# PETITION FOR ZONING VARIANCE FROM APEA AND HEIGHT REGULATIONS 73 -287-7

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

THE AUTHOR COMMISSIONER OF SALTHAURE COUNTY:

Pikesville Plumbing The Chesapeake and Potomac Telephone Company of Mary
1 NEVERS, And, Heating, Inc., and/...legal owners.of the property situate in Baltimore land
unty 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 allow a northerly sideyard of

14.98 feet and a southerly sideyard of 6.99 fast rather than the side-yard required my such saction, and Section 409 to allow for the pro-viding of 17 parting spaces rathe, than the assets required by the such sector or

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: indicate hardship or practical difficulty. The proposed addition to an existing building utilized by the Chesspeake and Potomac Telephone Company of Maryland is required in order to adequately serve the population in the Pikesville Wire Center area. The sideyard variances requested are required because the addition is morely a continuation of existing building sidewalls and the number of parking spaces to be provided oxceeds the number prosmntly provided on the tract owned by the Chesspeake and Potomac Company of Maryland.

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

Lor we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this of the control of the contr

320 St. Paul Place 0 W. Lee Thomas

Peditioner's Attorney

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HESAPEARE AND POTOMAC TELECOMPANY OF MARYLAND

BYS

Engineer Contract purchaser
and legal Owner

AND PRINCESSEE BROWN

AND PRINCES Address 300 Reisterstown Road

Baltimore, Maryland 21208

Protestant's Attorney

PIKESVILLE PHYMEING & HEATIN SW/cor. of Reisterstown Rd. Dreher Ave.

#72

11:00A 6:19/72

\$ 148

102 W. Pennsylvania Avenue Towson, Maryland 21204 CRIDERED By The Zoning Commissioner of Baltimore County, this 28th....

., 19872, that the subject matter of this petition be advertised, as surred by the Zoning Law of Baltimore County, in two newspapes of general circulation through-it Baltimore County, that property be posted, and fart the public hearing be had before the Zoning adiassions. Of Baltimore County in Room 106, County Office Building in Towson, Baltimore June 19972, at 1110 Worklock 19th

S. J. MARTENET & CO.



LAND SURVEYORS OF LEVINGTON STREET BALTIMORE, MD. 21202 PHONE: 539-4263

FSTABLISHED 1849

-----1071-1004 1884-1940 WILLIAM O. ATWOOD 1000-1044 SECREE E. WINNES

# ZONING DESCRIPTION

BEGINNING for the same at the corner formed by the intersection of the Southeast side of Dreher Avenue, 30 feet wide with the Southwest side of Reisterstown Road, 60 feet wide and running thence, binding on said Reisterstown Road South 36 degrees 56 minutes 50 seconds East 156 feet, thence parallel with Dreher Avenue South 54 degrees 29 minutes 10 seconds West 198.75 feet, thence parallel with Reisterstown Road South 36 degrees 56 minutes 50 seconds East 4.35 feet, thence parallel with Dreher Avenue South 54 degrees 29 minutes 10 seconds West 150 feet, thence parallel with Reisterstown Road North 36 dagrees 56 minutes 50 seconds West 29.61 feet, thence North 56 degrees 03 minutes 10 seconds East 25.00 feet, thence parallel with Reisterstown Road North 36 degrees 56 minutes 50 seconds West 141.88 feet to the Southeast side of Dreher Avenue and thence, binding thereon, North 54 degrees 29 minutes 40 seconds East 323.75 feet to the place of beginning.

Containing 1.26 acres of land, more or less.

February 4, 1972

Lichardfe Richard P. Tustin Reg. L.S. No. 3460

THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF MARYLAND

Zouing Testimony

Pikesville Switching Center, Baltimore County, Maryland

Baltimore, Md., June 19, 1972

- What property does your Company own in Pikesville in connection with the proposed expansion of its telephone facilities?
- A. The Company come a lot at the southwest corner of Reisterstown Road and Dreber Avenue. The lot is rectampular and has a frontege of 166 feet and the state of the state of the state of 184.75 feet on Preber Avenue at a land content of 0.76 acres or 33,105.60 square feet. It is improved with a two-story brick building which measures about 144 feet side by 113 feet deep.

The Company has a contract to purchase additional land which is The Company has a contract to purchase additional land which is continguous to the rear of its existing property. The parcel under the continuous continuo

- Q. Will you explain the request made by your Company to the Zoning Com-missioner of Baltimore Country?
- A. We have requested that Zoning Variances be granted for the Company's existing property and for the property resembly comed by Pikeaville Plumbing and Meating, incorporating telephone building can be expanded. The Variance and a courtering telephone building can be expanded. The Variance and a courtherly side yard of 6.99 feer rather than the side yards required by Section 238.2, in order that the new addition can be expanded along the same building lines as the present structure, and (2) the prevision of 17 offitnete parking spaces rather than the number of spaces required by Section 409 of the Zening Regulations of Maltimore County.

2. Q. What is the need for this addition to the present Pikosville Telephone

A. The Pikeswille Center serves telephone customers in the Pikeswille Mire Center Area. The proposed addition is needed to slequately serve the public in this rapid and continuing growing area. The present growth estimate for the Pikeswille Mire Center Area indicates that the capacity of the existing Pikeswille facilities will be exhausted by late 1973. An area transfer from Pikeswille to the Liberty Mire Center which is planned for November 1973, will provide the necessary of the criscing early 1973 at this location, it is scheduled for service by January 1975 will provide the relief required at that time and will also provide for future growth requirements in the Pikeswille Wire Center Area.

The Pikesville Center was established at the present location in March 1952. The following tabulation portrays the actual and estimated telephone customers in the Pikesville Wire Center area from March 1952 through 1990.

	Actual Telephone	Bata	Estimated Telephone Customers
Date	Customers	Date	Contoniers
3-52	4,619	1-73	*26,076
1-54	9,554	1-74	27,334
1-56	12,190	1-76	29,850
1-58	15,342	1-78	32,395
1-60	17,921	1-80	34,965
1-62	18,355	1-82	36,467
1-64	19,964	1-84	37,969
1-66	20,417	1-86	39,492
1-68	22.874	1-68	40,992
1-70	26,072	1-90	42,492
1-70	27.918	1-91	43,242

\*Reflects Area Transfer To Liberty

- 4. Q. Why must the facilities be expanded at this particular location?
- Q. May must the Incilities be expanded at this particular location?
  A. The Company's responsibility to the public compels it to construct its tulephone plant in such a manner as to provide good service at a minimum cost. In order to accomplish this, the Company develops what are known as fundamental plans to determine the number and location of vire centers with respect to the most economical expenditures for all the building, switching equipment, and outside plants and location have been made for Piecel Piecel visit of plants. Crouch has been care for the control of the plants of the pl

ROYSTON, MUELLER, THOMAS & MCLEAN

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S. Eric DiNenna, Esq. Zoning Commissioner County Office Building Towson, Maryland 2120

RE: C & P Telephone Company -Ruquest for Variance, Third District, Item 148

Dear Mr. DiNenna:

Your transmittal of the Baltimore County Zoning Advisory Committee ents of April 13, 1972 has been discussed at length by me with

mand particular reference to the comments of the Coning Administration Division and, incidentally, to the comments of the Department of Traffic Engineering, I would like to advise you as I have advised Mr. Myers as follows:

A. The trailer office presently on site is temporary only and is used primarily by Western Electric equipment installers, not by C & P personnel. This trailer will be removed following the installation of the new equipment in the existing building.

E. Mention was made of the number of personnel at the location. It should be jointed out that at present, there are 30 Western Electric Company Intellers installing equipment at the site. 24 on a day shift and 6 on an evening shift. They will, of course, be removed after installation has been completed of oquipment in the present building. The number of installers will decrease to 10 by June 1, will decrease further to 5 by July 1 and all installers will have vacated the premises by September 1, 1972.

C. Comment was made by the Zoning Administration Division that possible reduction of building size should be considered. As pointed or to Mr. Nyers, this is upossible in view of the nature of the suppose to the installed in the new building. The equipment is such all E must be installed in banks or relays and no reduction in size of the building is possible without completely eliminating the necessary increased telephone facilities in the area served.

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p. It should be borne in mind that the new building will house equipment, not people. Specifically, there will be no immediate increase in C & P employees at the site after completion of the new building.

E. Finally, we would ask you to bear in mind that following completion of the new building, we would actually provide more parking spars than are presently provided at the site even if the trailer were immediately removed.

In view of the above, we would ask that the Petition as filed, be accepted for hearing. We would further ask that a hearing be scheduled as promptly as possible in view of the demonstrable fact that the needs of the public in that area for telephone service candeq:rately be supplied until and unless the improved and increased equipment facilities are operable.

Very truly yours,

W. Lee Thomas

12. Q. What provision is your Company making for offstreet parking?

A. At present we have 11 offstreet parking spaces situated to the rear of the existing building. It will be necessary to relocate this parking area in reser to make way for the proposed building addition. A new offstreet parking area will be located to the rear of the proposed addition and will provide parking for 17 noter vehicles, 6 nozy than at present. Suitable shrubbery will be planted to screen the offstreet parking area (as indicated on the company's plot plan).

Offstreet parking requirements for the building have been computed to be 39 spaces on the busis of (a) I space for each 300 square fact of feet) for a total of 33 spaces and (b) 1 space for each application feet) for a total of 33 spaces and (b) 1 space for each 3 employed assigned to the equipment and service areas of the building (about 18 employed) for a total of 6 spaces.

- 13. O. Describe the neighborhood surrounding the Pikesville Wire Center property.
- A. The Tolephone Company's port y is situated at the southwest corner of Reisterstown Road and Dreher avenue in a Business Roadsile Zoning District. There are two commercial preprites situated to the southerly side of the Company's site. One parcel is improved by a warehouse, state of the Company's site. One parcel is improved by a warehouse, site of the Company's site are also commercially being improved by several atorics. Properties across Dreher Avenue and Reistarstown Road from the Company's site are also commercially 'proproved, i.e., caterer, furniture store and miscellaneous retail stores. Fruperties to the rear of the Telephone Company's site (including the property under contract to the Company) are improved by

(Cont'6.)
Area beyond that date can most effectively and economically be cared for by expanding the Pikesville Wire Center facilities at the existing location.

5. Q. What size is the proposed building addition?

It is proposed to construct a two-story addition, about 144 feet wide by 121 feet doep to the rear of the existing building for an overall building size when completed of 144 feet wide by 226 feet deep (as indicated on the observed of the story of the

6. Q. Describe the appearance of the building addition if the requested Variances

A. Plans for the proposed addition indicate that the two-story addition will be a ifre-proof, reinforced concrete structure faced with brick. It has been designed to blend with the architecture of the present building.

7. Q. If the requested Variances are granted what will the addition contain?

It will contain equipment of the most modern type for switching and it will also provide the space needed for the modernization of the test of the facilities which are presently located in the existing building.

8. Q. What is the cost of the proposed building addition?

A. The cost of the building addition is stimated to be about \$2,058,000 not

9. Q. Will there be any noises or odors emanating from this property?

No, there will not be. The community will not be adversely affected in any way as a result of our plans.

10. Q. Will there be may storage yard or garage facilities on this property?

No, separate facilities for this type of operation in the Pikesville area are provided for at 4312 Milford Mill Road.

11. Q. What affect will the proposed building addition have on traffic in the area

A. There will be no over:11 change on traffic in the area since the preposed building addition is designed perfamily for equipment growth. The maximum employees per shift, upon completion of the proposed building and equipment addition in January 1975, is expected to be about 52. Naturally, there will be larger numbers as the site during the construction perfamily Arking for the general public will not be required since there will be no business of fice lacilities at this nexation and therefore no need for the general public. lir to visit the premises.

JUL 28 1972

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# -BALTIMORE COUNTY, MAR, LAND DEPARTMENT OF HEALTH-

DONALD J. ROOP, M.D., M.P.H.

Mr. Oliver L. Myers, Chairman Zoning Advisory Committee Office of Planning & Zoning County Office Building Towson, Maryland 21204

Comments on Item 197, Zoning Advisory Committee Meeting, May 23, 1972, are as follows:

Property Owner: Ohr Knesseth Israel - Anshe Sphard Congregation Location: N/E/S Winands Road, 2080' N/W of Mt. Wilson

Present Zoning: D.R. 2 Proposed Zoning: Special exception for community District: 2 No.Acres: 2.75

Revised plot plan must be submitted showing private sewage disposal system and water well on property and also water wells and sewage disposal systems on both adjacent properties.

Very truly yours,

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Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB:mn@

# -BALTIMORE COUNTY, MARILAND DEPARTMENT OF HEALTH-



May 24, 1972

DONALD J. ROOP, M.D., M.P.H.

Mr. Oliver L. Mysrs, Chairman Zoning Advisory Committee Office of Planning & Zoning County Office Building Towson, Maryland 21204

Dear Mr. Myers:

Comments on Item 196, Zoning Advisory Committee Meeting, May 23, 1972, are as follows.

Property Owner: Leroy Lipman et ux Location: M424 Janelica Drive Prosent Zoning: D.R. 2 Project Zoning: Wariance from 400.1 to permit an accessory building outcide 1/3 lot farthest from street and permit setback of 75° instead District; Tequired 85°. District: 3 No. Acres: 31,450 sq.ft.

Metropolitan water is available. The private sewage disposal system is not failing at the present time, however this is an area of constant failures. Present septic tunk is located within approximately 10 ft. of proposed swimming pool.

Very truly yours,

Thomas H. Deviin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB:mne

# BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 13, 1972

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W. Lee Thomas, Esq., 102 W. Pennsylvania Avenue Torson, Maryland 21204

RE: Type of Mearing: Variances Location: Intersection of St/S Dreher Ave., and St/S Reisterstown Road Petitioner: CGF Blephone Company, et al 3rd District Item 148

OLIVER L. MYERS

METALES.

STATE ROADS COMME

PROJECT PLANNING

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced patition and has nade on on site field inapact'n of the property. The following comments are a result of this rev.em and inspection.

The subject property is located on the south s'de of Dreher Avenue on the west side of Reisterstown Road. It is currently seproved with a two story brick building that is used as a CEP Telephone Company dial center. There is existing residential elong both the north and south side of Dreher, west of the subject site. Ismediately to the morth of this property is a furniture store with an orising off street pricks and stilling worknows and eather commercial structures. There is no curb and gutter existing slong Dreher Avenue at this location, however, curb and gutter does exist along Reisterstown Road.

# 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.

Reisterstein Road (U.S. 140) is a State road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Oreher Avenue, an existing public rand, is proposed to be improved in the future as a 36-foot closed-type credway cross section on a 20-foot clipt-drapp. Highery ferovements, including highery right-of-say and widening will be required in connection with any grading or building permit application for this site.

W. Lee Thomas, Esq., Item 148 Page 2 April 13, 1972

The entrence locations are subject to approved by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

# Sediment Control:

Development of this property through stripping, grading and stabilization could result in a saddment pollution problem, demeging private and public holdings domestream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

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

Provisions for accommodating storm water or drainage have not been indicated on the submitted plany however, public storm drainage facilities and easements will be required in connection with any grading or building permit application for this site.

The Petitioner is reasonable for the total actual cost of dreinage fedities required to curry the storm water run-off through the property to be developed to the total actual cost of dreinage fedities required to curry the storm water run-off through the property to be developed to the storm of the developing in fee to the County of the rights-of-way. Preparation of all construction, rights-of-way and essenant drawings, including engineering and surveys, and apparent of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Petitioner.

The Petitioner must provide necessary drainage facilities (temparary or permanent) to prevent creating any nuisances or diamages to edigeous properties, especially by the concentration of surface outers. Correction of any problem which may result, due to increase grading or improper Institlation of drainage facilities would be the full responsibility of the Patitioner.

Relateratown Road (U.S. 190) is a State road. Therefore, draining requirements as they affect the road come under the furiadiction of the State Highway Administration.

W. Lee Thomas, Esq., Item 148 Page 3 April 13, 1972

# Water and Sanitary Sewer:

Public water supply and sanitary sewerage are available and serving this property.

# STATE HIGHWAY ADMINISTRATION:

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There is no existing or proposed direct access from the subject site to Reisterstown Road, therefore, the State Highway Administration has no comments.

# DEPT. OF TRAFFIC ENGINEERING:

The patitioner is requesting a variance of only one parking space from the required parking. An on site inspection revealed that the parking requirement in this case is grossly inadequate and the parking should be increased.

# FEALTH DEPARTMENT:

Since matropolition water and sewer are available to the site, no health hazards are anticipated,

No bearing on student population.

# ZOWING ADMINISTRATION DIVISION:

The petitioner is requesting veriences to peralt the new portion of the proposed building to be in Hen with the existing structure, which has a sathche of the 196 feet on the north side and 6.9 feet on the south side, and also to allow a variance of one parking space. The two verience requests for the setbends appear to be unnecessing in that the existing structure already exists at those lines and they may extend the proposed building in the with those two setbeds. However, if we referees had not been requested in the pest these two setbeds: Moreover, if we referees had not been requested in the pest these two setbeds are indeednon-confirming and the variance would clarify this.

The accord portion of the valence polition is requesting 17 parking sources instead of the required 10 parking space. The day we made our impaction of the property we found that the existing parking are could only efficient the parking part could only efficient the same of the parking part of the same could not efficient by them tested and extended to the existing building. There were several other cars parked in the defense of this existing parking area. On the street parking in this area was entensive, asserted; all c relationship to the CEP Telephone operation. Cers were owised at the entrances along the

V. Lee Thomas, Esq., Item 148 Page 4 April 13, 1972

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south side of Oreher Avenue. This was felt to be an intolerable situation and that the existing praking was not adequate for its current number of employees. The parking celebulations for this are determined by the engineer as one sance for each three employees apparently considering the use as a warehouse facility. Possibly this is the problem in that the plan indicates there are 52 employees. It was apparent that all 52 employees were driving automobiles.

We would recommend that the patitioner consider obtaining additional area for parking, or possibly reducing the building to cover less of an area, does definitely appear that the existing structure is overdesigned for the number of employees at the site.

Very truly yours, Oliver L. My OLIVER L. MYERS, Chairman

· OLN:JJD:Jt

JUL 28 1972

# CERTIFICATE OF PUBLICATION

2 SIBNS

Posted for LARLANCE Positioner PLKESUIIF Phill BUNG 4. HEATING Location of property. Sw/Ear. OF REISTERSTOWN Rd. AND DREHER ME

Commission of Signer (1) W/S. O.F. REISTERS TO W.O. Rd. 60 FT. S. O.F. DREMER AUG & S/S. O.F. DREMER AUG. SO FT. W. O.F. REISTERS TOWN Rd. Posted by Charles M. Males. Date of return. JUDE 14-1912.

72-287-A

Date of Posting JC DE 3-1972

OFFICE OF SCOMMUNITE IMES RANDALLSTOWN, MD. 21133

THIS IS TO CERTIFY, that the annexed advertisement of

S. Eric Dimenna Zoning Commissioner of Baltimore County

was inserted in THE COMMUNITY TIMES, a weekly newspaper published

in Baltimore County, Maryland, once a week for week before the 5th day of June 19 72 that is to say, the same was inserted in the issurf of June 1, 1972.

STROMBERG PUBLICATIONS, Inc.

By Buth mayon

FUNCTION		Map	CHIS	inal	Dup	icate	Tru	cing	200	Shoo
	date	by	date	by	dute	by	date	by	date	Ь
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:	-	-	C	hange	d Pla	tline		riptic	on	

PETITION MAPPING PROGRESS SHEET

n, Nd. 21204		111 W. (	office Build Chesapeake A Naryland 21	venue	
	You	r fectsion has	been receiv	ed and accepted	for filing
this	28th	avy of	April 1	1972	
				19.	1. 21
			1	S. ERIC DINENNE Zoning Commiss	iner .
Petitioner	CSP Toles	phone Company,	et e1		11 10
Patitional	els Attorney	W. Lee Thomas		Reviewed by	Huro & Ma

BALTIMORE COU		Ma. 3702
MISCELLANEOUS		
DATE June 19	1972 ACCOUNT 01-6	62
	AMOUNT_	62/00
WHITE - CASHIER	DISTRIBUTION PINK - AGENCY	YELLOW - CUSTOMEN
lessze. Boyston, l	PINK AGENCY	VELLOW - CUSTOMEN
Messre. Boyston, 1 102 V. Penna. Ave. Towson, Md. 2120	DISTRIBUTION PINK: AGENCY Moller, Eigens & K	VELLOW - CUSTOMEN
lessrs. Boyston, 1 102 V. Penna. Ave. Towson, Md. 2120 Advertising and	DISTRIBUTION FINK - ACCREY Stoller, Siemas & Re	YELLOW - CUSTOMEN

PALTIMORE COUNTY, MARYLAND OFFICE OF FINANT REVENUE INVISION MISCELLANEOUS CASH RECEIPT DATE May 30, 1972 ACCOUNT 01-662





