

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

We, SEBCO 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 for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the issuance of a permit for the use of the land set forth on the attached description adjoining the Petitioner's business property in a DR 16 Zone for business parking in accordance with Section 409.4 of the Baltimore County Zoning Regulations. The description of the property involved along with a Plat and Plan showing the parking arrangement and vehicular access are attached hereto.

See attached description

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

I, or we, agree to pay expenses of above Special Hearing 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.

SEBCO FEDERAL CREDIT UNION
BY: North Carolina U. Proc. Legal Owner
Contract Purchaser
Address: 1215 York Road
Towson, Maryland 21204
Protestant's Attorney
Bayard Williams, Jr.
Address: 1301 Merritt Boulevard, #21222

ORDERED By the Zoning Commissioner of Baltimore County, this 30th day of December, 1967, 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 29th day of February, 1976, at 1:00 o'clock P.M.

John W. Hessian, III
Zoning Commissioner of Baltimore County

(over)

March 10, 1976

T. Bayard Williams, Jr., Esquire
1301 Merritt Boulevard
Dundalk, Maryland 21222

RE: Petition for Special Hearing
E/S of York Road, 164' S of Green Ridge
Road - 9th Election District
Sebec Federal Credit Union -
Petitioner
NO. 76-152-SPH (Item No. 114)

Dear Mr. Williams:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

George G. Martinak
Deputy Zoning Commissioner

GJM/me

Attachments

cc: M's. Mary Ellen Seeds
1209 York Road,
Lutherville, Maryland 21093

Mr. Charles W. Held
1 Green Ridge Road
Lutherville, Maryland 21093

John W. Hessian, III, Esquire
People's Counsel

RE: PETITION FOR SPECIAL HEARING
E/S of York Road, 164' S of Green Ridge
Road - 9th Election District
Sebec Federal Credit Union - Petitioner
NO. 76-152-SPH (Item No. 114)
BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition filed requesting a Special Hearing to permit off-street parking in a residential zone in accordance with Section 409.4 of the Baltimore County Zoning Regulations.

Evidence on behalf of the Petitioner indicated that he proposes to construct a parking lot on a tract consisting of 0.5 acres, more or less, adjacent to his existing building, located in a D.R. 16 Zone, the same being described on his site plan, revision of February 3, 1976, and containing twenty parking spaces. Counsel for the Petitioner further indicated a desire to make all screening compatible to the neighborhood.

Nearby residents, who appeared at the hearing, stated that they were not present in protest, but that they were concerned about the requisite screening of the property and drainage.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, the prerequisites of Section 409.4 of the Baltimore County Zoning Regulations have been met and the Special Hearing to permit off-street parking in a residential zone should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 10th day of March, 1976, that the Special Hearing to permit off-street parking in a residential zone should be and the same is

ZONING DESCRIPTION
1215 YORK ROAD
SEBCO FEDERAL CREDIT UNION
PARKING USAGE IN A RESIDENTIAL AREA

BEGINNING at a point southeasterly from the intersection of the easternmost side of York Road as shown on State Highway Administration Plat No. 24176 with the south side of Greenridge Road as now laid out a distance of 164' more or less to intersect the third line of that tract of land which by deed dated January 11, 1926 and recorded among the land records of Baltimore County in Liber W.P.C. No. 627 folio 543 etc. was conveyed by Norman R. Poole to Russell B. Fulton and wife, thence running with and binding on said easternmost side of York Road a distance of 87' more or less, thence northeasterly 237' more or less, thence northwesterly 85' more or less to intersect the above mentioned third line, thence running with and binding on a part of said third line southwesterly 274' more or less to the point of beginning.

CONTAINING 0.5 acres of land more or less.

BEING the remainder of Lot No. 4 as shown on the Plat of Greenridge as recorded among the Land Records of Baltimore County in Plat Book No. 4 folio 85.

November 12, 1975



hereby GRANTED, from and after the date of this Order, subject to the following:

1. Natural drainage shall be toward York Road.
2. A four foot high fence with vinyl inserts shall be installed along the south side of the lot for the total depth of the property, 257 feet, more or less.
3. All other screening, as indicated on the site plan dated February 3, 1976, shall be compact evergreen, a minimum of four feet high.
4. Approval of the site plan by the Department of Public Works, State Highway Administration and the Office of Planning and Zoning.

George G. Martinak
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE March 10, 1976
BY John W. Hessian, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: January 26, 1976
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition # 76-152-SPH. Petition for Special Hearing for Off-Street Parking in a residential zone.
East side of York Road 164 feet South of Green Ridge Road.
Petitioner - Sebec Federal Credit Union

9th District

Hearing: Monday, February 9, 1976 at 1:00 P.M.

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.

The proposed parking area would not be inconsistent with the Comprehensive Plan policies or the currently proposed Comprehensive Zoning Map.

William D. Fromm
William D. Fromm
Director of Planning

WDF:NEG:nb

RE: PETITION FOR SPECIAL HEARING
East side of York Road 164 feet
South of Green Ridge Road,
9th District
SEBCO FEDERAL CREDIT UNION,
Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 76-152-SPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kounts, Jr.
Charles E. Kounts, Jr.
Deputy People's Counsel
John W. Hessian, III
John W. Hessian, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that a copy of the foregoing Order was mailed to Bayard Williams, Jr., Esquire, 1301 Merritt Boulevard, Baltimore, Maryland 21222, Attorney to Petitioner.



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 22, 1976

T. Bayard Williams, Jr., Esq.
1301 Merritt Boulevard
Baltimore, Maryland 21222

RE: Special Hearing Petition
Item 114
Sebec Federal Credit Union - Petitioner

Dear Williams:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you January 15, 1976 under the above referenced subject.

Very truly yours,

Franklin T. Hoggins, Jr.
FRANKLIN T. HOGGINS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

January 20, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item 114 (1975-1976)
Property Owner: Sebco Federal Credit Union
E/S of York Road, 164' S of Green Ridge Road
Existing Zoning: D. R. 16
Proposed Zoning: Special Exception to approve the issuance of a permit for the use of the land in a DR 16 zone for business parking in accordance with Sec. 409.4
No. of Acres: 0.5
District: 9th

Dear Mr. DiNenna:

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, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

The entrance locations on Greenridge Road are subject to approval 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 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.

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.

Item 114 (1975-1976)
Property Owner: Sebco Federal Credit Union
Page 2
January 20, 1976

Water and Sanitary Sewer:

The adjacent Credit Union Building, and the former dwelling on this site are presently served by public water and sanitary sewerage.

The Petitioner shall be responsible for the cost of capping any water main and/or plugging any sanitary sewer service connections no longer required for the former residence.

Very truly yours,

William M. Diver
WILLIAM M. DIVER, P.E.
Chief, Bureau of Engineering

END:KAM:PMR:ag

R. - S.W. - Key Sheet
44 N.E. - 1 - Position Sheet
N.E. 11-A - Topo
61 - Tax Map

cc: File

John W. Hession, Esq.
People's Counsel
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 9, 1976

RE: Petition for Special Hearing
E/S of York Road, 164' S of Green Ridge Road - 9th Election District
Sebco Federal Credit Union - Petitioner
NO. 76-152-SPH (Item No. 114)

Dear Mr. Hession:

Your check and Order for Appeal was received in this office on April 6, 1976.

For reasons previously made known to you, I am herewith returning said check and Order for Appeal.

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

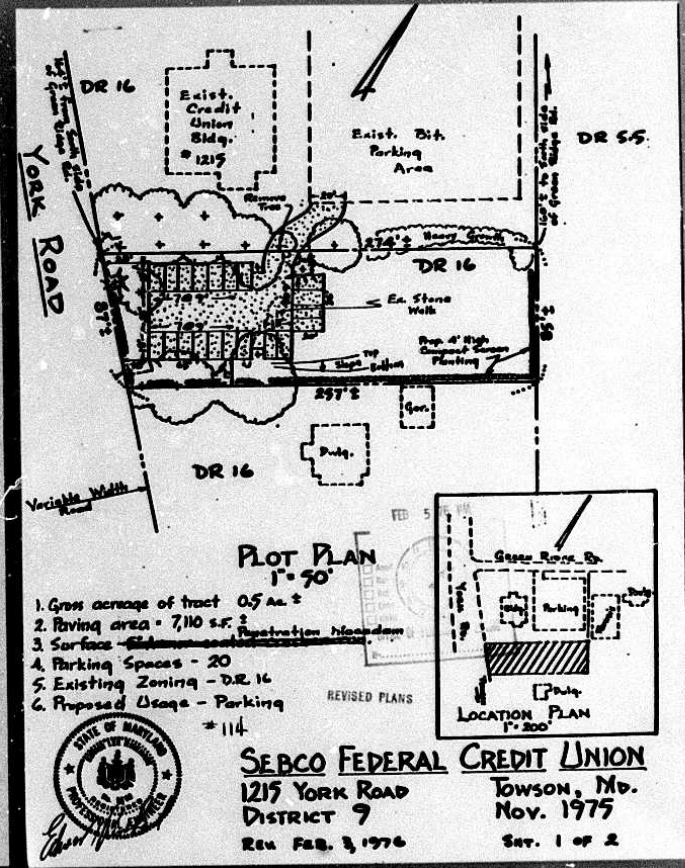
SED/art

Enclosures

cc: T. Bayard Williams, Jr., Esquire
1301 Merritt Boulevard
Dundalk, Maryland 21222

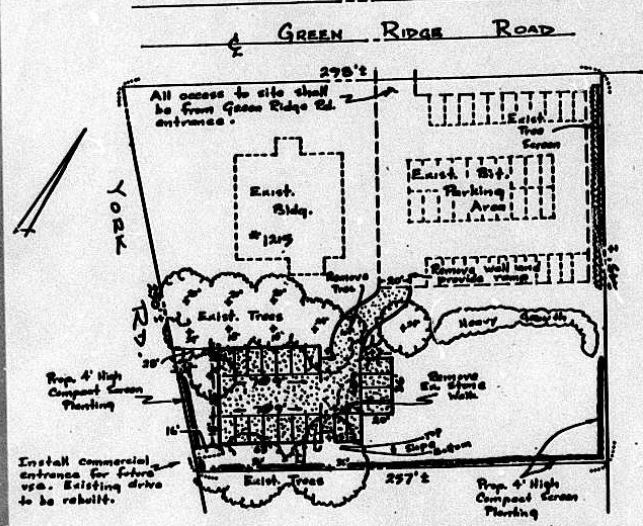
Mrs. Mary Ellen Seeds
1209 York Road
Lutherville, Maryland 21093

Mr. Charles W. Held
1 Green Ridge Road
Lutherville, Maryland 21093



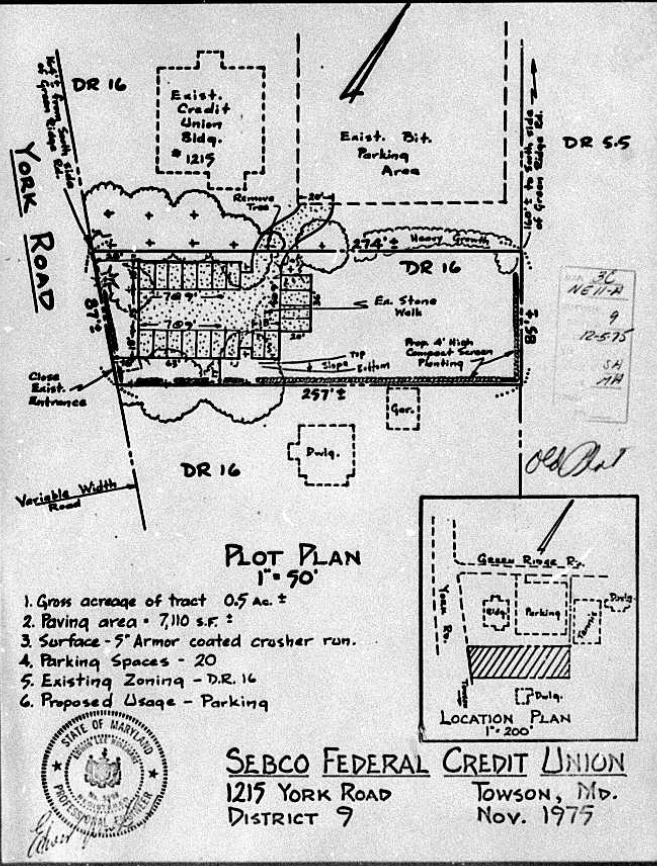
Notes:

1. The property adjoins the existing business site.
2. Only passenger vehicles will be using the site.
3. Parking area will not be used for loading or service.
4. No lighting will be installed.
5. Screen planting will be installed on the property perimeter.
6. Surface will be paved and properly drained.
7. Parking arrangement and access shall be as shown on the plan.
8. Paving area to be maintained by the owner and the area shall be in use during the daily hours of the Sebco Federal Credit Union.



Notes:
1. Spread excavated earth on site as directed.
2. Seed and fertilize all disturbed areas.

SEBCO FEDERAL CREDIT UNION
1215 YORK ROAD
TOWSON, MD. 21204
AUGUST 1975
LEE RINEHART CIVIL ENGINEER
1"=50'
REV. FEB. 3, 1976
SHT. 2 OF 2



BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE

PETITION AND SITE PLAN
EVALUATION COMMENTS

Item 114
T. Bayard Williams, Jr., Esq.
1301 Merritt Boulevard
Dundalk, Md. 21222
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 30th day of December 1975.

S. Eric DiNenna, Zoning Commissioner

Petitioner: Sebco Federal Credit Union
Petitioner's Attorney: T. Bayard Williams, Jr., Esq.
Reviewed by: Franklin T. Hoggins, Jr., Chairman, Zoning Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 15, 1976

COMM. OFFICE BUILDING
111 N. Chesapeake Avenue
Towson, Maryland 21204

Franklin T. Hogans,
XXXXXXXXXXXXXXXXXXXX
Jr.

T. Bayard Williams, Jr., Esq.
1301 Merritt Boulevard
Baltimore, Maryland 21222

RE: Special Hearing Petition
Item 114
Sebeco Federal Credit Union - Petitioner

Dear Mr. Williams:

The Zoning Plans 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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Office of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the east side of York Road, 164' south of Green Ridge Road, and is currently an unimproved parcel immediately to the south of existing Sebeco Federal Credit Union building. The petitioner is requesting a Special Hearing to permit off street parking in a residential zone on this parcel, for the construction of additional paved parking area for the Credit Union facility. The site plan must be revised to indicate the following:

1. An overall plan must be submitted depicting the inter-relationship of the proposed site with the existing site.
2. The required positive statement in note form of all requirements of Section 409.4 of the Zoning Regulations must be shown.

T. Bayard Williams, Jr., Esq.
Re: Item 114
January 15, 1976
Page 2

3. As per the comments of State Highway Administration, a detail of the closing of the existing entrance on York Road must be included.

4. The surface agent for the proposed parking area must be of durable and dustless surface, and a crusher run surface is not considered durable and dustless.

The site plan must be revised 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,

Franklin T. Hogans
FRANKLIN T. HOGANS, JR.,
Chairman, Zoning Plans
Advisory Committee

PTH:JD

Enclosure

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

822-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Sebeco Federal Credit Union

Location: E/S of York Rd. 164' S of Green Ridge Rd.

Item No. 114

Zoning Agenda December 16, 1975

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____

- * (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.

- () 6. Site plans are approved as drawn.

- () 7. The Fire Prevention Bureau has no comments at this time.

*Remove tanks in accordance with A.I.A. code

Reviewer: *John J. Kelly* Noted and Approved: *James H. Murphy*
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau



Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

December 17, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. Franklin Hogans

Dear Mr. DiNenna:

Re: Z.A.C. Meeting, December 16, 1975
ITEM 114: Property Owner: Sebeco Federal Credit Union (Route 45)
Location: E/S of York Rd./164' S of Green Ridge Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception to approve the issuance of a permit for the use of the land in a DR 16 zone for business parking in accordance with Sec. 409.4.
No. of Acres: 0.5
District: 9th

The existing entrance from York Road must be closed with standard curb and sidewalk sections. The work is to be done under permit and bond from the State Highway Administration.

The plan must be revised to indicate detail of the closing.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyers
By: John E. Meyers

CL:JEM:vd

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

January 12, 1976

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #114, Zoning Advisory Committee Meeting, December 16, 1975, are as follows:

Property Owner: Sebeco Federal Credit Union
Location: E/S of York Rd. 164' S of Green Ridge Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception to approve the

issuance of a permit for the use of the land in a DR 16 zone for business parking in accordance with Sec. 409.4.

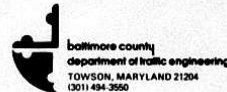
No. of Acres: 0.5
District: 9th

Metropolitan water and sewer are available.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

WMG:dls



STEPHEN E. COLLINS
DIRECTOR

January 8, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 114 - ZAC - December 16, 1975

Property Owner: Sebeco Federal Credit Union
Location: E/S of York Rd. 164' S of Green Ridge Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special exception to approve the issuance of a permit for the use of the land in a DR 16 zone for business parking in accordance with Sec. 409.4

No. of Acres: 0.5
District: 9th

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested special exception for parking in a residential zone.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc



WILLIAM D. FROMM
DIRECTOR

January 7, 1975

Mr. S. Eric DiNenna: Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #114, Zoning Advisory Committee Meeting, December 16, 1975, are as follows:

Property Owner: Sebeco Federal Credit Union
Location: E/S of York Road 164' S of Green Ridge Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception to approve the issuance of a permit for the use of the land in a D.R. 16 zone for business parking in accordance with Sec. 409.4
No. of Acres: 0.5
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

All 409.4 notes must be answered on the site plan. An overall plan should be submitted showing the existing site in relation to the proposed site.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 12, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: December 16, 1975

Re: Item 114
Property Owner: Sebeco Federal Credit Union
Location: E/S of York R. 164' S. of Green Ridge Rd.
Present Zoning: D.R. 16
Proposed Zoning: Special Exception to approve the issuance of a permit for the use of the land in a DR 16 zone for business parking in accordance with Sec. 409.4

District: 9th
No. Acres: 0.5

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WNP/mi

H. EMBLE PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MRS. ROBERT L. BERNY

MARCUS M. BOTSARIS
JOSEPH N. MCGOWAN
ALVIN LORECK
JOSHUA R. WHEELER, SUPERINTENDENT

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, V.M.D.
MRS. RICHARD K. QUERTEL

VALIATION OR SIGNATURE OF CARRIER