

**PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The Chesapeake and Potomac Telephone 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 the zoning re-classification of the property as described in the description and plat attached hereto and made a part hereof, and for a special exception under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a Central Dial Office and addition to existing Central Dial Office.

See 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 further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

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 of Baltimore County.

The Chesapeake and Potomac Telephone Company of Maryland  
 By: *D. P. Light*  
 for/CHIEF ENGINEER Legal Owner  
 Address: 320 St. Paul Place  
 Baltimore, Maryland 21202

W. Lee Thomas, Petitioner's Attorney  
 Protestant's Attorney

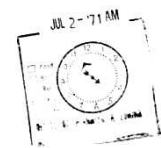
102 W. Pennsylvania Avenue  
 Towson, Maryland 21284

ORDERED By the Zoning Commissioner of Baltimore County, this 2nd day of July, 1971, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out 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 9th day of August, 1971 at 1:00 o'clock P.M.

*Shirley D. Thomas*  
 Deputy Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING  
 DATE 7/23/71  
 JUL 2 - 71 AM



MAP NO. 27  
 SECTION 2  
 DISTRICT 2  
 TYPE 2  
 PLANNING 2  
 PHASE 2  
 BY 2  
 DATE 7/23/71

72-23-1A  
 194  
 THE C & P TELEPHONE CO. OF MARYLAND  
 478 York Rd. 60' W. York Rd.  
 MIDDLETOWN ROAD

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The Chesapeake and Potomac Telephone 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 1A00.3B1 allowing a gross area of 32,227 feet<sup>2</sup> rather than the area specified in such Section; One (1) Acre from Section 1A00.3B1 allowing a minimum distance between the northernmost side of the improvements and lot line of 20 feet, a minimum distance between the easternmost portion of the improvements and the lot line of 40 feet, a minimum distance between the westernmost side of the building and the center line of York Road on the westernmost portion of the property of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The property is presently improved by a structure utilized as a central dial center and such improvements were constructed prior to imposition of an RDP zone on the subject property. At the time of the construction of the existing improvements, all setback requirements were met. It is necessary to now expand the dial center improvements onto property recently purchased by the owner. The Variance requested all pertain to the existing improvements.

See attached description and the Variances listed on the motion.

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 of Baltimore County.

The Chesapeake and Potomac Telephone Company of Maryland  
 By: *D. P. Light*  
 for/CHIEF ENGINEER Legal Owner  
 Address: 320 St. Paul Place  
 Baltimore, Maryland 21202

W. Lee Thomas, Petitioner's Attorney  
 Protestant's Attorney

102 W. Pennsylvania Avenue  
 Towson, Maryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 2nd day of July, 1971, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out 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 9th day of August, 1971 at 1:00 o'clock P.M.

*Shirley D. Thomas*  
 Deputy Zoning Commissioner of Baltimore County.



MAP NO. 27  
 SECTION 2  
 DISTRICT 2  
 TYPE 2  
 PLANNING 2  
 PHASE 2  
 BY 2  
 DATE 7/23/71

HOWARD D. TUSTIN, JR. REGISTERED  
 RICHARD P. TUSTIN

ESTABLISHED 1849

ROBERT E. BUTTON  
 S. J. MARTENET & CO.  
 LAND SURVEYORS  
 9 E. LEXINGTON STREET  
 BALTIMORE, MD. 21202  
 PHONE: 530-4283

ERINON J. MARTENET 1849-1888  
 HARRY G. JAYNE 1871-1884  
 SEPTIMUS P. TUSTIN 1870-1931  
 J. HOWARD BUTTON 1864-1868  
 WILLIAM G. ATWOOD 1867-1881  
 BAUCHE L. THOMPSON 1866-1864  
 GEORGE E. WHELAN 1867-1868  
 HOWARD D. TUSTIN 1867-1868  
 HOWARD G. BUTTON 1864-1868

**PERIMETER DESCRIPTION - PARKTON SWITCHING CENTER**

All that parcel of land situate in the Seventh Election District of Baltimore County bounded and described as follows:

BEGINNING for the same in the center of York Road at the distance of 60 feet north of the northernmost side of Middletown Road as it intersects said center line of said York Road and at the end or the first line of the land described in a Deed and Partial Release of Mortgage from Baltimore Gas and Electric Company and Bankers Trust Company, Trustee to The Chesapeake and Potomac Telephone Company of Maryland dated April 1, 1971 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5177 folio 388 etc. and running thence, with and binding on the second line of the land described in said deed and on the center of York Road, North 00 degrees, 00 minutes and 30 seconds East 154.01 feet to the end of the fifth line of the land described in a deed from Elmer W. Rodabaugh and wife to the Chesapeake and Potomac Telephone Company of Baltimore City dated June 16, 1947 and recorded among said Land Records in Liber J.W.B. No. 1572 folio 174 etc.; thence, running with and binding on part of the sixth line of the land described in said last mentioned deed and on the center of York Road, North 00 degrees and 26 minutes East 55.59 feet to the end of the third line of the land described in a deed from The Chesapeake and Potomac Telephone Company of Maryland to George R. Phillips dated January 28, 1965 and recorded among said Land Records in Liber R.R.G. No. 4436 folio 583 etc.; thence, binding reversely on said third line of the land described in said last mentioned deed to the beginning thereof and continuing the same direction binding reversely on the third line of the land described in a deed from George R. Phillips to The Chesapeake and Potomac Telephone Company of Maryland dated January 28, 1965 and recorded among said Land Records in Liber R.R.G. No. 4417 folio 341 etc., in all South 88 degrees and 55 minutes East 186.55 feet; thence, binding reversely on the second line of the land described in said last mentioned deed, South 00 degrees and 26 minutes East 63.50 feet to the end of the fifth line of the land described in the deed first herein referred to; thence, running with and binding on the sixth and first lines of the land described in said first mentioned deed, the two (2) following courses and distances, to wit: South 49 degrees and 30 minutes East 88.86 feet and South 65 degrees, 45 minutes

HOWARD D. TUSTIN, JR. REGISTERED  
 RICHARD P. TUSTIN

ESTABLISHED 1849

ROBERT E. BUTTON  
 S. J. MARTENET & CO.  
 LAND SURVEYORS  
 9 E. LEXINGTON STREET  
 BALTIMORE, MD. 21202  
 PHONE: 530-4283

ERINON J. MARTENET 1849-1888  
 HARRY G. JAYNE 1871-1884  
 SEPTIMUS P. TUSTIN 1870-1931  
 J. HOWARD BUTTON 1864-1868  
 WILLIAM G. ATWOOD 1867-1881  
 BAUCHE L. THOMPSON 1866-1864  
 GEORGE E. WHELAN 1867-1868  
 HOWARD D. TUSTIN 1867-1868  
 HOWARD G. BUTTON 1864-1868

**Perimeter Descr. - Parkton Switching Center**

and 46 seconds West 253.73 feet to the place of beginning. Containing 32,227 square feet or 0.74 of an acre of land, more or less of which 6,661 square feet or 0.153 of an acre lies within the bed of York Road.

The courses in the above description are referred to the meridian used in the abovementioned deed from Elmer W. Rodabaugh and wife to the Chesapeake and Potomac Telephone Company of Baltimore City.

Being and comprising all the land described in a Deed and Partial Release of Mortgage from Baltimore Gas and Electric Company and Bankers Trust Company, Trustee to The Chesapeake and Potomac Telephone Company of Maryland dated April 1, 1971 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5177 folio 388 etc.; all the land described in a deed from George R. Phillips to The Chesapeake and Potomac Telephone Company of Maryland dated January 28, 1965 and recorded among said Land Records in Liber R.R.G. No. 4417 folio 341 etc. and part of the land described in a deed from Elmer W. Rodabaugh and wife to the Chesapeake and Potomac Telephone Company of Baltimore City dated June 16, 1947 and recorded among said Land Records in Liber J.W.B. No. 1572 folio 174 etc.

By: *Howard D. Tustin, Jr.*  
 Howard D. Tustin, Jr.  
 Reg. LS #3995  
 May 12, 1971  
 Ret. June 10, 1971

**BALTIMORE COUNTY ZONING ADVISORY COMMITTEE**

July 29, 1971

- COUNTY OFFICE BLDG.  
 414 Chesapeake Ave.  
 Towson, Maryland 21284
- OLIVER L. MYERS  
 Chairman
- MEMBERS
- BUREAU OF ENGINEERING
  - DEPARTMENT OF TRAFFIC ENGINEERING
  - STATE BOARD OF COMMISSIONERS
  - BUREAU OF FIELD INSPECTION
  - HEALTH DEPARTMENT
  - PROJECT PLANNING
  - BUILDING DEPARTMENT
  - BOARD OF EXAMINERS
  - ZONING ADMINISTRATION
  - INDUSTRIAL DEVELOPMENT

W. Lee Thomas, Esq.  
 Item 194  
 July 29, 1971

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 located on the east side of York Road just north of Middletown Road. It is currently open farm land. There is no curb and gutter in this vicinity.

**BUREAU OF ENGINEERING**

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

**Highways**

York Road (Md. 45) is a State road, therefore, all improvements, intersections and entrances on this road will be subject to State Roads Commission requirements.

**Settlement 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.

**Storm Drains**

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

W. Lee Thomas, Esq.  
 Item 194  
 July 29, 1971

The petitioner 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 petitioner.

York Road (Md. 45) is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

**Water and Sanitary Sewer**

Public water supply and sanitary sewers are not available to serve this property which is utilizing private on site facilities. This property is located beyond the Baltimore County Metropolitan District and the Baltimore County Comprehensive Water and Sewerage Plan for 1970-1990.

**DEPT. OF TRAFFIC ENGINEERING**

The subject special exception should have no major effect on traffic.

**BUILDINGS ENGINEER'S OFFICE**

Petitioner to comply with all applicable requirements of Baltimore County Building Code and regulations when plans are submitted.

**PROJECT PLANNING**

This office has reviewed the subject site plan and has no comments.

**FIRE PREVENTION BUREAU**

Fire hydrants for the proposed site shall be in accordance with Baltimore County Standards.

The owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

**STATE ROADS COMMISSION**

The subject plan must be revised to indicate the existing entrance to be closed with a permanent barrier.

W. Lee Thomas, Esq.  
 Item 194  
 July 29, 1971

There is an 80' right of way proposed for York Road that should be indicated on the plan.

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

**BOARD OF EDUCATION**

No bearing on student population.

**ZONING ADMINISTRATION DIVISION**

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. Myers*  
 OLIVER L. MYERS, Chairman

OLM:JD  
 Enc.

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by CG, BA, CC, CA									
Reviewed by: <i>J.R.</i>									
Previous case: 65-187									
Revised Plans: Change in outline or description									
Map # 7th									

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 it is hereby approved that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met,

a Special Exception for a... existing Central-Dial Office should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of August, 1971, that the above re-classification of property...

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.

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 NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of August, 1971, that the above re-classification 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... zone; and/or the Special Exception for...

MICROFILMED

72-23-XA  
#191  
M.C.P. TELEPHONE CO. OF BALTIMORE COUNTY  
100 N. PATENT AVENUE  
TOWSON, MD. 21286  
761-1111

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 Petitioners 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 is hereby approved that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for a... existing Central-Dial Office should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of August, 1971, 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 gross area of 32,227 feet, more or less, instead of the required one (1) acre; and to permit a minimum distance between the northernmost side of the improvements and lot line of 20 feet instead of the required 50 feet; and a minimum distance between the easternmost portion of the improvements and the lot line of 10 feet instead of the required 75 feet; and a minimum distance between the westernmost side of the building and the center line of York Road on the westernmost portion of the property of 72 feet instead of the required 75 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of August, 1971, that the above Variance 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... zone; and/or the Special Exception for...

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.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of August, 1971, that the above Variance 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... zone; and/or the Special Exception for...

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland  
District: 7th  
Date of Posting: July 21, 1971  
Posted for: News, Monday Aug 9th 1971, 6:00 A.M.  
Petitioner: C. S. P. Telephone Co.  
Location of property: E. 1/2 of York Rd. bet. W. of Middlebrook Rd.  
Location of Signs: 2 Signs, located on front of building, telephone  
Remarks: 72-23-XA  
Filed by: [Signature] Date of return: July 24, 71

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Revenue Division  
COURT HOUSE  
TOWSON, MARYLAND 21204  
No. 81267  
DATE: July 15, 1971  
To: C. S. P. Telephone Co., 701 N. Patent Ave., Towson, Md. 21286  
Amount: \$20.00  
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE, REVENUE DIVISION  
COURTHOUSE, TOWSON, MARYLAND 21204

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Revenue Division  
COURT HOUSE  
TOWSON, MARYLAND 21204  
No. 84928  
DATE: Aug. 9, 1971  
To: C. S. P. Telephone Co., 701 N. Patent Ave., Towson, Md. 21286  
Amount: \$125.00  
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE, REVENUE DIVISION  
COURTHOUSE, TOWSON, MARYLAND 21204

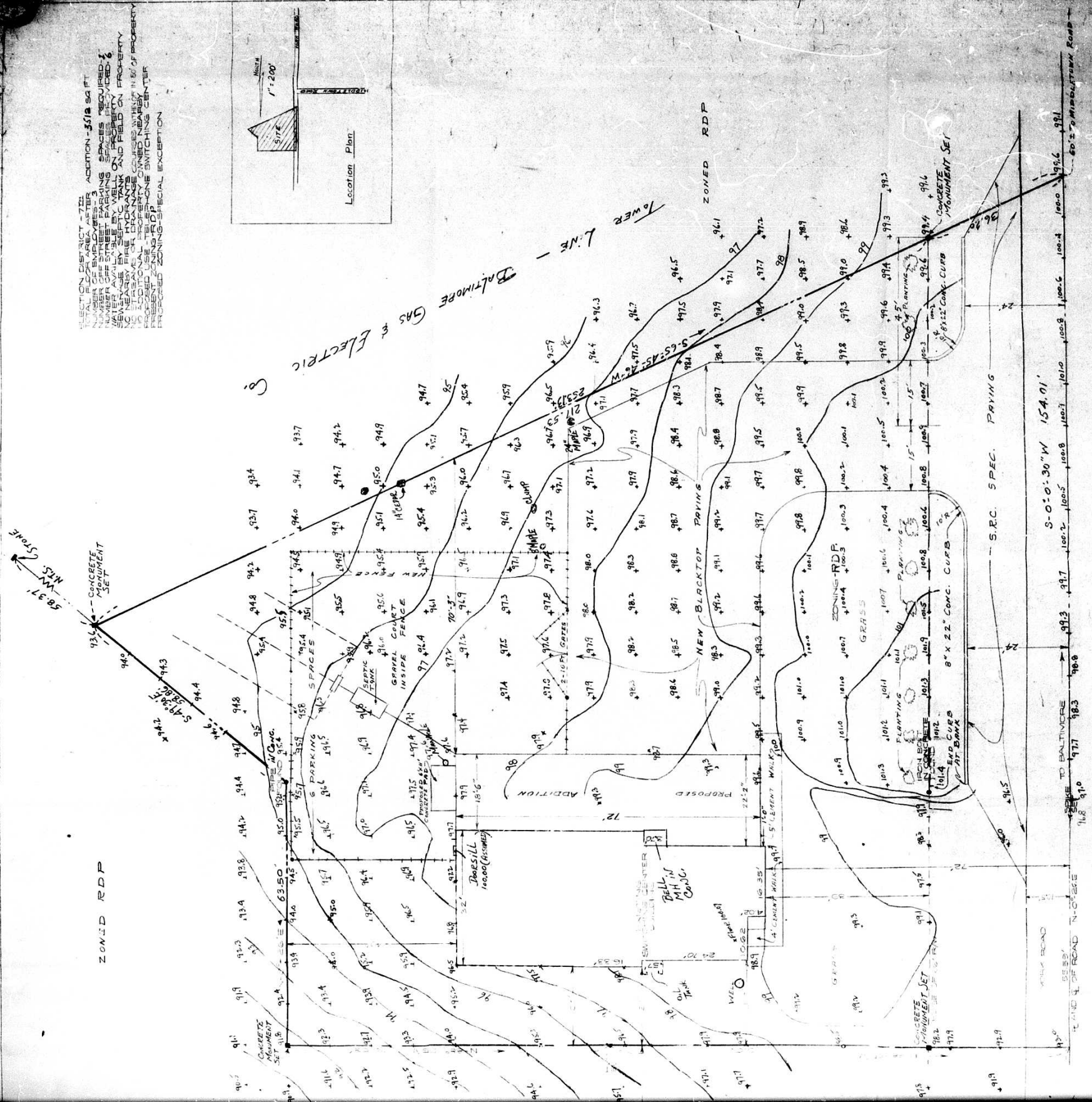
PETITION FOR SPECIAL EXCEPTION AND VARIANCES TO ZONING REGULATIONS  
FOR A CENTRAL-DIAL OFFICE  
LOCATION: East side of York Road on the north side of Baltimore County, Maryland, between York Road and the center line of York Road on the westernmost portion of the property of 72 feet instead of the required 75 feet.

OFFICE OF THE TOWSON TIMES  
TOWSON, MD. 21204 JULY 26 - 1971  
THIS IS TO CERTIFY that the annexed advertisement of Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for seven weeks before the 26 day of July 1971, that is to say, the same was inserted in the issue of July 22, 1971.  
STROMBERG PUBLICATIONS, Inc.  
By: Ruth Morgan

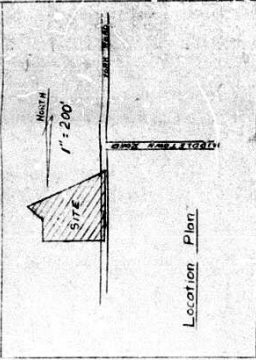
PETITION FOR SPECIAL EXCEPTION AND VARIANCES TO ZONING REGULATIONS  
FOR A CENTRAL-DIAL OFFICE  
LOCATION: East side of York Road on the north side of Baltimore County, Maryland, between York Road and the center line of York Road on the westernmost portion of the property of 72 feet instead of the required 75 feet.

CERTIFICATE OF PUBLICATION  
TOWSON, MD. July 22, 1971  
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 seven weeks before the 26th day of July 1971, that is to say, the same was published in the issue of July 22, 1971.  
THE JEFFERSONIAN  
L. Leach, Jr., Manager  
Cost of Advertisement, \$...

ALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 N. Chesapeake Avenue  
Towson, Maryland 21204  
Your Petition has been received and accepted for filing this 29th day of June 1971  
Petitioner: C. S. P. Telephone Co. of Md.  
Petitioner's Attorney: M. Lee Thomas, Esq.  
Edward D. Hardesty, Zoning Commissioner  
Edward D. Hardesty, Chairman of Advisory Committee



SECTION DISTRICT - 72E  
 TOTAL PLOTTED AREA AFTER ADDITION - 5118 54 FT  
 NUMBER OF STREET PARKING SPACES REQUIRED - 2  
 NUMBER OF STREET PARKING SPACES PROVIDED - 6  
 SEWERAGE BY SEWER MAIN AND TIE IN ON PROPERTY  
 NO NEARBY FIRE HYDRANTS  
 NO ADDITIONAL PROPERTY OWNERS NEARBY  
 PROPOSED USE IS TELEPHONE SWITCHING CENTER  
 REQUESTED ZONING SPECIAL EXCEPTION



BEARINGS IN B. G. E. C. DESCRIPTION  
 HAVE BEEN CONVERTED TO AGREE WITH  
 BEARINGS OF ORIGINAL C.P. DESCRIPTION.

SCALE = 10 FEET TO ONE INCH

L.J. Mautner & Co.  
 Surveyors & Civil Engineers  
 Balto. Nov. 12, 1964

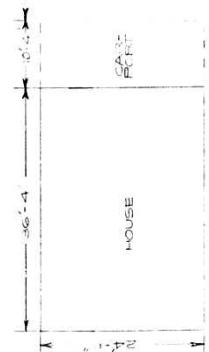
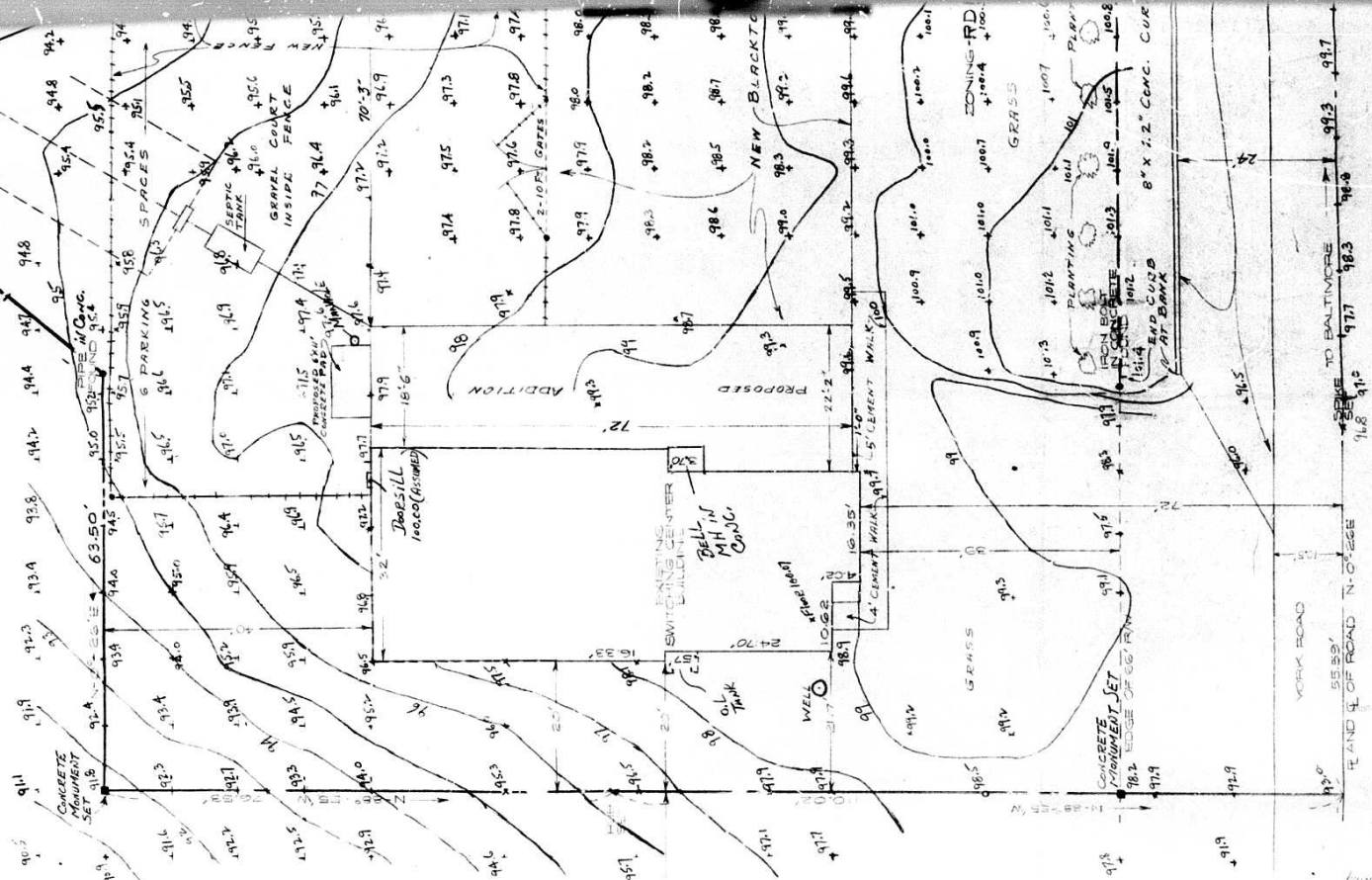
Richard P. Justice By #3460  
 GEO ELEVANS & COUTURES July 17, 1970  
 BALTIMORE GOLF CO. (PURCHASER)  
 ADD'L GEOID & CONTOURS SHOWN (DEC. 21, 1970)



CHESAPEAKE AND POTOMAC  
 TELEPHONE COMPANY OF MARYLAND  
 PARKTON CENTER  
 BALTIMORE COUNTY, MARYLAND

674-54

ZONED RDP



PLEASE REFER TO ZONING ORDINANCE

SCALE

SCALE = 10 FEET TO ONE INCH

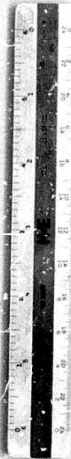
REVISED TO SHOW PROPOSED  
NEW CONSTRUCTION - MAY 17, 1971  
BY: *Wm. D. Thayer, Jr. Reg. No. 158995*



*L.J. Martini & Co.*  
Surveyors & Civil Engrs.  
Baltimore, Md.  
RECORDED IN REGISTERED PLATS  
BALTIMORE G.W.E. Co. (RECORDED) DEC 21, 1970  
ADDNL GRID ELEVATIONS SHOWN



MICROFILMED



BEARINGS HAVE BEEN