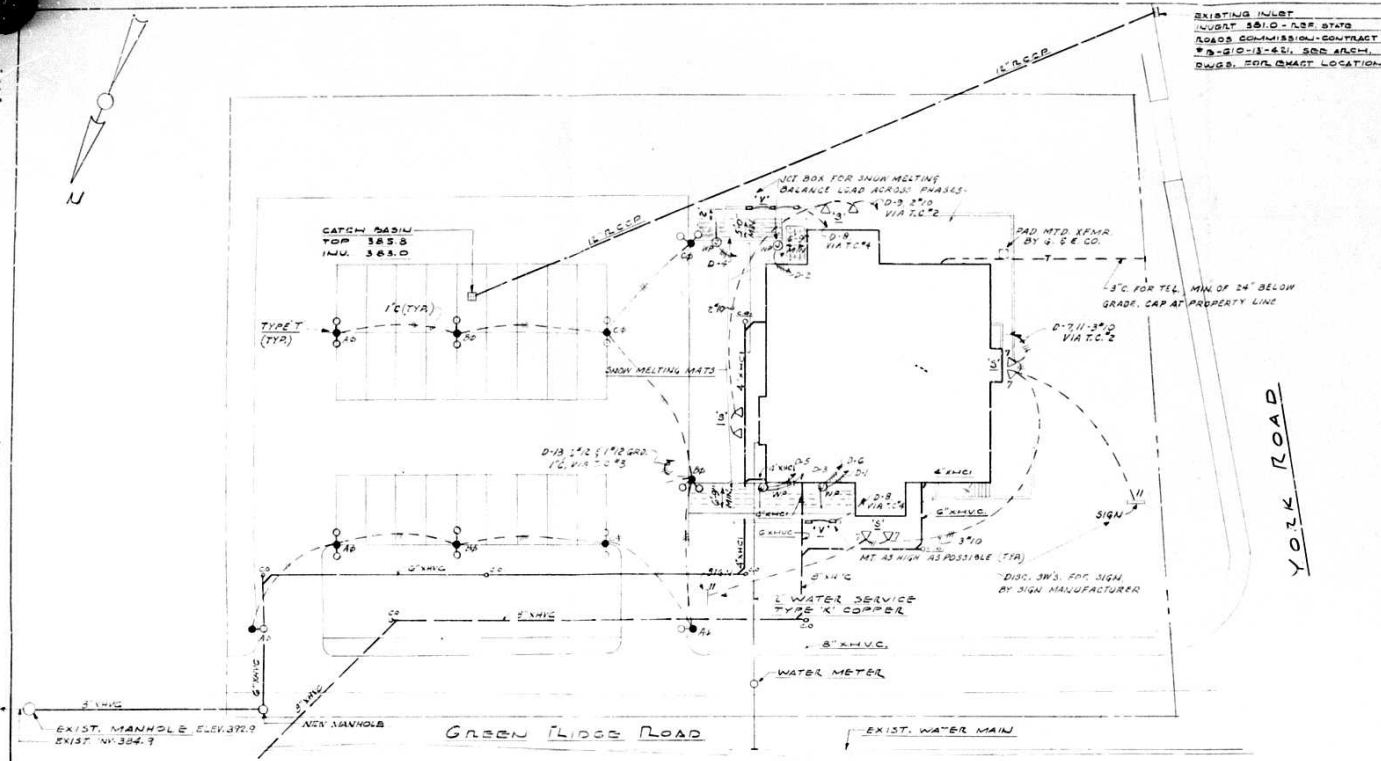


SEBCO FEDERAL CREDIT UNION
1215 YORK ROAD
BALTIMORE COUNTY, MARYLAND

CALVIN KERN KOBAS AIA & ASSOC
ARCHITECT
10 W. MADISON ST.
BALTIMORE, MARYLAND

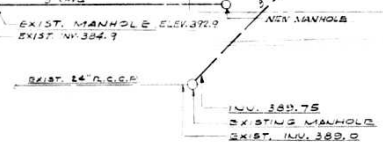
SITE PLAN & DETAILS

A-1



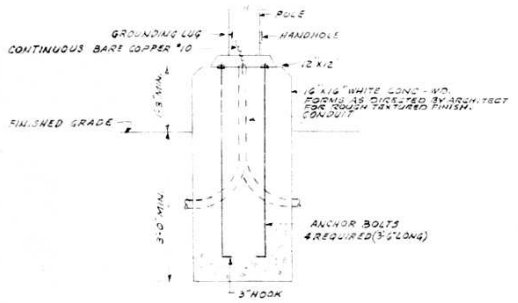
EXISTING INLET
INVERT 381.0 - SEE STATE
ROADS COMMISSION CONTRACT
#9-02-13-65, SEE ARCH.
DWGS. FOR EXIST. LOCATION.

YORK ROAD



UTILITIES PLAN SCALE: 1"=20'

- NOTES:
1. CATCH BASIN FRAMES & GRATING SHALL BE CLOUGHNEY #2122 (11" x 31").
 2. CATCH BASIN AND MANHOLE SHALL BE CONSTRUCTED IN ACCORDANCE WITH BALTIMORE COUNTY STANDARDS.
 3. STORM DRAINAGE STANDARDS: BALTIMORE COUNTY DWG. #70-008 FILE 4.



POST TOP LUMINAIRE BASE DETAIL
NO SCALE

CALVIN KERN KOBSA, A.I.A. AND ASSOCIATES, INC. ARCHITECTS
10 WEST MADISON STREET • BALTIMORE, MARYLAND 21201 • (301) 837-2277

February 2, 1970

Baltimore County Office Bldg.
Plans Review Section
Baltimore County Dept. of Permits and Licenses
Towson, Maryland 21204

Ref: Sebco Federal Credit Union
Permit No. 33679/C-1145-70

Gentlemen:

Enclosed are eight (8) revised prints of the Site Plan and mechanical Site Plan with the changes requested by the various departments.

Sincerely yours,

Calvin K. Kobsa
CALVIN KERN KOBSA AIA

CKK/pub

enc. Plan Revisions

- ① Revised grade on parking lot
- ② Relocated Storm Drain Into Greenidge Rd. System.
- ③ Relocated Sewer Connection

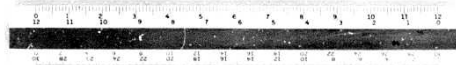
CALVIN K. KOBSA RONALD A. BETTEN RICHARD R. CHAMBERS



THE DRAWING UNDER MY SEAL FOR THE
PROPOSED BUILDING IS DESIGNATED TO THE
FULL SCALE AND DESIGN AND ACCORDANCE
WITH THE BALTIMORE COUNTY BUILDING CODE.

Calvin K. Kobsa
11

REVISION 2-2-70 STORM & SANITARY CHANGES
REVISION 1-6-70 STORM SYSTEM CHANGES



SEBCO FEDERAL CREDIT UNION
1215 YORK ROAD
BALTIMORE COUNTY, MARYLAND

CALVIN KERN KOBSA AIA & ASSOC.
ARCHITECT
10 W. MADISON ST., BALTIMORE, MARYLAND
E. F. SEGFL & ASSOC., LTD.
CONSULTING ENGINEERS, BALTIMORE, MARYLAND

UTILITIES PLAN

ME-1

02-11-71

