PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

#80-213-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

~~XXXXX~~Sebco Federal Credit Union legal owner~~s~~ 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~~XXXX

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

February 27, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Sebco Fereral Credit Union

Location: SE/C York Rd. & Greenridge Rd.

Item No: 149 Zoning Agenda: 1-29-80

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 or _____ 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 _____
EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 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 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

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

REVIEWER Capt. Joseph Kelly 2-27-80 Noted and Approved: George M Wiegand
Planning Group
Special Inspection Division
Fire Prevention Bureau

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3610

Ted Zaleski, Jr.
DIRECTOR

February 4, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #149 Zoning Advisory Committee Meeting, January 29, 1980 are as follows:

Property Owner: Sebco Feieral Credit Union
Location: S/E/C York Road & Greenridge Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception to allow expansion of offices and office building as originally granted by Case No. 71-12-XA (Item No. 196:1969-70)

Acres: 1.695
District: 9th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1976 Edition, State of Maryland Code for the Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin.

C. Additional _____ Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

I. No Comment.

X J. Comment: Compliance to the State Handicapped Code will require access to the structure, an elevator, toilet facilities, parking, etc.
NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent — Towson, Maryland — 21204

Date: January 24, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 29, 1980

RE: Item No: 144, 148, 149, 150
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 9, 1980

Messrs. T. Bayard Williams, Jr. and
John O. Hennegan
1301 Merritt Boulevard
Dundalk, Maryland 21222

RE: Petition for Special Exception
SE/corner of York and Greenridge
Roads - 9th Election District
Sebco Federal Credit Union -
Petitioner
NO. 80-213-X (Item No. 149)

Gentlemen:

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

Very truly yours,
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: Thomas L. Hennessey, Esquire
407 West Pennsylvania Avenue
Towson, Maryland 21204

S. Eric DiNenna, Esquire
Suite 205, Alex. Brown Building
102 West Pennsylvania Avenue
Towson, Maryland 21204

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

Stephen D. Langhoff, Esquire
Suite 801, First National Bank Building
Baltimore, Maryland 21202

Mr. & Mrs. George Seeds, Jr.
1209 York Road
Lutherville, Maryland 21093

David O. Brooks & Associates, Inc.
Registered Professional Land Surveyors
Real Estate Development Consultants

P. O. BOX 226
PHOENIX, MARYLAND 21131
(301) 667-0141

J. FINLEY RANSOME R.P.L.S.
PRESIDENT

SUCCESSORS TO
DAVID O. BROOKS R.P.L.S.
1898-1977
ROBERT W. NORRIS, R.P.L.S.
1939-1974

July 12, 1979

SEBCO Federal Credit Union
Zoning Description

ALL THAT piece or parcel of land situate lying and being in the Ninth Election District of Baltimore County, State of Maryland and described more particularly as follows to wit:

BEGINNING for the same at a point on the Easterly side of York Road, Maryland State Route 45 and in the bed of Greenridge Road, running thence and binding in the bed of said Greenridge Road North 61 degrees 17 minutes 00 seconds East 283.14 feet, thence leaving said Greenridge Road and binding on the outlines of the property of the petitioners herein the two following courses and distances South 21 degrees 43 minutes 00 seconds East 270.00 feet and South 68 degrees 17 minutes 00 seconds West 259.51 feet to the easterly side of the aforementioned York Road, thence running and binding on the easterly side of York Road by a line curving toward the right having a radius of 2797.79 feet for a distance of 271.14 feet the chord of said arc bearing North 26 degrees 43 minutes 36 seconds West 271.05 feet to the place of beginning.

CONTAINING 1.695 acres of land more or less.

THE COURSES in the above description are referred to the Baltimore County Metropolitan District Grid Meridian.

OFFICE COPY

1953-1978
SEBCO
25
YEARS
OF
SERVICE

SEBCO
federal credit union
GEORGE O. HANSEN, JR.
GENERAL MANAGER


1215 YORK ROAD
LUTHERVILLE, MARYLAND 21093
321-6060


1507 N. WILKENS AVENUE
BALTIMORE, MARYLAND 21228
242-5100


616 OLD EDMONDSON ROAD
BALTIMORE, MARYLAND 21228
788-6060

November 16, 1979

Mr. Jack Wimbley
Baltimore County Office
of Planning and Zoning
Towson, Maryland 21204

Re: SEBCO Federal Credit Union -
Premises located at 1215 York Road,
Lutherville, Maryland 21093

Dear Mr. Wimbley:

With regard to SEBCO's zoning request for drive-up window facilities, I would like to bring to your attention that, out of our approximately 17,000 membership, basically 96% of the transactions are generated as a result of SEBCO's payroll deduction plan established with the Baltimore County Department of Education for the benefit of our members. Fifty percent of the transactions over and above these payroll deduction transactions are made by mail. Peak activity in the Lutherville office will find no more than 12 members in our lobby at one time. Therefore, it is hard to visualize that the drive-up window facilities will need stacking beyond two to four cars.

You may question SEBCO's reason for even installing drive-up window facilities when statistics such as those outlined above are presented. However, in our planning, it was hoped that this service would be included from a public relations standpoint for the convenience of our members.

Very truly yours,
George O. Hansen, Jr.

GOH,Jr./d

OFFICE COPY

HOURS 9:00 to 5:00 daily; 9:00 to 7:30 Thursday during the school year

A FINANCIAL ORGANIZATION OWNED AND OPERATED EXCLUSIVELY BY AND FOR ITS MEMBERS

PETITION FOR SPECIAL EXCEPTION

9th District

ZONING: Petition for Special Exception

LOCATION: Southeast corner of York Road and Greenridge Road

DATE & TIME: Tuesday, April 22, 1980 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for the expansion of offices and office building from the previously granted Special Exception Case No. 71-12-XA and additional parking areas covered by Case No. 76-152-SPH

All that parcel of land in the Ninth District of Baltimore County

Being the property of Sebco Federal Credit Union, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, April 22, 1980 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

80-213

LAW OFFICES
Thomas L. Hennessey, P.A.

AREA CODE 301 823-7710

407 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

THOMAS L. HENNESSEY
LAWRENCE ANTHONY MELFA
ROBERT W. BAKER, JR.
JAMES D. O'CONNOR

RETURN MAIL ADDRESS
BOX NO. 5473
TOWSON, MARYLAND 21204

April 16, 1980

William E. Hammond, Esquire
Zoning Commissioner for Baltimore County
Baltimore County Office Building
Towson, Maryland 21204

Re: Case No. 80-213X
Sebco Federal Credit Union

Dear Mr. Hammond:

Enclosed herewith please find my Entry of Appearance as attorney for Mr. and Mrs. George Seeds, Jr., in the above-captioned matter.

Yours very truly,
Thomas L. Hennessey

TLH:sw
enc.

APR 16 1980
By

Po-931

S. Eric DiNenna
Attorney at Law
Suite 205 Alex. Brown Building
102 W. Pennsylvania Avenue
Towson, Maryland 21204
301 - 823-1630

April 24, 1980

The Honorable William E. Hammond,
Zoning Commissioner for Baltimore
County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petitioner No. 80-213X
Petitioner: SEBCO
My File No. 80-36

Dear Commissioner Hammond:

This letter is to confirm the entry of my appearance on behalf of Mr. Nicholas Mangione of 1205 York Road, Lutherville, Maryland 21093, as a participating observer in the above-entitled matter.

Please keep me informed of all future actions and developments in the matter. Thank you.

Very truly yours,

S. ERIC DiNENNA

SED:cm

cc: Thomas L. Hennessey, Esquire
cc: T. Bayard Williams, Jr., Esquire
cc: Mr. Nicholas Mangione

APR 25 '80 AM
By .....

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond, Zoning Commissioner — Date: March 28, 1980
FROM: John D. Seyffert, Director, Office of Planning and Zoning
SUBJECT: Petition No. 80-213-X Item 149

Petition for Special Exception
Southeast corner of York Road and Greenridge Road
Petitioner- Sebco Federal Credit Union

Ninth District

HEARING: Tuesday, April 22, 1980 (1:30 P.M.)

If granted it is requested that a detailed landscaping plan, approved by the Division of Current Planning and Development, be required.

John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ab

3/24/80

John O. Hennegan, Esquire
1301 Merritt Boulevard
Dundalk, Maryland 21222

NOTICE OF HEARING

RE: Petition for Special Exception - Southeast corner of York Road and Greenridge Road - Sebco Federal Credit Union - Case No. 80-213-X

TIME: 1:30 P.M.

DATE: Tuesday, April 22, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 10, 1980

John O. Hennegan, Esquire
1301 Merritt Blvd.
Dundalk, Maryland 21222

RE: Petition for Special Exception
SE/C York Rd & Greenridge Rd
Sebco Federal Credit Union
Case No. 80-213-X

Dear Mr. Hennegan:

This is to advise you that $63.38 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:ej

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map date	Wall Map by	Original date	Original by	Duplicate date	Duplicate by	Tracing date	Tracing by	200 Sheet date	200 Sheet by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: _____ Revised Plans: Change in outline or description ___Yes ___No
Previous case: _____ Map # _____

149

80-213-X

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9 Date of Posting 4/5/80
Posted for: Petition for Special Exception
Petitioner: Sebco Federal Credit Union
Location of property: SE/C York Rd & Greenridge Rd.
Location of Signs: ① York Rd entrance ; ② Greenridge Rd. entrance
Remarks:
Posted by Glenn Culbertson (Signature) Date of return: 4/10/80

2 signs

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map date	Wall Map by	Original date	Original by	Duplicate date	Duplicate by	Tracing date	Tracing by	200 Sheet date	200 Sheet by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: _____ Revised Plans: Change in outline or description ___Yes ___No
Previous case: 71-12XA Map # _____

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 17 day of Jan, 1980.*
Filing Fee $ 50.00 Received: ✓ Check ___ Cash ___ Other

William E. Hammond, Zoning Commissioner

Petitioner Sebco Federal Credit Union Submitted by Hennegan
Petitioner's Attorney John O. Hennegan Reviewed by

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION FOR SPECIAL EXCEPTION
9th DIST. ZC

ZONING: Petition for Special Exception
LOCATION: Southeast corner of York Road and Greenridge Road
DATE & TIME: Tuesday, April 22, 1980 at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for the expansion of offices and office building from the previously granted Special Exception Case No. 71-12-XA and additional parking areas covered by Case No. 76-152-SPH.

All that parcel of land in the Ninth District of Baltimore County

Beginning for the same at a point on the Easterly side of York Road, Maryland State Route 45 and in the bed of Greenridge Road, running thence and binding in the bed of said Greenridge Road North 68 degrees 17 minutes 00 seconds East 263.17 feet, thence leaving said Greenridge Road and binding on the outlines of the property of the petitioners herein the two following courses and distances South 21 degrees 43 minutes 00 seconds East 270.00 feet and South 68 degrees 17 minutes 00 seconds West 258.41 feet to the easterly side of the aforementioned York Road, thence running and binding on the easterly side of York Road by a line curving toward the right having a radius of 2799.79 feet for a distance of 271.14 feet the chord of said arc bearing North 26 degrees 48 minutes 36 seconds West 271.08 feet to the place of beginning.

Containing 1.686 acres of land, more or less

Being the property of Sebco Federal Credit Union, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, April 22, 1980 at 1:30 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of:
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County

April 3.

DUPLICATE

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 3, 1980

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 a week~~ one time ~~successive weeks~~ before the 22nd day of April, 1980, the first publication appearing on the 3rd day of April 1980.

THE JEFFERSONIAN,
A. Frank Stanley
Manager.

Cost of Advertisement, $ V453

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 089614

DATE June 26, 1980 ACCOUNT 01-662
AMOUNT $63.38
RECEIVED FROM Sebco Federal Credit Union
FOR Advertising and Posting for Case No. 80-213-X

63.38

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 086351

DATE March 24, 1980 ACCOUNT 01-662
AMOUNT $50.00
RECEIVED FROM John O. Hennegan, Esquire
FOR Filing Fee for Case No. 80-213-X

50.00

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL EXCEPTION
9th District

Zoning: Petition for Special Exception
Location: Southeast corner of York road and Greenridge road
Date & Time: Tuesday, April 22, 1980 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Room 106, County Office Building, 111 W. Chesapeake avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for the expansion of offices and office building from the previously granted Special Exception Case No. 71-12-XA and additional parking areas covered by Case No. 76-152-SPH.

All that parcel of land in the Ninth District of Baltimore County.

BEGINNING for the same at a point on the Easterly side of York road, Maryland State Route 45 and in the bed of Greenridge road, running thence and binding in the bed of said Greenridge road North 68 degree 17 minutes 00 seconds East 263.1 feet, thence leaving said Greenridge road and binding on the outlines of the property of the petitioners herein the two following courses and distance South 21 degrees 43 minutes 00 seconds East 270.00 feet and south 68 degree 17 minutes 00 seconds West 258.41 feet to the east, by side of the aforementioned York road, thence running and binding on the easterly side of York road by a line curving toward the right having a radius of 2799.79 feet for a distance of 271.14 feet and chord of said arc bearing north 26 degree 48 minutes 36 seconds west 271.08 feet to the place of beginning.

Containing 1.693 acres of land more or less.

Being the property of Sebco Federal Credit Union, as shown on plat plan filed with the Zoning Department.

Hearing Date:
TUESDAY, APRIL 22, 1980
AT 1:30 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake avenue, Towson, Maryland.

BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

The Essex Times

Essex, Md., April 3 19 80

This is to Certify, That the annexed Petition

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of One successive weeks before the 3rd day of April, 19 80

Publisher.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 091797

DATE October 15, 1980 ACCOUNT 01-662
AMOUNT $80.00
RECEIVED FROM John W. Hessian, III, Esquire
FOR Filing Fee for Appeal of Case No. 80-213-X

80.00

VALIDATION OR SIGNATURE OF CASHIER

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of September, 1980, that the herein Petition for Special Exception to expand the existing office building and offices from the previously granted Case No. 71-12-XA, for continued use as a credit union and supporting offices, and to provide additional parking areas from the previously granted Case No. 76-152-SPH, all in accordance with the site plan prepared by Chesapeake Consultants, Inc., dated December 4, 1979, and marked Petitioner's Exhibit 2, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. No additional lease(s) shall be executed to provide use of any parking spaces by other than the patrons of the credit union or its tenants.
2. The leasing of space in the proposed addition shall not exceed 5,000 square feet.
3. All outdoor lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity, in order to minimize illumination beyond the subject property.
4. Approval of said site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

Zoning Commissioner of
Baltimore County

---

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

March 3, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 149	- ZAC - January 29, 1980
Property Owner:	Sebco Federal Credit Union
Location:	SE/C York Rd. & Greenridge Rd.
Existing Zoning:	D.R. 16
Proposed Zoning:	Special Exception to allow expansion of offices and office building as originally granted by Case No. 71-12-XA (Item No. 196; 1969-70)
Acres:	1.695
District:	9th

Dear Mr. Hammond:

The proposed Special Exception for the expansion of an office building can be expected to generate 220 additional trips per day.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

MSF/hmd

Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary

M. S. Caltrider
Administrator

February 4, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Jan. 29, 1980
ITEM: 149.
Property Owner: Sebco Federal Credit Union
Location: SE/C York Rd. (Route 45) & Greenridge Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception to allow expansion of offices and office building as originally granted by Case No. 71-12-XA (Item No. 196; 1969-70)
Acres: 1.695
District: 9th

Dear Mr. Hammond:

The plan indicates a redesign of the existing entrance from York Road, however, the plan fails to indicate a storm drain inlet immediately adjacent to the north side of the existing entrance. The plan must indicate the inlet and note that it is to be relocated. The lanes of the entrance, as proposed, must have a minimum width of 17'.

The plan must be revised prior to the hearing.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

CL:JEM:vrd

My telephone number is (301) 383-4320

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

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

March 24, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 149, Zoning Advisory Committee meeting of January 29, 1980, are as follows:

Property Owner:	Sebco Federal Credit Union
Location:	SE/C York Road & Greenridge Road
Existing Zoning:	D.R. 16
Proposed Zoning:	Special Exception to allow expansion of offices and office building as originally granted by Case No. 71-12-XA (Item No. 196; 1969-70)
Acres:	1.695
District:	9

Metropolitan water and sewer are available.

Prior to new installation/s of fuel burning equipment the owner should contact the division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL

IJF/ew

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

February 27, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Sebco Fereral Credit Union

Location: SE/C York Rd. & Greenridge Rd.

Item No: 149 Zoning Agenda: 1-29-80

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 or _____ 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 _____
EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 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 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

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

REVIEWER: Paul H. Reincke 2-27-80 Noted and Approved: George M. Hoegandt
Planning Group
Special Inspection Division
Fire Prevention Bureau

---

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3610

Ted Zaleski, Jr.
DIRECTOR

February 4, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #149 Zoning Advisory Committee Meeting, January 29, 1980 are as follows:

Property Owner: Sebco Federal Credit Union
Location: S/S/C York Road & Greenridge Road
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Proposed Zoning: Special Exception to allow expansion of offices and office building as originally granted by Case No. 71-12-XA (Item No. 196;1969-70)

Acres: 1.695
District: 9th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition, State of Maryland Code for the Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin.

C. Additional _____ Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

I. No Comment.

X J. Comment: Compliance to the State Handicapped Code will require access to the structure, an elevator, toilet facilities, parking, etc.
NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

Charles E. Burnham, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent — Towson, Maryland — 21204

Date: January 24, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 29, 1980

RE: Item No: 144, 148, 149, 150
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

RE: PETITION FOR SPECIAL EXCEPTION
SE corner of York and Greenridge Roads, 9th District
SEBCO FEDERAL CREDIT UNION, Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 80-213-X

ORDER FOR APPEAL

Mr. Commissioner:

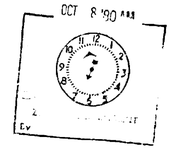
Please note an appeal from your decision in the above-entitled matter, under date of September 9, 1980, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

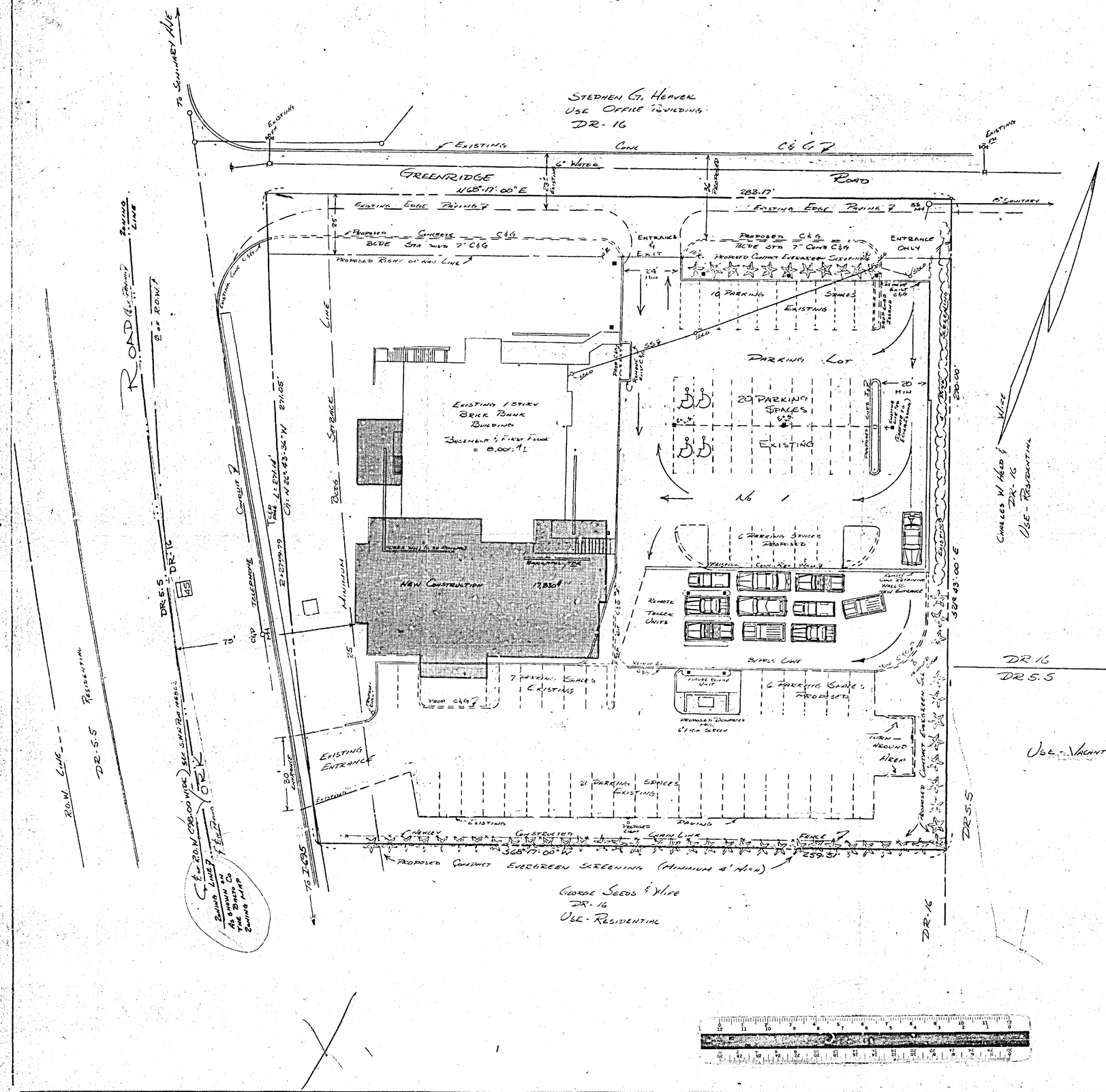
Peter Max Zimmerman
Deputy People's Counsel

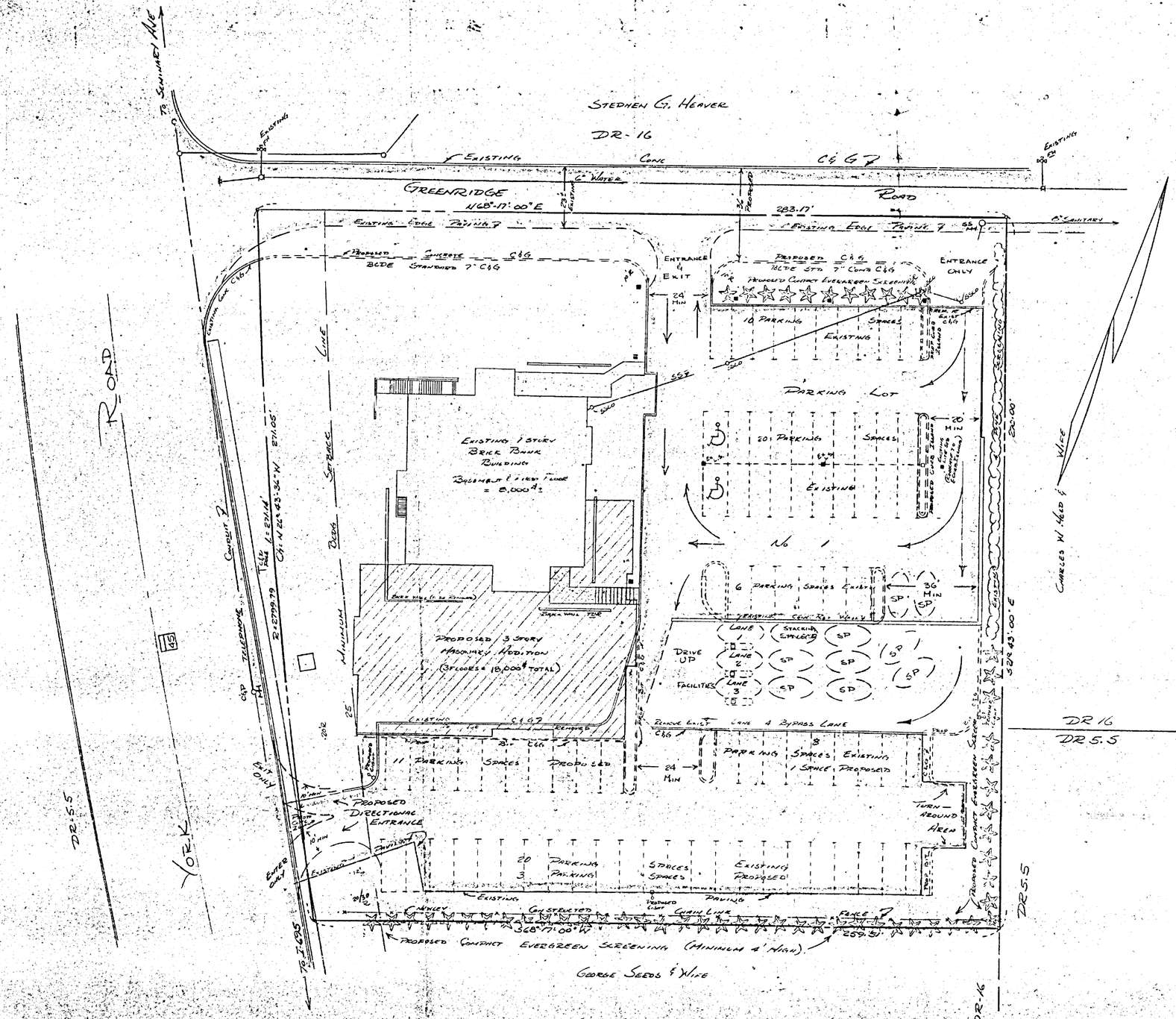
John W. Hessian, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

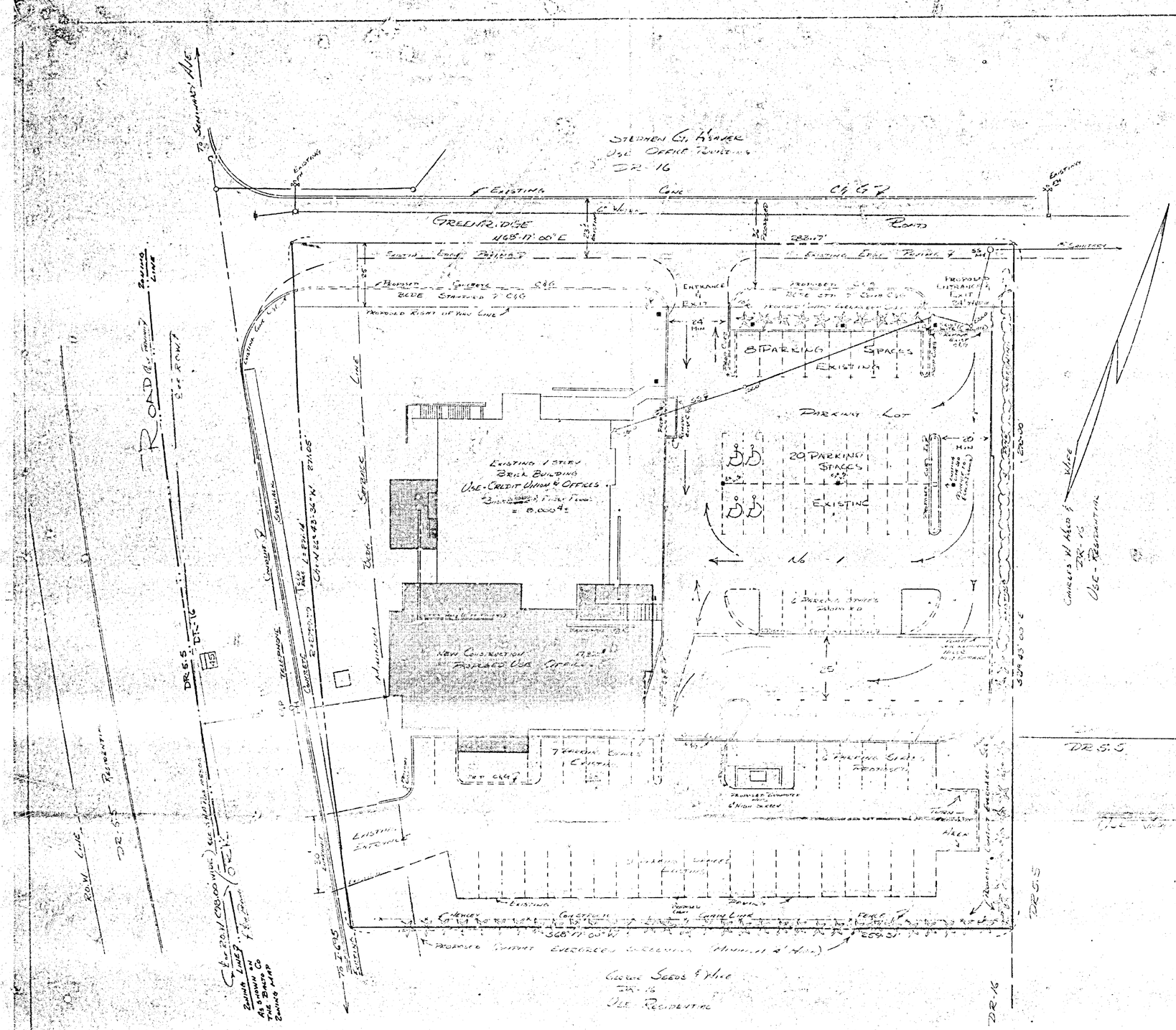
I HEREBY CERTIFY that on this 8th day of October, 1980, a copy of the aforegoing Order for Appeal was mailed to Messrs. T. Bayard Williams, Jr. and John O. Hennegan, 1301 Merritt Boulevard, Dundalk, Maryland 21222; Thomas L. Hennessey, Esquire, 407 West Pennsylvania Avenue, Towson, Maryland 21204; S. Eric DiNenna, Esquire, Suite 205, Alex. Brown Building, 102 West Pennsylvania Avenue, Towson, Maryland 21204; Stephen D. Langhoff, Esquire, Suite 801, First National Bank Building, Baltimore, Maryland 21202; and Mr. and Mrs. George Seeds, Jr., 1209 York Road, Lutherville, Maryland 21093.

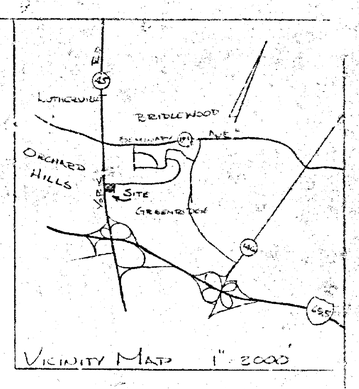
Peter Max Zimmerman




STEPHEN G. HEAVER
USE OFFICE BUILDING
DR-16
TO SCHAEFER AVE
EXISTING
C & G D
GREENRIDGE
ROAD
N68°-17'-00"E
283.17'
EXISTING EDGE PAVING
PROPOSED CONCRETE C&G
PROPOSED RIGHT OF WAY LINE
ENTRANCE & EXIT
ENTRANCE ONLY
PROPOSED CURBY EVERGREEN SCREENING
19 PARKING SPACES EXISTING
PARKING LOT
EXISTING 1 STORY BRICK BANK BUILDING
BASEMENT & FIRST FLOOR = 8,000 SQ FT
20 PARKING SPACES EXISTING
20' MIN
6 PARKING SPACES PROPOSED
REMOTE TRAILER UNITS
NEW CONSTRUCTION 12,826 SQ FT
7 PARKING SPACES EXISTING
6 PARKING SPACES PROPOSED
BUILDING LINE
SETBACK LINE
DR-16
DR-5.5
RESIDENTIAL
21 PARKING SPACES EXISTING
EXISTING ENTRANCE
TURN-AROUND AREA
EXISTING CONSTRUCTED CURBING
PROPOSED CONCRETE CURB
CHAIN LINK FENCE
S68°-17'-00"W
259.5'
PROPOSED COMPACT EVERGREEN SCREENING (MINIMUM 4' HIGH)
GEORGE SEEDS & WIFE
DR-16
USE - RESIDENTIAL
CHARLES W. HEAD & WIFE
DR-16
USE - RESIDENTIAL
329°43'00"E
290.00'
R/W LINE
EXISTING CONCRETE C&G
EXISTING CONDUIT
TELEPHONE
C&P TELEPHONE
R=12,394.79
L=1,695'
S21°-43'-34"W 871.05'
EXISTING EDGE PAVING
DR-5.5
RESIDENTIAL
DR-16
70'
25'
30' ENTRANCE
SEE SHEET FOR DETAILS
EXISTING
EXISTING
EXISTING


To Seminary Ave
Stephen G. Heaver
DR-16
Existing
Conc
C&G
Existing
Greenridge
Road
N68°-17'-00"E
283.17'
6" Water
8" Sanitary
Existing Edge Pavement
Proposed Concrete C&G
Entrance & Exit
Entrance Only
Proposed C&G Inlets Str. 7" Curb C&G
Planted Compact Evergreen Screening
24' Min
10 Parking Spaces Existing
Parking Lot
Existing 1 Story Brick Bank Building
Basement & 1st Floor = 8,000 ± S.F.
Existing
20' Min
20 Parking Spaces
No 1
6 Parking Spaces Existing
36' Min
Drive Up Facilities
Lane 1 Stacking Spaces
Lane 2
Lane 3
Lane 4 Bypass Lane
Remove Existing C&G
Proposed 3 Story Masonry Addition (3 Floors = 18,000 ± Total)
Existing C&G To Remain
11 Parking Spaces Proposed
3 Parking Spaces Existing
1 Space Proposed
Turn-around Area
20 Parking Spaces Existing
3 Parking Spaces Proposed
Existing Paving
Proposed Directional Entrance
Exit Only
Enter Only
Curb Line
Existing Pavement
Proposed Compact Evergreen Screening (Minimum 4' High)
S68°-17'-00"W
259.5'
George Seeds & Wife
Charles W. Held & Wife
S29°-43'-00"E
220.00'
Proposed Compact Evergreen Screening
Existing Edge Pavement
Existing Curb Cut
Existing Guard Rail
Concrete Curb
Asphalt Pavement
Existing Telephone Pole
Existing Fire Hydrant
Existing Gas Valve
Existing Water Valve
Existing Sign
Existing Light Standard
Proposed Light Standard
Conduit
Bldg. Setback Line
Retaining Wall
Existing Contour
Proposed Contour
Existing Spot Elevation
Proposed Spot Elevation
Existing Tree
Proposed Tree
Existing Shrub
Proposed Shrub
Existing Bush
Proposed Bush
Existing Rock
Proposed Rock
Existing Boulder
Proposed Boulder
Existing Stump
Proposed Stump
Existing Log
Proposed Log
Existing Fence
Proposed Fence
Existing Wall
Proposed Wall
Existing Steps
Proposed Steps
Existing Ramp
Proposed Ramp
Existing Curb
Proposed Curb
Existing Gutter
Proposed Gutter
Existing Drainage
Proposed Drainage
Existing Utility
Proposed Utility
Existing Overhead Wire
Proposed Overhead Wire
Existing Underground Wire
Proposed Underground Wire
Existing Pole
Proposed Pole
Existing Guy Wire
Proposed Guy Wire
Existing Anchor
Proposed Anchor
Existing Transformer
Proposed Transformer
Existing Meter
Proposed Meter
Existing Valve
Proposed Valve
Existing Hydrant
Proposed Hydrant
Existing Sign
Proposed Sign
Existing Light
Proposed Light
Existing Telephone
Proposed Telephone
Existing Mailbox
Proposed Mailbox
Existing Newspaper Box
Proposed Newspaper Box
Existing Flagpole
Proposed Flagpole
Existing Basketball Hoop
Proposed Basketball Hoop
Existing Swing Set
Proposed Swing Set
Existing Sandbox
Proposed Sandbox
Existing Picnic Table
Proposed Picnic Table
Existing Barbecue
Proposed Barbecue
Existing Fire Pit
Proposed Fire Pit
Existing Bench
Proposed Bench
Existing Trash Can
Proposed Trash Can
Existing Recycling Bin
Proposed Recycling Bin
Existing Bicycle Rack
Proposed Bicycle Rack





GENERAL NOTES

PROPOSED ADDITION SITE PLAN
SERCO FEDERAL CREDIT UNION

9TH ELECTION DISTRICT — BALTIMORE CO.
SCALE 1" = 20' — JULY 25, 1979

NOTES:

EXISTING ZONING — DR 16
PROPOSED ZONING — NO CHANGE

① PARKING SPACES:

EXISTING BLDG.
1ST FLR. 4,000 ÷ 300 = 13 SPACES REQ'D
BSMT 4,000 ÷ 500 = 8 SPACES REQ'D
PROPOSED ADDITION
1ST FLR. 6,000 ÷ 300 = 20 SPACES REQ'D
2ND & 3RD FLR 12,000 ÷ 500 = 24 SPACES REQ'D
TOTAL — 65 SPACES REQ'D

PARKING PROVIDED
EXISTING — 56 SPACES
PROPOSED — 21 SPACES
* TOTAL PROVIDED — 77 SPACES
(4 SPACES PROVIDED FOR HANDICAPPED)

② PROVIDE EVERGREEN SCREENING ALONG PERIMETER AS SHOWN. SCREENING MINIMUM 6' HIGH.

③ PROVIDE LIGHTING FOR PARKING AS SHOWN. LIGHTING POLES 15' HIGH, LIGHTING TO BE LOW PRESSURE SODIUM.
RECOMMENDED STYLE: TC 1101 255 SOX MANUFACTURED BY TRIMBLEHOUSE CORPORATION VERSAILLES, KENTUCKY OR SIMILAR

■ DENOTES EXISTING LIGHT STANDARD
⊙ DENOTES PROPOSED LIGHT STANDARD

APR 18 '80 AM

APR. 17, 1980 ALAND BRO. CO.
FEB. 18, 1980 AS PER SERCO
AMENDMENTS: DEC. 4, 1979 - AS PER BALTO. CO.

CHESAPEAKE CONSULTANTS INC.
REGISTERED LAND SURVEYORS
REAL ESTATE DEVELOPMENT CONSULTANTS
SERCO SITE PLAN
TIMONIUM MARYLAND

FILE No. 913-004

THIS DOCUMENT IS PHOTOGRAPHED AS RECEIVED. ITS CONTRAST OR CONDITION IS BELOW MICROFILM REPRODUCTION STANDARDS AND CANNOT BE IMPROVED UPON.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
SE corner of York and Greenridge Roads, 9th District : OF BALTIMORE COUNTY
SEBCO FEDERAL CREDIT UNION, Petitioner : Case No. 80-213-X

:::::::

ORDER

Upon the foregoing Motion by the People's Counsel for Baltimore County, the Board having noted that there are no other Appellants of record in said case, it is, this 20th day of January, 1981, by the County Board of Appeals for Baltimore County,

ORDERED that the aforegoing appeal of the People's Counsel for Baltimore County herein be and it is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

William T. Hackett

Patricia Millhouser

ZONING VIOLATION INSPECTION RECORD

Date: 9/11/79 | Inspector: [illegible] | No. C-80-135
Zoning: D.R.16 | Location: 1215 York Rd. (Parking Lot S. side)
District: 9th | Int./Landmark: Baker Highland Dunkirk Towne
Source: In-Person ☐ Letter ☒ Pick-Up ☐ | Structure: Apartment ☐ Dwelling ☐ Other ☒ Parking Lot

( ) Complaintant: Mr. & Mrs. Thomas Kennessey | Phone: 825-0633
Address: 1207 Glen Rd. Lutherville, Md. 21093
( ) Attorney: Thomas L. Hennessey | Phone: 825-7210
Address: 407 W. Pennsylvania Ave. Towson, Md. 21204
( ) Occupant: Parking Lot - South Side | Phone:
Address: "
( ) Owner: SEBCO Federal Credit Union | Phone: 321-6060
Address: 1215 York Road (George Hansen-Gen'l Mgr.) Lutherville, Md. 21093
( ) Attorney: [illegible] John Hennessey | Phone: 823-7210
Address: [illegible] 1301 Merritt Blvd. 21222

DETAILS OF COMPLAINT:
Non-Compliance w/Spec. Exception & site plan
(20 Parking Spaces Approved on 11/26/75).

INSPECTOR'S REPORT

INITIAL INSPECTION | Day: Tues. | Date: 9/11/79 | Time: 12:10
Probable Violation: Yes ☑ No ☐ Section(s): 1801.1B, 1802.1, 409.4, 409.6
Non-Conforming Use Claimed: Yes ☐ No ☐ Year:
First approved site plan calls for 40 parking spaces in lieu of 20 as per Special Exception Granted. Field observation indicates approximately 20 spaces in use. Owner was notified on 9/11/79 by letter of 48 hours of retained counsel and was to advise of violation.
Send ☐ Day Card ☐ Correction: parking spaces(20) Photos: 6

RE-INSPECTION | Day: | Date: | Time:
Since the approved revised site plan exceeds the number of parking spaces indicated during the spec. exception clarification
Close Case ( ) ☒ Issued
Set for Hearing ☐ No. Photos:

RE-INSPECTION | Day: Tuesday | Date: 11/11/79 | Time: 10:10
No change from the initial inspection on 9/11/79

No. Photos: 0

RE-INSPECTION | Day: | Date: | Time:

No. Photos:

SUMMONS ☑

Inspector

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
SE corner of York and Greenridge Roads, 9th District : OF BALTIMORE COUNTY
SEBCO FEDERAL CREDIT UNION, Petitioner : Case No. 80-213-X

:::::::

MOTION FOR DISMISSAL

To the Honorable, Members of Said Board:

The People's Counsel for Baltimore County, having noted the recent passage of the office zoning legislation and the enactment of the 1980 Comprehensive Zoning Map by the County Council for Baltimore County, has concluded that there is no further need to prosecute this appeal.

WHEREFORE, it is respectfully requested that the Board by its appropriate Order dismiss said Appeal.

AND AS IN DUTY BOUND, etc.,

RECEIVED BALTIMORE COUNTY JAN 16 2 13 PM '81 COUNTY BOARD OF APPEALS

John W. Hessian, III
People's Counsel for Baltimore County

Peter Max Zimmerman
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 16th day of January, 1981, a copy of the aforegoing Motion for Dismissal and proposed Order was mailed to Messrs. T. Bayard Williams, Jr. and John O. Hennegan, 1301 Merritt Boulevard, Dundalk, Maryland 21222; Thomas L. Hennessey, Esquire, 407 West Pennsylvania Avenue, Towson, Maryland 21204; S. Eric DiNenna, Esquire, Suite 205, Alex. Brown Building, 102 West Pennsylvania Avenue, Towson, Maryland 21204; Stephen D. Langhoff, Esquire, Suite 801, First National Bank Building, Baltimore, Maryland 21202; and Mr. and Mrs. George Seeds, Jr., 1209 York Road, Lutherville, Maryland 21093.

John W. Hessian, III

ALLEGED ZONING VIOLATION

DATE: SEPTEMBER 4, 1979

CASE NO. C - 80-135

LOCATION: 1215 YORK ROAD

DEAR MR. HENNESSEY :

PLEASE BE ADVISED THAT YOUR COMPLAINT, INVOLVING THE ABOVE REFERENCED PROPERTY, HAS BEEN RECEIVED BY THIS OFFICE. AN INSPECTOR HAS BEEN ASSIGNED AND WILL VISIT THE LOCATION AS SOON AS POSSIBLE. YOU WILL ADDITIONALLY BE ADVISED OF ALL FURTHER DEVELOPMENTS IN OUR INVESTIGATION. SHOULD THIS MATTER BE SCHEDULED FOR A VIOLATION HEARING, YOU WILL BE DULY SUMMONED.

ZONING ENFORCEMENT SECTION TELEPHONE: 494-3351

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
SE corner of York and Greenridge Roads, 9th District : OF BALTIMORE COUNTY
SEBCO FEDERAL CREDIT UNION, Petitioner : Case No. 80-213-X

:::::::

ORDER

Upon the foregoing Motion by the People's Counsel for Baltimore County, the Board having noted that there are no other Appellants of record in said case, it is, this 20th day of January, 1981, by the County Board of Appeals for Baltimore County,

ORDERED that the aforegoing appeal of the People's Counsel for Baltimore County herein be and it is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

William T. Hackett

Patricia Millhouser

ZONING ENFORCEMENT SECTION TELEPHONE: 494-3351

* * * * * CORRECTION NOTICE FOR ALLEGED ZONING VIOLATION * * * * *

CASE NUMBER C - 80-135 ELECTION DISTRICT: 9TH
LOCATION: 1215 YORK RD (PARKING LOT S. SIDE SEE DA PLAT)
DEAR MR GEORGE HANSEN-GEN'L MGR.
SEBCO FEDERAL CREDIT UNION).

PLEASE BE ADVISED THAT AN INSPECTION OF THE ABOVE REFERENCED LOCATION REVEALED:

☐ THERE WAS NO VIOLATION OBSERVED AND THE CASE WILL BE CLOSED.

☑ THERE IS AN APPARENT VIOLATION AND THE FOLLOWING CORRECTION IS REQUIRED: MUST COMPLY WITH ALL DETAILS ON THE APPROVED SITE PLAN RECEIVED 6/2/80, SUCH AS: SEPARATING EXIST. ENTRANCE/EXIT FROM THE PARKING SPACES FROM 407 TO 409 AS NOTED FOR SPECIAL HEARING CASE #80-213-X PROVISION OF SIDE LOT AS A REMOTE PARKING LOT

COMPLIANCE MUST BE ATTAINED BY: 12/1/79

☐ COMPLIANCE HAS NOT BEEN ATTAINED AND THE MATTER WILL BE SCHEDULED FOR A VIOLATION HEARING.

☐ COMPLIANCE HAS BEEN ATTAINED AND THE CASE WILL BE CLOSED.

INSPECTOR: ERDMAN DATE: 9/16/80

(✓) DEFENDANT COPY ( ) COMPLAINANT COPY

COPY TO THOMAS HENNESSEY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
SE corner of York and Greenridge Roads, 9th District : OF BALTIMORE COUNTY
SEBCO FEDERAL CREDIT UNION, Petitioner : Case No. 80-213-X

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MOTION FOR DISMISSAL

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WHEREFORE, it is respectfully requested that the Board by its appropriate Order dismiss said Appeal.

AND AS IN DUTY BOUND, etc.,

RECEIVED BALTIMORE COUNTY JAN 16 2 13 PM '81 COUNTY BOARD OF APPEALS

John W. Hessian, III
People's Counsel for Baltimore County

Peter Max Zimmerman
Rm. 223, Court House
Towson, Maryland 21204
494-2188

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John W. Hessian, III

ZONING VIOLATION INSPECTION RECORD

Date: 9/11/79 | Inspector: [illegible] | No. C-80-135
Zoning: D.R.16 | Location: 1215 York Rd. (Parking Lot S. side)
District: 9th | Int./Landmark: Baker Highland Dunkirk Towne
Source: In-Person ☐ Letter ☒ Pick-Up ☐ | Structure: Apartment ☐ Dwelling ☐ Other ☒ Parking Lot

( ) Complaintant: Mr. & Mrs. Thomas Kennessey | Phone: 825-0633
Address: 1207 Glen Rd. Lutherville, Md. 21093
( ) Attorney: Thomas L. Hennessey | Phone: 825-7210
Address: 407 W. Pennsylvania Ave. Towson, Md. 21204
( ) Occupant: Parking Lot - South Side | Phone:
Address: "
( ) Owner: SEBCO Federal Credit Union | Phone: 321-6060
Address: 1215 York Road (George Hansen-Gen'l Mgr.) Lutherville, Md. 21093
( ) Attorney: Thomas L. Hennessey | Phone: 823-7210
Address: 407 W. Pa. Ave. Towson, Md. 21204

DETAILS OF COMPLAINT:
Non-Compliance w/Spec. Exception & site plan
(20 Parking Spaces Approved on 11/26/75).

INSPECTOR'S REPORT

INITIAL INSPECTION | Day: Tues. | Date: 9/11/79 | Time: 12:10
Probable Violation: Yes ☑ No ☐ Section(s): 1801.1B, 1802.1, 409.4, 409.6
Non-Conforming Use Claimed: Yes ☐ No ☐ Year:
First approved site plan calls for 40 parking spaces in lieu of 20 as per Special Exception Granted. Field observation indicates approximately 20 spaces in use. Owner was notified on 9/11/79 by letter of 48 hours of retained counsel and was to advise of violation.
Send ☐ Day Card ☐ Correction: parking spaces(20) Photos: 6

RE-INSPECTION | Day: | Date: | Time:
Since the approved revised site plan exceeds the number of parking spaces indicated during the spec. exception clarification
Close Case ( ) ☒ Issued
Set for Hearing ☐ No. Photos:

RE-INSPECTION | Day: | Date: | Time:

No. Photos:

SUMMONS ☑

Inspector

SPECIAL EXCEPTION PETITION * BEFORE THE
RE: SEBCO FEDERAL CREDIT UNION * ZONING COMMISSIONER OF
Case No. 80-213X * BALTIMORE COUNTY
* * * * * * * * * * *

ENTRY OF APPEARANCE

Mr. Commissioner:

Please enter the appearance of Thomas L. Hennessey, P. A., and Thomas L. Hennessey, as attorneys for the Protestants, George Seeds, Jr., and Mary Ellen Seeds, in the above-entitled case.

Would you please notify me of all hearing dates and provide me with copies of all papers filed.

THOMAS L. HENNESSEY, P. A.

By: Thomas L. Hennessey
407 West Pennsylvania Avenue
Towson, Maryland 21204
823-7710

MAIL CERTIFICATION

I HEREBY CERTIFY that a copy of the aforegoing Entry of Appearance was mailed, postage prepaid, this 16th day of April, 1980, to T. Bayard Williams, Jr., Esquire, and John O. Hennegan, Esquire, 1301 Merritt Boulevard, Dundalk, Maryland 21222, Attorneys for Petitioner.

Thomas L. Hennessey

LAW OFFICES OF
THOMAS L. HENNESSEY, P.A.
TOWSON, MD. 21204

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
SE corner of York Rd. and
Greenridge Rd., 9th District : OF BALTIMORE COUNTY

SEBCO FEDERAL CREDIT UNION, : Case No. 80-213-X
Petitioner

:::::::

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.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 2nd day of April, 1980, a copy of the aforegoing Order was mailed to T. Bayard Williams, Jr., Esquire and John O. Hennegan, Esquire, 1301 Merritt Boulevard, Dundalk, Maryland 21222, Attorneys for Petitioner.

John W. Hessian, III

Zoning Department
Page Two
August 29, 1979

6. There are no hour restrictions stated on the signs to the entrance to this lot. Conversely, the signs to the entrance to the lot directly to the rear of the Sebco Building state that they are for the use of patrons and employees while transacting business in the Sebco Credit Union.

I would appreciate your immediate investigation of this matter and if the violations are found, appropriate action should be taken immediately.

Yours very truly,

Thomas L. Hennessey

TLH:sw

cc: Mr. and Mrs. George Seeds, Jr.

4/19/1953

AREA CODE 301 823-7710

LAW OFFICES
Thomas L. Hennessey, P.A.

THOMAS L. HENNESSEY
LAWRENCE ANTHONY MELFA
ROBERT W. BAKER, JR.
JAMES O. O'CONNOR

407 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(MAIL ADDRESS
BOX 5473
TOWSON, MARYLAND 21204)

August 29, 1979

RECEIVED
AUG 30 '79
ZONING DEPARTMENT

Zoning Department
Zoning Enforcement Division
Baltimore County
Towson, Maryland 21204

Re: Sebco Federal Credit Union
Proceeding No. 76-152SPH

Gentlemen:

I represent Mr. and Mrs. George Seeds who are the adjacent property owners to an area on York Road as developed recently by Sebco Federal Credit Union. This piece of land was the subject matter of a proceeding as captioned above and an order signed on March 10, 1976. In our opinion, the land has been developed contrary to the permissions granted. I submit to you for your consideration the following facts:

1. There are 47 parking spaces instead of the 20 spaces shown on the revised site plan of February 3, 1976.

2. The spaces are being used as a rental project for 1205 York Road building. The signs at both entrances state that the parking is reserved and that violators will be towed away. A lady who was getting into her car on the lot told my office that the lot is used as a rental lot for the businesses at 1205 York Road. She stated that her business pays approximately $30 a month for a space. Many of the spaces are marked MACPA/GLA which is the Maryland Association of Certified Public Accountants located in the 1205 York Road Building.

3. There is no four-foot fence around the property nor is there any evergreen screening as per the order of March 10, 1976.

4. The order of March 10, 1976 requires that all drainage be towards York Road. There was no evidence of drainage pipes seen on a previous visit but the entire parking lot slopes away from York Road and the extreme rear of the lot slopes towards the Seeds' property.

5. The lot has both an entrance and an exit directly on York Road.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 24, 1979

Thomas L. Hennessey, Esquire
Box No. 5473
Towson, Maryland 21204

RE: 1215 York Road
Case No. 80-152-V

Dear Mr. Hennessey:

Please be advised that the above captioned matter has been scheduled for a violation hearing on Monday, October 15, 1979 at 9:30 a.m. _____, in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204.

Also, please note that no postponements will be granted without good and sufficient reasons. All requests for postponements must be in writing. Absolutely no postponements will be granted within seven (7) days of the scheduled hearing date.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:eoh

cc: John O. Hennegan, Esquire
1301 Merritt Boulevard
Dundalk, Maryland 21222

File

OFFICE OF THE
ZONING COMMISSIONER
494-3351

SUMMONS

ISSUED TO: _____
ADDRESS: _____

TO APPEAR AND TESTIFY IN THE MATTER OF AN ALLEGED ZONING VIOLATION LOCATED AT:

INVOLVING SECTION(S): _____

CASE NO. C- _____ HEARING DATE: _____
HEARING TIME: _____ A.M./P.M.
ROOM 106, BALTO. CO. OFFICE BUILDING

BE PROMPT IN YOUR ATTENDANCE, OTHERWISE YOU WILL BE ATTACHED

ISSUED BY: _____ DATE: _____

79-247
7/18/79
to 8/1/79

PHONE: 282-3450 - AREA CODE 301

Law Offices
T. Bayard Williams, Jr.

SEVERN E. LANIER
ROBERT E. JOY
CHRISTIAN M. KAHL
JOHN GWEN HENNEGAN
JOSEPH RIEL

202 Patapsco Federal Building - 1301 Merritt Boulevard
Dundalk, Maryland 21222

September 25, 1979

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office
of Planning and Zoning
Towson, Maryland 21204

Re: 1215 York Road
Case No. 80-152-V

Dear Mr. Hammond:

I have been advised that a hearing is scheduled on the above captioned matter for October 15, 1979, at 9:30 a.m. I have had scheduled previously hereto a criminal case for October 15 at 9:00 a.m. in the Dundalk District Court; and in addition, I have a civil case scheduled for October 15 at 9:00 a.m. in the Essex District Court.

Would you please be so kind as to reschedule the hearing in the above captioned matter to the afternoon docket. Any consideration you may give me would be very much appreciated.

Very truly yours,

John O. Hennegan

JOH:dr

SEP 27 '79 PM

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 27, 1979

John O. Hennegan, Esquire
202 Patapsco Federal Building
1301 Merritt Boulevard
Dundalk, Maryland 21222

RE: 1215 York Road
Case No. 80-152-V

Dear Mr. Hennegan:

Please be advised that the time scheduled for the above referenced violation hearing has been changed. The new time is October 15, 1979 at 1:30 p.m.

Please note that the previous summonses issued are continuing are are in force and effect for the new time.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:eoh

cc: Thomas L. Hennessey, Esquire
Box No. 5473
Towson, Maryland 21204

File

Mr. George Hanson, General Manager
Sebco Federal Credit Union
1215 York Road
Lutherville, Maryland 21093

bcc: Mr. and Mrs. George Seeds

79-352 ZON. file

AREA CODE 301 823-7710

LAW OFFICES

Thomas L. Hennessey, P.A.

407 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
Return Mail Address
BOX NO. 5473
TOWSON, MARYLAND 21204

THOMAS L. HENNESSEY
LAWRENCE ANTHONY MELFA
ROBERT W. BAKER, JR.
JAMES D. O'CONNOR

December 24, 1979

Mrs. Jean M. H. Jung
Deputy Zoning Commissioner
Baltimore County Office of Planning
and Zoning
Towson, Maryland 21204

Re: 1215 York Road
Case No. 80-152-V

Dear Mrs. Jung:

It has been quite some time since the hearing occurred on the above-entitled matter. It was my impression at that time that there would be forthcoming a decision as to the violation. A recent review of the property shows that the matter has not been handled and that the violations do still exist with the exception that a fence has been erected. I would appreciate receiving a copy of your findings in the past hearing so that appropriate steps might be taken for the benefit of my clients.

Thank you very much.

Yours very truly,

Thomas L. Hennessey

TLH:sw

cc: Mrs. Mary Ellen Seeds

DEC 26 '79 AM

ZONING DEPARTMENT

By .....

79-352 B.C. SUBSEQUENT HEARING

Protestant's Exhibit #1

AREA CODE 301 823-7710

LAW OFFICES

Thomas L. Hennessey, P.A. Case No. 80-152-V

407 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
Return Mail Address
BOX NO. 5473
TOWSON, MARYLAND 21204

THOMAS L. HENNESSEY
LAWRENCE ANTHONY MELFA
ROBERT W. BAKER, JR.
JAMES D. O'CONNOR

September 12, 1979

Inspector Erdman
Baltimore County
Office of Planning and Zoning
Towson, Maryland 21204

Re: Case No. C-80-135
1215 York Road

Dear Inspector Erdman:

In accordance with our phone conversation, I wish to place the County on notice that the site plan approved on June 31, 1978 as mentioned in your Correction Notice, Case No. 80-135 as captioned above, is not proper. This property was zoned subject to the submittal of a specific plan and I refer you to Mr. Martinak's order of March 10, 1976 wherein there is a limit of 20 parking spaces. I understand that the plan of June 31, 1978 was originally undertaken by a CETA program employee unfamiliar with zoning processes and was later approved pro forma in the usual procedure of government. This does not help my client who was a protestant and submitted her rights to complaint in full hearing based on the representation that there would be 20 parking spaces when the zoning was approved. This characteristically is the situation wherein the citizenry becomes subject to subtrafuge and government does not implement its rules and regulations. Any approval of a site plan against the zoning order and in conflict therewith should be considered as an ultra vires action and the parking and improvements to the lot not in conformity with the site plan revised February 3, 1976 should be torn down and the property made to conform.

Yours very truly,

Thomas L. Hennessey

TLH:sw

SEP 14 '79 AM

ZONING DEPARTMENT

By .....

ING DATE BY	FOR PROP NO.	DIST	LAND	IMPROVE	AD-VAL	TY	LAND-E
09/10779	0913134530	09	28,560		28,560	06	
78 P 13		74 P	22,850		22,850		

IMPROVE-E	AD-VAL-E	TY	YR M	SEW-BEN	YR M	WAT-BEN	SEW-SERV	WAT-DIS
					32			18.00

OWNER CODE AND NAME HO N

2 SEBCO FEDERAL CREDIT UNION

ADDRESS PREFIX	STREET ADDRESS	SUPPLEMENTARY ADDRESS
	01215 YORK RD	

CITY	ST	ZIP	MAP	BLK	PARCEL	LIBER	FOL	M	TYP	PRIMARY DESCRIPTION
LUTH-TIMONIUM	MD	21093	061	19	00341	5149	0620		D	GREENRIDGE

SUPPLEMENTARY DESCRIPT	PLAT	SEC	BLK	LOT	BK	FOL	ST-NO	STREET	DIR
PT LT 4		000	00	000	05	085	01213	YORK RD	ES

PURCHASE	GROUND	FORMER OWNER	TRANSFER	GR LN	ST-E
80,000	MCMATH	THOMAS B	12107/0 010324		

FEET	DIR	STREET	FRONT	BACK	SIDE-1	SIDE-2	AREA	CARD	FM-DATE	DEL
0185	S	GREENRIDGE RD	86.33	85.00	294.91	279.73		02816A	781201	

79-193

AREA CODE 301 823-7710

LAW OFFICES

Thomas L. Hennessey, P.A.

407 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
Return Mail Address
BOX NO. 5473
TOWSON, MARYLAND 21204

THOMAS L. HENNESSEY
LAWRENCE ANTHONY MELFA
ROBERT W. BAKER, JR.
JAMES D. O'CONNOR

August 29, 1979

AUG 30 '79 AM

ZONING DEPARTMENT

By .....

Zoning Department
Zoning Enforcement Division
Baltimore County
Towson, Maryland 21204

Re: Sebco Federal Credit Union
Proceeding No. 76-152SPH

Gentlemen:

I represent Mr. and Mrs. George Seeds who are the adjacent property owners to an area on York Road as developed recently by Sebco Federal Credit Union. This piece of land was the subject matter of a proceeding as captioned above and an order signed on March 10, 1976. In our opinion, the land has been developed contrary to the permissions granted. I submit to you for your consideration the following facts:

1. There are 47 parking spaces instead of the 20 spaces shown on the revised site plan of February 3, 1976.

2. The spaces are being used as a rental project for 1205 York Road building. The signs at both entrances state that the parking is reserved and that violators will be towed away. A lady who was getting into her car on the lot told my office that the lot is used as a rental lot for the businesses at 1205 York Road. She stated that her business pays approximately $30 a month for a space. Many of the spaces are marked MACPA/CPA which is the Maryland Association of Certified Public Accountants located in the 1205 York Road Building.

3. There is no four-foot fence around the property nor is there any evergreen screening as per the order of March 10, 1976. ✓

4. The order of March 10, 1976 requires that all drainage be towards York Road. There was no evidence of drainage pipes seen on a previous visit but the entire parking lot slopes away from York Road and the extreme rear of the lot slopes towards the Seeds' property. ✓

5. The lot has both an entrance and an exit directly on York Road. ✓

Zoning Department
Page Two
August 29, 1979

6. There are no hour restrictions stated on the signs to the entrance to this lot. Conversely, the signs to the entrance to the lot directly to the rear of the Sebco Building state that they are for the use of patrons and employees while transacting business in the Sebco Credit Union. ✓

I would appreciate your immediate investigation of this matter and if the violations are found, appropriate action should be taken immediately.

Yours very truly,

Thomas L. Hennessey

TLH:sw

cc: Mr. and Mrs. George Seeds, Jr.

VIOLATION ASSIGNMENT SHEET

CASE NO. C - 80-135

ELECTION DISTRICT 9th

LOCATION 1215 York Road

ALLEGED VIOLATION non-compliance with special exception

SEND ACKNOWLEDGEMENT (✓) PICK-UP ( ) POLICE ( )

ASSIGN TO:

( ) J. B. BYRNES	( ) H. E. PHIPPS
(✓) I. S. ERDMAN	( ) A. E. SORRENTINO
( ) L. W. FLORA	( ) J. H. THOMPSON
( ) G. C. FREUND	( ) G. C. REEDY
( ) A. J. GRIFFIN	( )

REFER TO:

( ) BUILDINGS ENGINEER	( ) HEALTH DEPARTMENT
( ) FIRE DEPARTMENT	( ) DOG LICENSES
( ) POLICE DEPARTMENT	( ) OTHER _____

COMMENTS:

Sebco Federal Credit Union 1215 York owners'

09-13-134530 ✓
09-19-274221

80-125

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 15, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

c/o
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

T. Bayard Williams, Jr., Esquire&
John C. Hennegan, Esquire
1301 Merritt Boulevard
Dundalk, Maryland 21222

RE: Item No. 149
Petitioner-Sebco Federal
Credit Union
Special Exception Petition

Dear Messrs. Williams & Hennegan:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The follcwing comments are not intended to indicate the appropriateness of the zoning action requested, but to assure 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 Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject property, which is located on the southwest corner of York and Greenridge Roads in the 9th Election District, is presently improved with the facilities of the Sebco Federal Credit Union. Surrounding properties are improved with dwellings to the east and south, while an office building and dwelling exist to the north and west across York Road, respectively.

This property was the subject of two previous zoning hearings (Case No. 71-12-RX and No. 76-152-SPH). The former hearing permitted the existing use, while the latter hearing allowed the existing parking to the south. This parking area is also the subject of an active violation hearing (Case No. 80-152-V) in which screening and the extent of the parking and access allowed under the latter hearing were discussed. The final order in this violation hearing is being withheld until the subject petition is finalized.

Because of your client's proposal to construct an addition to the south side of the existing building, this hearing is now required. In view of the fact that revised site plans were submitted that satisfy the members of this Committee, the petition was scheduled for a hearing.

Item No. 149
Special Exception Petition
April 14, 1980

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: David O. Brooks & Assoc.
2330 York Road
Timonium, Md. 21093

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
DIRECTOR

March 3, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #149 (1979-1980)
Property Owner: Sebco Federal Credit Union
S/E cor. York Rd. and Greenridge Rd.
Existing Zoning: DR 16
Proposed Zoning: Special Exception to allow expansion of offices and office building as originally granted by Case No. 71-12-XA (Item No. 196; 1969-1970).
Acres: 1.695 District: 9th

Dear Mr. Hammond:

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.

General:

The comments which were supplied in connection with the Zoning Advisory Committee reviews of this site for Item 196 (1969-1970) and Item 114 (1975-1976) are referred to for your consideration.

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 State 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.

Greenridge Road, an existing public road is proposed to be further improved in the future as a 36-foot closed section roadway on a 50-foot right-of-way (See Drawing #70-0494, File 5). Highway right-of-way widening, including a fillet area for sight distance at the York Road intersection and any necessary revertible easements for slopes will be required in connection with any grading or building permit application.

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

The construction or reconstruction of concrete sidewalks, curb and gutter, entrances, aprons, etc. will be the full responsibility of the Petitioner.

Item #149 (1979-1980)
Property Owner: Sebco Federal Credit Union
Page 2
March 3, 1980

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.

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

As stated in connection with Item 196 (1969-1970), a drainage and utility easement is required along the easternmost property line of this property. Onsite and offsite easements and drainage facilities as required in connection with any further development of this property, are to be designed and constructed in accordance with Baltimore County Standards and Specifications, (See Drawing #74-0811, File 4).

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.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving the existing Credit Union Building. A private onsite sewage ejection system is presently directing sewage to the public 8-inch sanitary sewer at Manhole 84470 in Greenridge Road (Drawing #64-0933, File 1). A public 8-inch sanitary sewer exists approximately 270 feet south to serve this and adjacent property by gravity, as shown on Drawing #74-0810, File 1.

Very truly yours,

ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley
J. Trenner
J. Somers
S. Bellestri

R-SW Key Sheet
44 NE 1 Pos. Sheet
NE 11 A Topo
61 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

March 11, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #149, Zoning Advisory Committee Meeting, January 29, 1980, are as follows:

Property Owner: Sebco Federal Credit Union
Location: SE/C York Rd and Greenridge Road
Existing Zoning: D.R.16
Proposed Zoning: Special Exception to allow expansion of offices and office building as originally granted by Case # 71-12-XA (Item # 196; 1969-70)
Acres: 1.1695
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.

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

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494 3550

STEPHEN E. COLLINS
DIRECTOR

March 3, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 149 - ZAC - January 29, 1980
Property Owner: Sebco Federal Credit Union
Location: Se/C York Rd. & Greenridge Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception to allow expansion of offices and office building as originally granted by Case No. 71-12-XA (Item No. 196; 1969-70)

Acres: 1.695
District: 9th

Dear Mr. Hammond:

The proposed Special Exception for the expansion of an office building can be expected to generate 220 additional trips per day.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

MSF/hmd

Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary

M. S. Caltrider
Administrator

February 4, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Jan. 29, 1980
ITEM: 149.
Property Owner: Sebco Federal Credit Union
Location: SE/C York Rd. (Route 45) & Greenridge Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception to allow expansion of offices and office building as originally granted by Case No. 71-12-XA (Item No. 196; 1969-70)
Acres: 1.695
District: 9th

Dear Mr. Hammond:

The plan indicates a redesign of the existing entrance from York Road, however, the plan fails to indicate a storm drain inlet immediately adjacent to the north side of the existing entrance. The plan must indicate the inlet and note that it is to be relocated. The lanes of the entrance, as proposed, must have a minimum width of 17'.

The plan must be revised prior to the hearing.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:JEM:vrd

By: John E. Meyers

My telephone number is (301)383-4320

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

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

March 24, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 149, Zoning Advisory Committee meeting of January 29, 1980, are as follows:

Property Owner: Sebco Federal Credit Union
Location: SE/C York Road & Greenridge Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception to allow expansion of offices and office building as originally granted by Case No. 71-12-XA (Item No. 196; 1969-70)
Acres: 1.695
District: 9

Metropolitan water and sewer are available.

Prior to new installation/s of fuel burning equipment the owner should contact the division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL

IJF/mw

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

February 27, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: **Sebco Fereral Credit Union**
Location: **SE/C York Rd. & Greenridge Rd.**
Item No: **149** Zoning Agenda: **1-29-80**

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 or _____ 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 _____
EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(X) 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 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

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

REVIEWER: Capt. Joseph Kelly 2-27-80 Noted and Approved: George M. Weigandt
Planning Group
Special Inspection Division
Fire Prevention Bureau

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494 3610

Ted Zaleski, Jr.
DIRECTOR

February 4, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #149 Zoning Advisory Committee Meeting, January 29, 1980 are as follows:

Property Owner: Sebco Federal Credit Union
Location: S/E/C York Road & Greenridge Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception to allow expansion of offices and office building as originally granted by Case No. 71-12-XA (Item No. 196;1969-70)

Acres: 1.695
District: 9th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition , State of Maryland Code for the Handicapped and Aged and other applicable codes.

X B. A building permit shall be required before construction can begin.

C. Additional _____ Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

I. No Comment.

X J. Comment: Compliance to the State Handicapped Code will require access to the structure, an elevator, toilet facilities, parking, etc.
NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

Charles E. Burnham, Chief
Plans Review

CEB:rrj

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or 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 proposed parking lot for the Sebco Federal Credit Union as per the attached description affecting the Petitioner's property as per the plat filed herewith.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or presented to the Zoning Commissioner at the hearing.

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

Contract Purchaser — By: [illegible], Legal Owner

Address 1215 York Road, Towson, Maryland 21204

Petitioner's Attorney

Reviewed by the Zoning Commissioner of Baltimore County, this 5th day of February, 1976, 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 25th day of February, 1976, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

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. I-1)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for Special Hearing 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 at 1215 York Road, the same being described on his site plan, revision of February 2, 1976, and could have 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 opposed to the petition, but that they were concerned about the requisite screening of the property and drainage.

After reviewing the evidence presented at the hearing, in the opinion of the Deputy Zoning Commissioner, the pre-requisites 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

ORDER RECEIVED FOR FILING
DATE 2-25-76
BY [illegible]

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 northern side of the lot for the total length of the property, 247 feet, more or less.
3. All other screening, as indicated on the site plan dated February 2, 1976, shall be compact evergreens, 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.

Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE 2-25-76
BY [illegible]

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. Kountz, Jr.
Deputy People's Counsel

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.

John W. Hessian, III

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
Sebco Federal Credit Union - Petitioner
NO. 76-152-SPH (Item No. I-1)

Dear Mr. Williams:

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

Very truly yours,

GEORGE E. HARTLEY
Deputy Zoning Commissioner

GEHJr:mmn

Attachment

cc: Mrs. Mary Ellen Seeds
2109 York Road
Lutherville, Maryland 21093

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

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

ZONING DESCRIPTION
SEBCO FEDERAL CREDIT UNION
PARCEL TO BE USED AS A RESIDENTIAL

BEGINNING at a point southeasterly from the intersection of the easterly side of York Road as shown on State Roads Commission Plat No. 24176 with the south side of Green Ridge Road as now laid out a distance of 164' more or less measured along the said line of that corner of land which by deed dated January 31, 1956 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 4271 Folio 343 was conveyed by Vernon E. Price to Harrold E. Fulton and wife, thence leaving said beginning and binding on said reversed as side of York Road as shown on said Plat No. 24176 South 25° 00' West 247 feet more or less, thence northwesterly 65' more or less to intersect the said reversed line, thence leaving "S" and binding on a line North 25° 00' East 247 feet more or less to the point of beginning.

CONTAINING 0.5 acres of land more or less.

BEING the remainder of Lot No. 4 A shown on the Division Plat of Riverview Terrace, being the Land described in Plat Book No. 5 Folio 35.

December 22, 1975

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Eric DiNenna, Zoning Commissioner — Date: January 26, 1976

FROM: William D. Frome, Director of Planning

SUBJECT: Petition # 76-152-SPH, Petition for Special Hearing for Off-street Parking in a residential zone.
E/s side of York Road 164 feet South of Green Ridge Road.
Petitioner - Sebco Federal Credit Union

5th District

Hearing: Monday, February 9, 1976 at 11:00 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 (plan or its currently proposed Comprehensive Zoning Map.

William D. Frome
Director of Planning

WDF:NG:mb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 2, 1976

Franklin T. Hoganis, Jr.

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

Re: Special Hearing Petition
I-No. 152
Sebco Federal Credit Union - Petitioner

Dear Mr. Williams:

The aforesaid comments are to be furnished upon the request of the Zoning Commissioner pursuant to your request of January 13, 1976 during the above referenced subject.

Very truly yours,

FRANKLIN T. HOGANIS, JR.
Chairman
Zoning Advisory Committee

Enclosure

MAY 14 1976

January 20, 1976

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

Re: Item #114 (1975-1976)
Property Owner: Sebco Federal Credit Union
E/S of York Road, 164' S of Green Ridge Road
Election District: 9th Dist.
Zoning: Petition for Special Hearing
Location: N/A
Acreage: 0.5
Districts: 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 this item.

Comments were made on this item during the Committee meeting of December 30, 1975 and are as follows:

York Road (Md. Rte. 45) is a State Road; therefore, all improvements, construction, entrances and drainage must conform to the State Roads Commission's standards and specifications. Any entrance construction within the State Road right-of-way will require the submission of detailed construction and drainage plans in addition to those of Baltimore County.

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

Development of this property through stripping, grading and stabilization could result in a serious pollution problem, damaging private and public holdings downstream of the property. A sediment control plan is necessary for all grading, including the stripping of top soil.

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 nuisance or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may occur, due to improper grading or improper installation of drainage facilities, would be the responsibility of the Petitioner.

Very truly yours,

Chief, Bureau of Engineering

April 9, 1976

John W. Hessian, III, Esquire
People's Counsel
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

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. I-1)

Dear Mr. Hessian:

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 your use.

Very truly yours,

ERIC DiNENNA
Zoning Commissioner

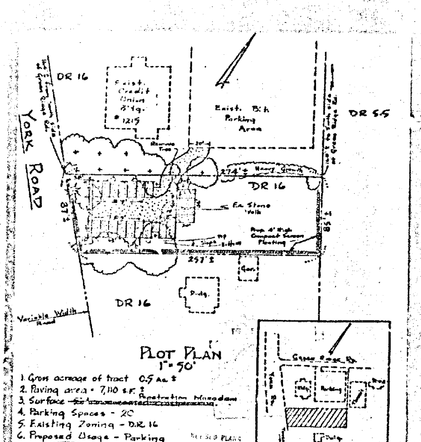
EDiN:rr

Enclosure

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

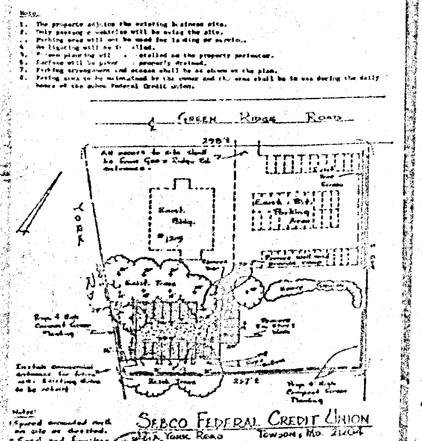
Mrs. Mary Ellen Seeds
2109 York Road
Lutherville, Maryland 21093

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



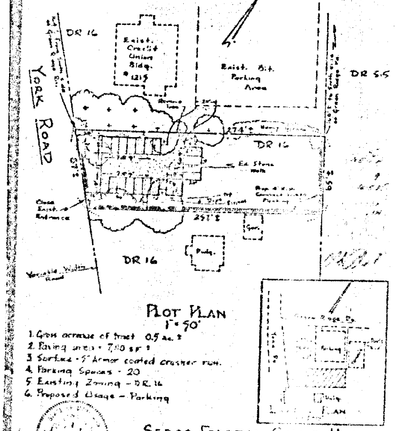
SEBCO FEDERAL CREDIT UNION
1215 YORK ROAD — TOWSON, MD.
DISTRICT 9 — Nov. 1975
Rev. Feb. 3, 1976 — Sht. 1 of 2

Notes:
1. The property adjoins the existing Sebcon sites.
2. Only passenger vehicles will be using the site.
3. Parking areas are used for loading or unloading.
4. No lighting will be installed.
5. No repair is to be performed on the property permanently.
6. Refuse will be picked up periodically.
7. Fire hydrants and sprinkler shall be shown on the plan.
8. Parking area to be maintained by the owner and its area shall be in use during the daily hours of the Sebco Federal Credit Union.



Notes:
1. Expand recreational area on site as developed.
2. Sand and fencing as deemed necessary.

SEBCO FEDERAL CREDIT UNION
1215 YORK ROAD — TOWSON, MD. 21204
AUGUST 1975
CARL REINHART — CIVIL ENGINEER
1"=50'
Rev. Feb. 3, 1976 — Sht. 2 of 2



SEBCO FEDERAL CREDIT UNION
1215 YORK ROAD — TOWSON, MD.
DISTRICT 9 — Nov. 1975

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

Item 114

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

Your Petition has been received and accepted for filing this [illegible] day of [illegible], 1975.

Sebco Federal Credit Union

Petitioner

T. Bayard Williams, Jr., Esquire

Attorney

MAY 14 1976

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. W. E. Hammond, Zoning Commissioner Date March 28, 1980

FROM John D. Seyffert, Director, Office of Planning and Zoning

SUBJECT Petition No. 80-213-X Item 149

Petition for Special Exception
Southeast corner of York Road and Greenridge Road
Petitioner- Sebco Federal Credit Union

Ninth District

HEARING: Tuesday, April 22, 1980 (1:30 P.M.)

If granted it is requested that a detailed landscaping plan, approved by the Division of Current Planning and Development, be required.

John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:cb

80-431

S. Eric DiNenna
Attorney at Law
Suite 205 Alex. Brown Building
102 W. Pennsylvania Avenue
Towson, Maryland 21204
301 - 823-1630

April 24, 1980

The Honorable William E. Hammond,
Zoning Commissioner for Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petitioner No. 80-213X
Petitioner: SEBCO
My File No. 80-36

Dear Commissioner Hammond:

This letter is to confirm the entry of my appearance on behalf of Mr. Nicholas Mangione of 1205 York Road, Lutherville, Maryland 21093, as a participating observer in the above-entitled matter.

Please keep me informed of all future actions and developments in the matter. Thank you.

Very truly yours,

S. ERIC DiNENNA

SED:cm

cc: Thomas L. Hennessey, Esquire
cc: T. Bayard Williams, Jr., Esquire
cc: Mr. Nicholas Mangione

APR 25 '80 AM

David O. Brooks & Associates, Inc.
Registered Professional Land Surveyors
Real Estate Development Consultants

J. FIPLEY RANSONE, R.P.L.S., PRESIDENT

P. O. BOX 226
PHOENIX, MARYLAND 21131
(301) 667-0141

SUCCESSORS TO
DAVID O. BROOKS, R.P.L.S. 1898-1977
ROBERT W. NORRIS, R.P.L.S. 1933-1978

July 12, 1979

SEBCO Federal Credit Union
Zoning Description

ALL THAT piece or parcel of land situate lying and being in the Ninth Election District of Baltimore County, State of Maryland and described more particularly as follows to wit:

BEGINNING for the same at a point on the Easterly side of York Road, Maryland State Route 45 and in the bed of Greenridge Road, running thence and binding in the bed of said Greenridge Road North 69 degrees 17 minutes 00 seconds East 293.1 feet, thence leaving said Greenridge Road and binding on the outlines of the property of the petitioners herein the two following courses and distances South 21 degrees 43 minutes 00 seconds East 270.00 feet and South 69 degrees 17 minutes 00 seconds West 259.51 feet to the easterly side of the aforementioned York Road, thence running and binding on the easterly side of York Road by a line curving toward the right having a radius of 2799.79 feet for a distance of 271.14 feet the chord of said arc bearing North 26 degrees 43 minutes 36 seconds West 271.05 feet to the place of beginning.

CONTAINING 1.693 acres of land more or less.

THE COURSES in the above description are referred to the Baltimore County Metropolitan District Grid Meridian.

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

January 20, 1981

John W. Hessian, III, Esquire
People's Counsel for Baltimore County
Courthouse, Towson, Md. 21204

Re: Case No. 80-213-X
Sebco Federal Credit Union

Dear Mr. Hession:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Sebco Federal Credity Union
T. Bayard Williams, Jr., Esq.
Thomas L. Hennessey, Esq.
S. Eric DiNenna, Esq.
Stephen D. Langhoff, Esq.
Mr. and Mrs. George Seeds, Jr.
Mr. J. E. Dyer
Mr. W. E. Hammond
Mrs. Jean M.H. Jung
Mr. J. Hoswell
Mr. N. E. Gerber

PETITION FOR SPECIAL EXCEPTION

9th District

Zoning: Petition for Special Exception

Location: Southeast corner of York road and Greenridge road

Date & Time: Tuesday, April 22, 1980 at 1:30 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Room 106, County Office Building, 111 W. Chesapeake avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for the expansion of offices and office building from the previously granted Special Exception Case No. 71-12-XA and additional parking areas covered by Case No. 76-152-SPH.

All that parcel of land in the Ninth District of Baltimore County,

BEGINNING for the same at a point on the Easterly side of York road, Maryland State Route 45 and in the bed of Greenridge road, running thence and binding in the bed of said Greenridge road North 69 degrees 17 minutes 00 seconds East 293.1 feet, thence leaving said Greenridge road and binding on the outlines of the property of the petitioners herein the two following courses and distances South 21 degrees 43 minutes 00 seconds East 270.00 feet and south 68 degrees 17 minutes 00 seconds west 259.51 feet to the easterly side of the aforementioned York road, thence running and binding on the easterly side of York road by a line curving toward the right having a radius of 2799.79 feet for a distance of 271.14 feet and chord of said arc bearing north 26 degrees 43 minutes 36 seconds west 271.05 feet to the place of beginning.

Containing 1.695 acres of land more or less.

Being the property of Sebco Federal Credit Union, as shown on plat plan filed with the Zoning Department.

Hearing Date:
TUESDAY, APRIL 22, 1980
AT 1:30 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake avenue, Towson, Maryland.

BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner

The Essex Times

Essex, Md., April 3 19 80

This is to Certify, That the annexed

Petition

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of One successive weeks before the 3rd day of April, 19 80

S. B. Wright Jr. Publisher.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th Date of Posting 4/5/80

Posted for: Petition for Special Exception

Petitioner: Sebco Federal Credit Union

Location of property: S/E/c of York & Greenridge Rds.

Location of Signs: 2 Signs, 1 on property at S/E/c of York & Greenridge Rds., 1 on property at S/E/c of York & Ware Rds.

Remarks:

Posted by Signature Date of return: 4/11/80

80-213-X

PETITION FOR SPECIAL EXCEPTION
9th DISTRICT

ZONING: Petition for Special Exception
LOCATION: Southeast corner of York Road and Greenridge Road
DATE & TIME: Tuesday, April 22, 1980 at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for the expansion of offices and office building from the previously granted Special Exception Case No. 71-12-XA and additional parking areas covered by Case No. 76-152-SPH.

All that parcel of land in the Ninth District of Baltimore County

Beginning for the same at a point on the Easterly side of York Road, Maryland State Route 45 and in the bed of Greenridge Road, running thence and binding in the bed of said Greenridge Road North 69 degrees 17 minutes 00 seconds East 293.17 feet, thence leaving said Greenridge Road and binding on the outlines of the property of the petitioners herein the two following courses and distances South 21 degrees 43 minutes 00 seconds East 270.00 feet and South 68 degrees 17 minutes 00 seconds West 259.51 feet to the easterly side of the aforementioned York Road, thence running and binding on the easterly side of York Road by a line curving toward the right having a radius of 2799.79 feet for a distance of 271.14 feet the chord of said arc bearing North 26 degrees 43 minutes 36 seconds West 271.05 feet to the place of beginning.

Containing 1.695 acres of land, more or less.

Being the property of Sebco Federal Credit Union, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, April 22, 1980 at 1:30 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of:
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County

April 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 3, 1980

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 a week~~ one time ~~successive weeks~~ before the 22nd day of April, 1980., the first publication appearing on the 3rd day of April 1980.

THE JEFFERSONIAN,

L. Frank Streaton
Manager.

Cost of Advertisement, $

#80-213-X
(Item #149)

9th District

S/E/c of York and Greenridge Rds.

Sebco Federal Credit Union

2 SIGNS

T. Bayard Williams, Jr., Esquire &
John C. Hennessey, Esquire
1361 Merritt Boulevard
Dundalk, Maryland 21222

cc: David O. Brooks & Assoc.
2300 York Road
Timonium, Md. 21093

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 26th day of February, 1980.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Sebco Federal Credit Union
Petitioner's Attorney T. Bayard Williams & Hennessey, Esq.

Reviewed by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

80-213-X

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9 Date of Posting 11/1/80

Posted for: Special Exception

Petitioner: Sebco Federal Credit Union

Location of property: S/E/c of York & Greenridge Rds.

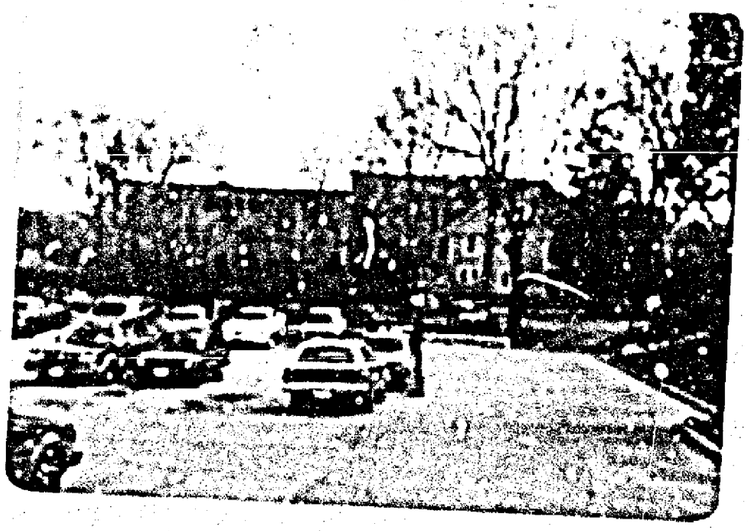
Location of Signs: Facing York Rd. on property at S/E/c of York & Greenridge Rds., Facing Greenridge Rd. on property at S/E/c of York & Ware Rds.

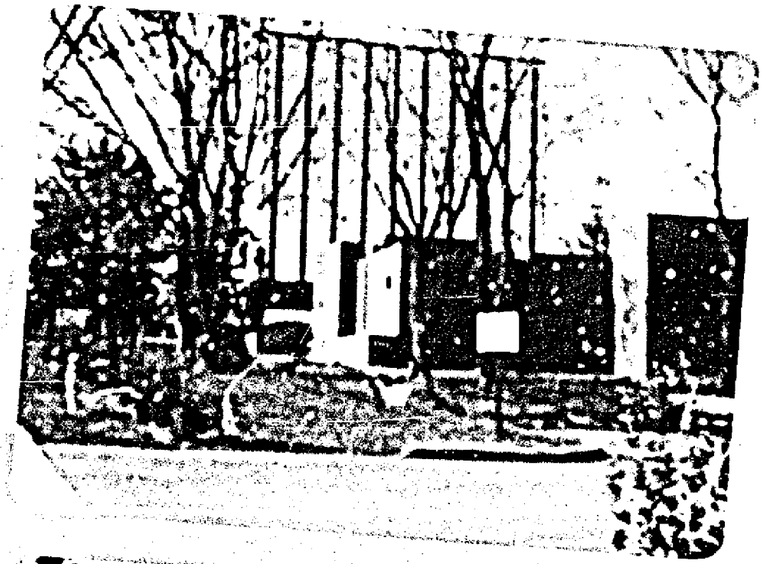
Remarks:

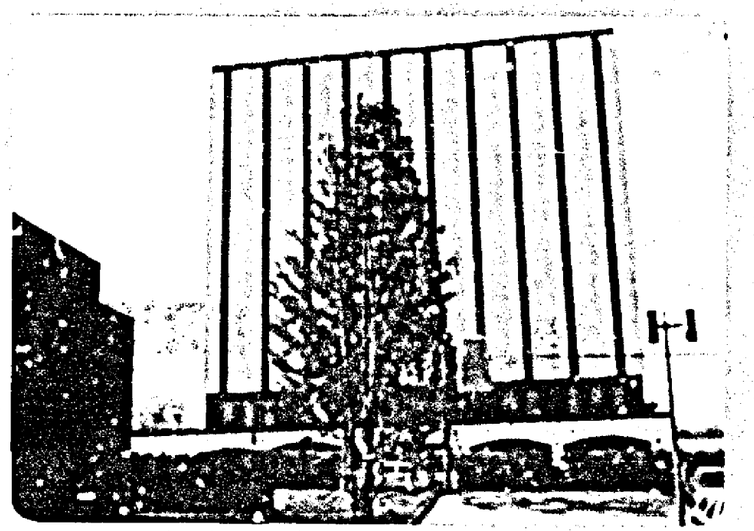
Posted by Sean Gibson Signature Date of return: 11/7/80

Number of Signs: 2













76-152-SPH
#114
Petitioners Exhibit #3

[illegible] COUNTY ADVISORY COMMITTEE

December 31, 1975

T. Bayard Williams, Jr., Esq.
[illegible]
Baltimore, Maryland 21202

Re: Special Hearing Petition
Item #114
Seneca 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 the following comments. Unless otherwise specified, the following comments are to be complied with prior to the hearing.

Since approval from the [illegible] Department is required before any building permit will be issued, it is suggested that you contact that office at your earliest convenience. Their comments are forwarded to this office for inclusion with those of this committee with regard to site development and zoning requirements 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 partially an unimproved parcel immediately to the south of existing Seneca 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 accordance with Section 409.4 of the zoning Regulations must be shown.

T. Bayard Williams, Jr., Esq.
Bar Item 114
December 31, 1975
Page 2

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

4. The St. State agent for the proposed parking area must be of durable and dustless surface, and a crushed-a[illegible] surface is not considered durable and dustless.

The site plan must be revised prior to the hearing.

This petition must be advertised and posted as per the enclosed "Notice of Hearing" before the hearing date and time which will be held not less than 30, nor more than 60 days after the date on the filing certificate, with the hearing to be in the near future.

Very truly yours,

[illegible]
CHARLES E. BURNHAM, JR.
[illegible] Zoning Plans
Advisory Committee

CEB:rrj

Enclosure

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

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

Attention: Mr. Jack Dillon, Chairman
Zoning Adv. ory Committee

Re: Property Owner: Seneca Federal Credit Union

Location: N/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 [illegible] 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 on [illegible]

EXCEEDS the maximum allowed by the Fire Department.

(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 locks in accordance with A.H.J. code

Reviewer: [illegible] Date: [illegible] Approved: [illegible]

Planning Group
Special Inspection Division

Acting Deputy Chief
Fire Prevention Bureau

Maryland Department of Transportation
State Highway Administration

[illegible]
[illegible]

December 17, 1975

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

Re: Z.A.C. Meeting, December 16, 1975
ITEM #114
Property Owner: Seneca Federal Credit Union (Route 45)
Location: E/S of York Rd./164' S of Green Ridge Road
Existing Zoning: R.A. 16
Proposed Zoning: Special Exception to approve the issuance of a permit for the use of the land in a R.A. 16 zone for business parking in accordance with Sec. 409.4
No. of Acres: 0.5
District: 8th

Attention: Mr. Franklin Higgins

Dear Mr. DiNenna:

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

CL:EJH:vrd

cc: Mr. John E. Meyers

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

[illegible] COUNTY, MARYLAND
[illegible]
[illegible] MARYLAND 21204
[illegible]

[illegible] WEIGHTMAN
[illegible] MARYLAND

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: Seneca Federal Credit Union
Location: N/S of York Rd., 164' S of Green Ridge Rd.
Existing Zoning: R.A. 16
Proposed Zoning: Special Exception to approve the issuance of a permit for the use of the land in a R.A. 16 zone for business parking in accordance with Sec. 409.4

No. of Acres: 0.5
District: 8th

Metropolitan water and sewer are available.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

[illegible] COUNTY
[illegible]
[illegible] MARYLAND 21204
[illegible]

[illegible] 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: Seneca Federal Credit Union
Location: N/S of York Rd., 164' S. of Green Ridge Rd.
Existing Zoning: R.A. 16
Proposed Zoning: Special exception to approve the issuance of a permit for the use of the land in a R.A. 16 zone for business parking in accordance with Sec. 409.4

No. of Acres: 0.5
District: 8th

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
Traffic Engineer Associate

MSF:nr

Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204

Walter A. Reiter, Jr.
Chairman

January 7, 1976

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: Seneca Federal Credit Union
Location: N/S of York Road 164' S of Green Ridge Road
Existing Zoning: R.A.16
Proposed Zoning: Special Exception to approve the issuance of a permit for the use of the land in a R.A.16 zone for business parking in accordance with Sec. 409.4
No. of Acres: 0.5
District: 8th

The 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 ensure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

All ADC & notes must be shown on the site plan. An overall plan should be submitted showing the entire tract in relation to the proposed site.

Very truly yours,

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
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

Item 114
Seneca Federal Credit Union
N/S of York R. 164' S. of Green Ridge Rd.
R.A. 16
Special Exception to approve the issuance of a permit for the use of the land in a R.A. 16 zone for business parking in accordance with Sec. 409.4

Districts:
No. Acres:

8th
0.5

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

W. Nick Petrovich
Field Representative

[illegible]
[illegible]

[illegible]
[illegible]

[illegible]
[illegible]

MAY 14 1976

OFFICE OF
THE TIMES
BALTIMORE
NEWSPAPERS

RANDALLSTOWN, MD. 21133 Jan. 22, 1976

[illegible] Petition for Special Hearing (Seneca Federal Credit Union) was inserted in the following

Catonsville Times
Dundalk Times
Essex Times
Towson Times
Arbutus Times
Reisterstown Times
Northeast Times
Suburbanite Times

weekly newspapers published in Baltimore County, Maryland, once a week for [illegible] successive weeks, commencing with the issue of January 15, 1976, the publication of the notice was inserted in the issue of January 22, 1976.

SUBURBAN PUBLICATIONS, INC.

By [illegible]

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 22, 1976

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 a week for one time successive weeks before the 5th day of February, 19 76, the first publication appearing on the 22nd day of January, 19 76.

THE JEFFERSONIAN,

[illegible]
Manager

Cost of Advertisement, $ [illegible]

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th
Date of Posting: 1-22-76
Posted for: Hearing Special Exception
Petitioner: Seneca Federal Credit Union
Location of property: S/S of York Rd. 164' N. of Green Ridge Rd.
Location of Signs: Corner Entrance to Property
Remarks:
Posted by: [illegible]
Date of return: 1-28-76

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200' Sheet	
	date	by	date	by	date	by	date	by	date	by
Description checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: [illegible]
Revised Plans:
Change in outline or description ___ Yes ___ No
Previous case: [illegible]
Map #

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this [illegible] day of [illegible] 197[illegible]. Filing Fee $ [illegible]. Received ___ Check ___ Cash ___ Other

S. Eric DiNenna,
Zoning Commissioner

Petitioner [illegible] Submitted by [illegible]
Petitioner's Attorney [illegible] Reviewed by [illegible]

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

No. 28260

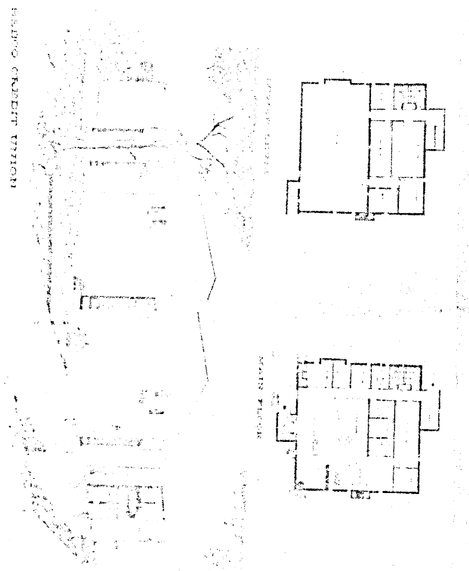
[illegible] Date [illegible]
Accepted for [illegible]
By [illegible]
Received [illegible] from [illegible]
For [illegible]
[illegible] Petition for Special Hearing for [illegible]
[illegible]

No. 28290

[illegible] MARYLAND
[illegible]
Nov. 6, 1975
DL-468
[illegible]
Received [illegible] from [illegible]
For [illegible]
[illegible]

THIS DOCUMENT IS PHOTOGRAPHED AS RECEIVED. ITS CONTRAST OR CONDITION IS BELOW MICROFILM REPRODUCTION STANDARDS AND CANNOT BE IMPROVED UPON.

MAY 14 1976



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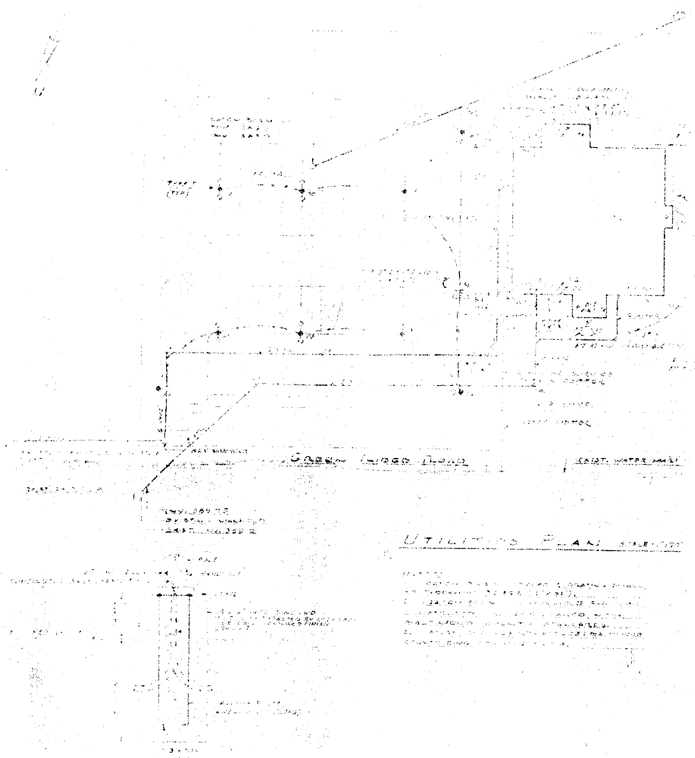
CERTIFICATE OF PUBLICATION

THE JEFFERSONIAN

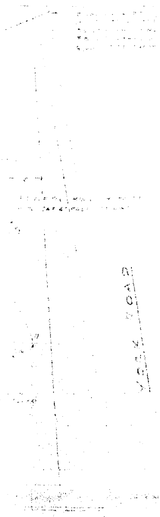
Attorney

Attorney Exhibit #1

71-13-A(X)
#196



UTILITIES PLAN



GOOD FIRS ROAD

Good Firs Road, A.I.A. and Associates, Inc. Architects

February 8, 1971

Baltimore County Office Bldg.
Zoning Advisory Committee
Attention: Jeffrey Long, Jr. of Zoning Advisory Committee
Towson, Maryland 21204

Re: Sebco Federal Credit Union

Item # 14, Zoning Cycle III-1970

Gentlemen:

Additional comments for the Zoning Agenda of the above item are enumerated below which were not included in the comments by the various departments.

Sincerely yours,

Carl Edge

Carl Edge

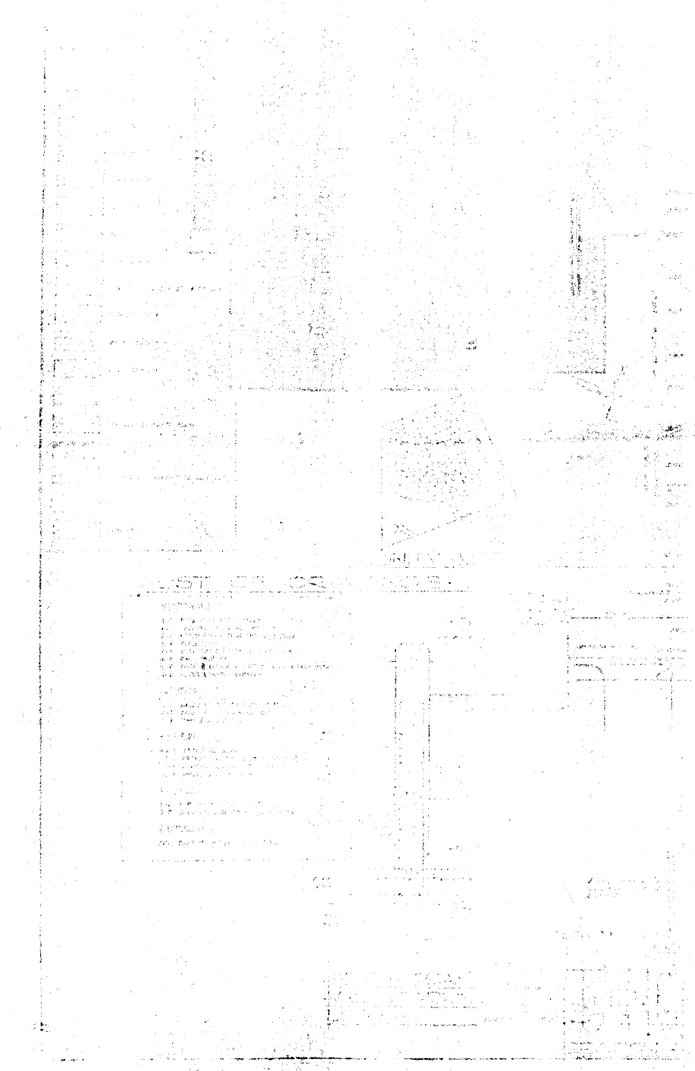
cc: Mr. Paul Lee
3 Raised grade at property line
2 Protected storm drain inlets on site
Roof Systems
2 Private trash removal

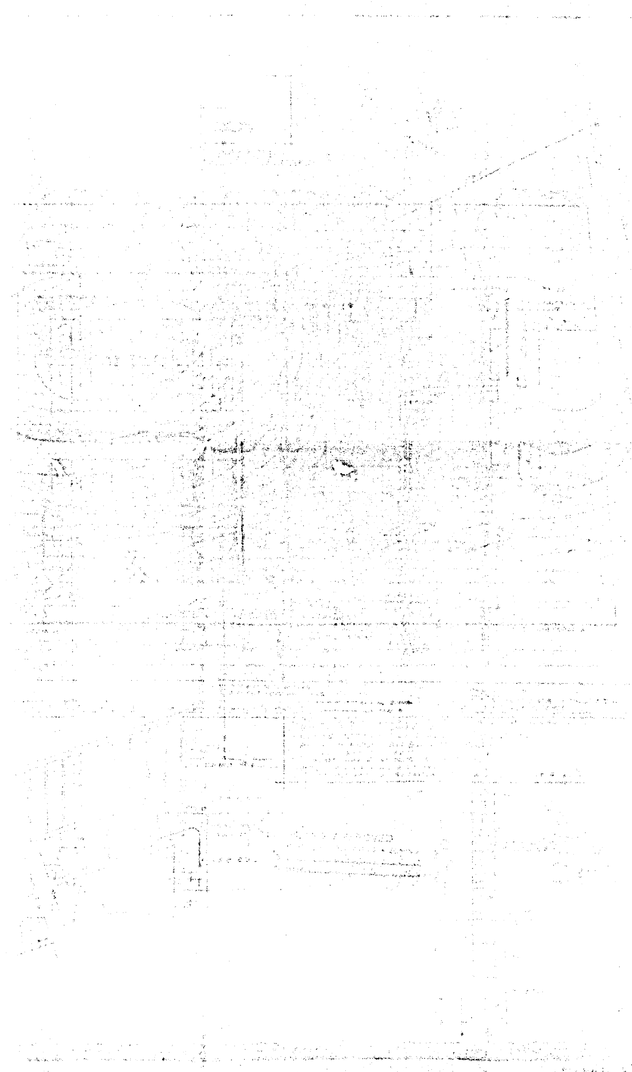
THIS DOCUMENT IS PHOTOGRAPHED AS RECEIVED. ITS CONTRAST OR CONDITION IS BELOW MICROFILM REPRODUCTION STANDARDS AND CANNOT BE IMPROVED UPON.

SEBCO FEDERAL CREDIT UNION

215 YORK ROAD

TOWSON COUNTY MARYLAND





PETITION FOR ZONING RECLASSIFICATION
AND SPECIAL EXCEPTION

To the Zoning Commissioner of Baltimore County

I, or we, [illegible] 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 that the zoning status of said property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an RA zone; for the following reasons: (indicate hardship or practical difficulty)

The property in question is bounded on the East by York Road from Towson north all the way to Cockeysville and specifically to Remsley Avenue, except for the small areas from the Beltway north to Greenridge Road, which are, in fact, incompatible in view of the changes 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 off site parking in accordance with Section 235.5 of the Baltimore County Zoning Regulations.

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

I/WE/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 for Baltimore County.

SEBCO FEDERAL CREDIT UNION
Contract purchaser — Legal Owner
By: Mildred O. Brownell, President
Address 211 East Joppa Road, Towson, Maryland 21204

Baltimore County — Petitioner's Attorney
Edward Williams Jr.
Address 6732 Holabird Avenue, Dundalk, Maryland 21222

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 15th day of July, 1970, at 2:00 o'clock P.M.

Edward D. Hardesty
Zoning Commissioner of Baltimore County

Date of Hearing: July 15, 1970 at 2:00 P.M.

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 RA zone; Special Exception for offices and an office building
Petitioner: Sebco Federal Credit Union
Committee Meeting of March 31, 1970
9th District
Item 196
Loc. land SE Cor. York & Greenridge Rd.

Dear Sir:

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 Beaver Pines complex. The property to the south and west is improved with dwellings. However, a pending request before the Board of Appeals is 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 R6 to RA 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 until standard curb and sidewalk sections.

BUREAU OF ENGINEERING: No bearing on student population.

T. Bayard Williams, Jr., Esq.
6732 Holabird Avenue
Dundalk, Maryland 21222
Item 196 - 2 - April 6, 1970

Water and Sewer: [illegible]

Storm Drains: [illegible]

Greenridge Road is an existing section road which is proposed to be improved as a 24 foot closed drainage section with flexible type pavement on a 80-foot right-of-way. (See Baltimore County Storm of Tributaries drawing #60-237-) Highway improvements and/or widening and storage improvements will be required in connection with any subsequent grading or building permit applications.

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 lots. See (Section 404, 409.10h).

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 (REVISIONS):

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 forwarding 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,

Chairman
ENC.

December 29, 1969

[illegible] Zoning Commissioner [illegible] July 17, 1970

[illegible] George E. Gavrelis, Director of Planning

[illegible] Petition for R-A, zoning, together with special exception for an office building. [illegible] to make relative to pertinent planning factors.

HEARING: Wednesday, July 29, 1970 (2:00 p.m.)

The Staff of the Office of Planning and Zoning has visited 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 once overruled 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 felt 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 inappropriate. We continue to have that opinion, and feel that development in the manner proposed by the petitioner remains a relatively open character of development on the site which would allow it to blend harmoniously with adjacent houses. Traffic might be a problem were until such time as additional traffic signalization might be provided on York Road.

GEGsmith

March 2, 1970

Re: Petition: [illegible] Federal Credit Union [illegible] Re-Classification of Property of the Southwest Corner of York Road & Greenridge Road [illegible] Zoning

Dear Sir:

With regard to the above-mentioned Petition, and complying with Section 22-26(f) of Article 22 of the Baltimore County Code, 1968, entitled "Planning, Zoning and Subdivision Control", you are herewith advised that my client, Sebco Federal Credit Union [illegible] specifically the zoning of the above-mentioned parcel of land from R-6 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 Seaquay Avenue, extending south on the east side of the York Road to a point located between Greenridge Road and Remsley 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 accommodate other than residential or 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 presently by the Planning Department of Baltimore County apparently recognizes the desirability of this argument for the reason that it designates the subject property for R-A Uses.

Very truly yours,

T. BAYARD WILLIAMS, JR.

TBW:jrs

256. Property of Sebco Federal Credit Union
(1969-1970)
Page 2

Water:

Public water supply is available to serve this property.

Sanitary Sewer:

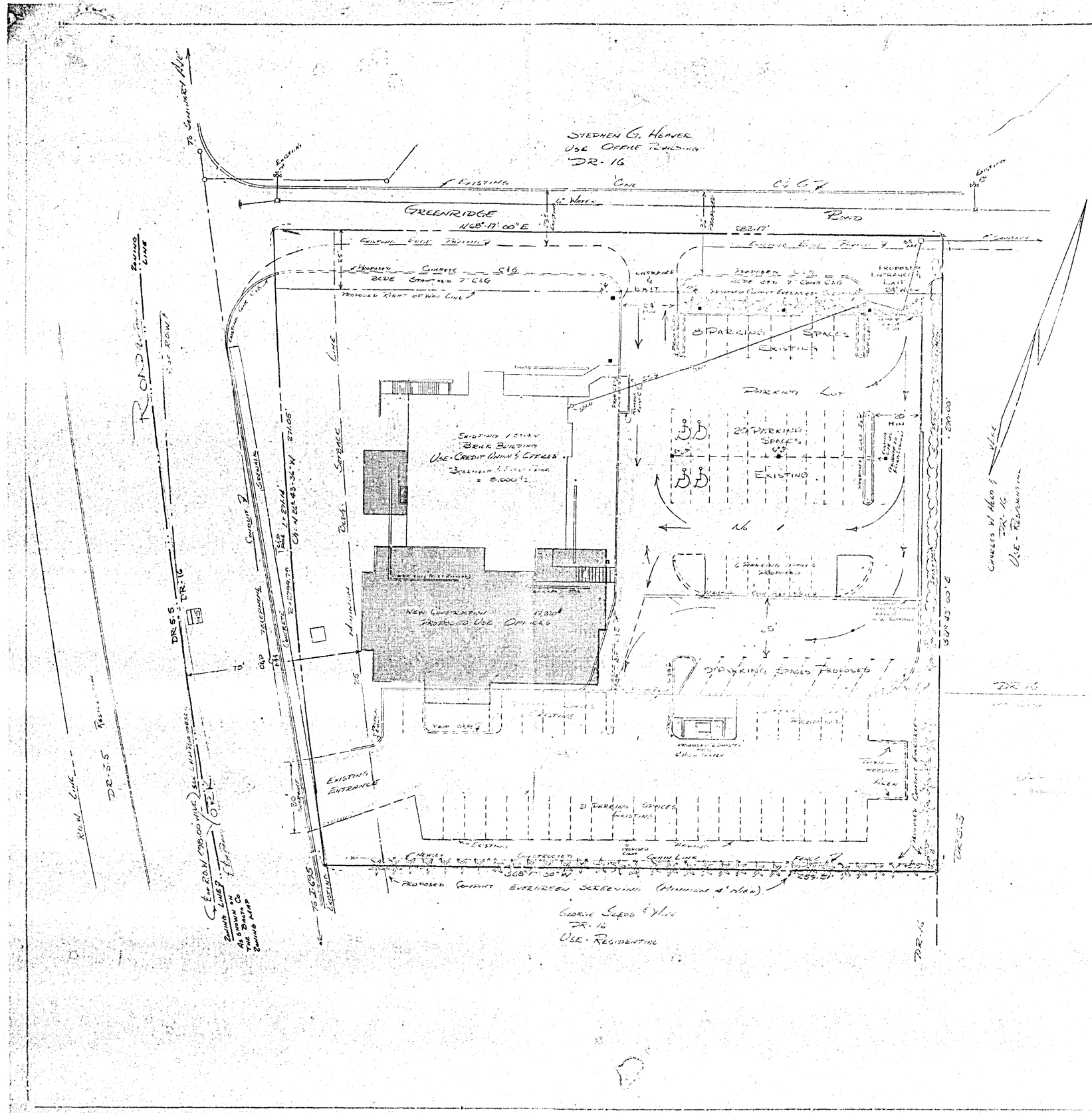
Public sanitary sewer is now available to serve this property by construction a public Route sanitary sewer extension from the existing [illegible] sewer [illegible]

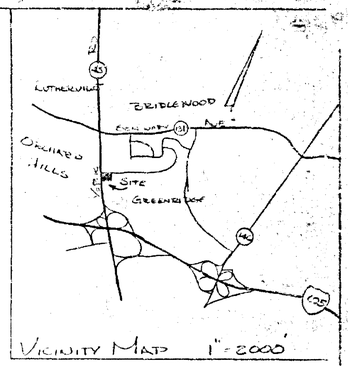
[illegible]

cc: Mr. S.W. Key Chest
Lot No. 2 Position Sheet
N.E. 11-F 200' Scale Zone

11-16-70

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GENERAL NOTES

PROPOSED ADDITION TO EXISTING BUILDING FOR SEECO FEDERAL CREDIT UNION

8TH ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND
SCALE 1"=20' — DATED: JUNE 1979

NOTES:

EXISTING ZONING: DR 16
PROPOSED ZONING: NO CHANGE

(1) PARKING SPACES

EXISTING BLDG.
1ST FLR 4,200 ÷ 300 = 13 SPACES REQ'D
BSMT 4,000 ÷ 500 = 8 SPACES REQ'D
PROPOSED ADDITION
1ST FLR 6,000 ÷ 300 = 20 SPACES REQ'D
2ND & 3RD FLR 17,000 ÷ 500 = 34 SPACES REQ'D
TOTAL 65 SPACES REQ'D

PARKING PROVIDED
EXISTING 56 SPACES
PROPOSED 21 SPACES
TOTAL PROVIDED 77 SPACES
(4 HANDICAPPED & MINIMUM)

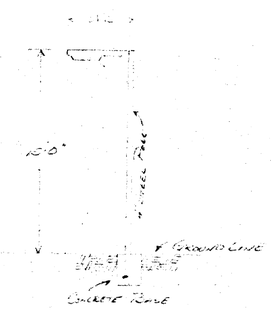
(2) PROVIDE EVERGREEN SCREENING ALONG PERIMETER AS SHOWN. SCREENING MIN. IN DIA 4' HIGH.

(3) PLANS SUBMITTED FOR PERMITS AS SHOWN ON THIS PLAN & ANY LIGHTING TO BE CONSTRUCTED SHALL

RECOMMENDED STYLE: FC 1101 255 SCT MANUFACTURED BY TRIANGLE HOLLOW CORPORATION NORCROSS GEORGIA OR SIMILAR

■ DENOTES EXISTING LIGHT STANDARD
⊸□ DENOTES PROPOSED LIGHT STANDARD

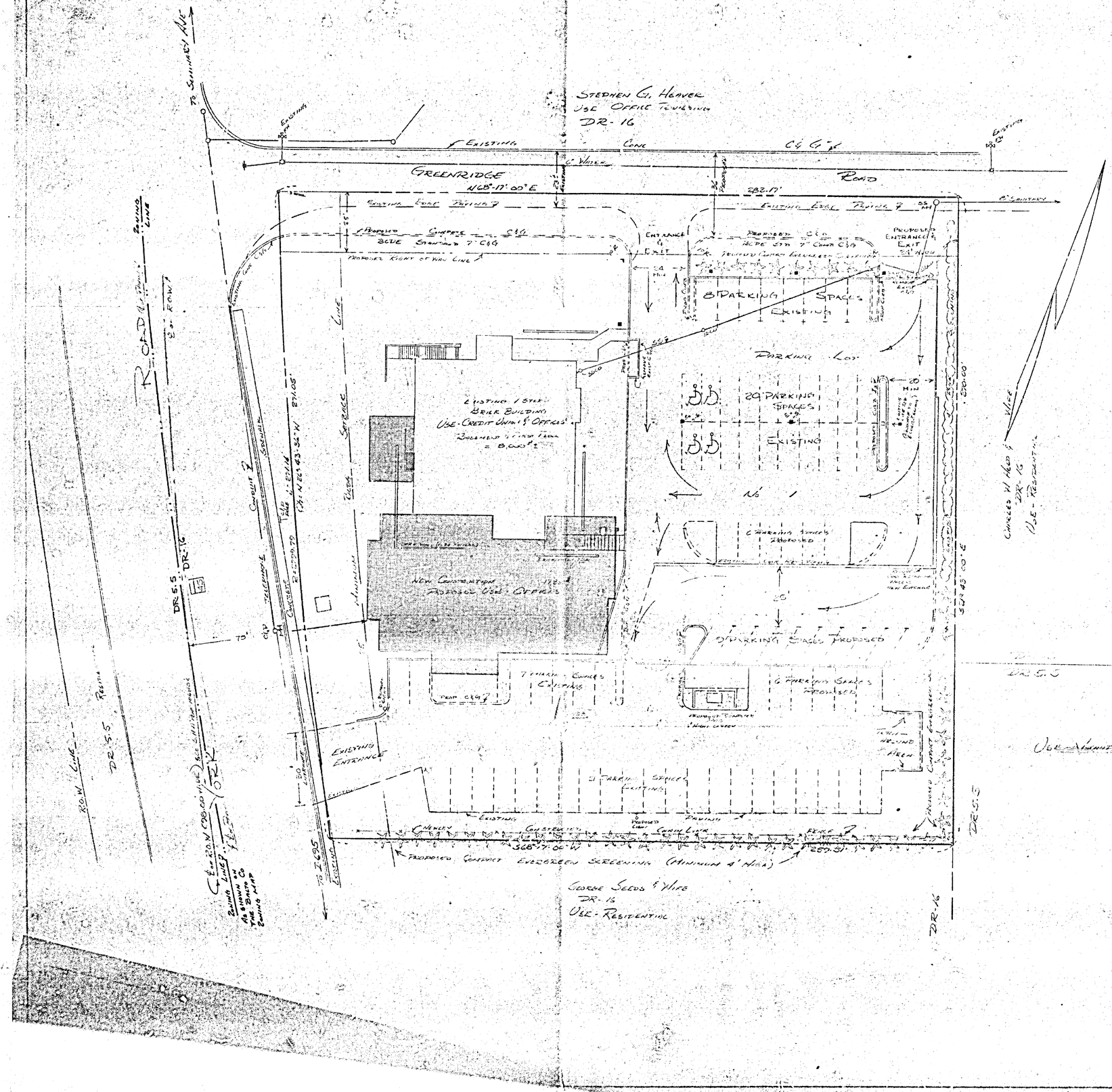
TYPICAL LIGHT MOUNTING
NO SCALE



APR 17, 1980 AS PER BALTO CO
FEB 18, 1980 AS PER SEECO
AMENDMENTS: DEC 4, 1979 - AS PER BALTO CO.

CHESAPEAKE CONSULTANTS INC
REGISTERED LAND SURVEYORS
REAL ESTATE DEVELOPMENT CONSULTANTS
8330 YORK ROAD
TOWSON, MARYLAND

SHEET 1 OF 1


Stephen G. Heaver
Use Office Building
DR-16
To Summer Ave
Existing 30' R/W
Existing Conc
C&G
Greenridge
Road
N68°17'00"E
282.17'
Existing Conc Paving
Existing C&G
Proposed Entrance & Exit
Proposed Entrance Exit
Proposed C&G
Proposed Concrete Curb & Gutter
Proposed Right of Way Line
Existing Building Line
Existing Use Line
Existing Setback Line
Existing Utility Pole
Existing Telephone Pedestal
Existing Fire Hydrant
Existing Gas Valve
Existing Water Valve
Existing Sanitary Manhole
Existing Storm Drain Manhole
Existing Storm Drain Inlet
Existing Concrete Pad
Existing Gravel Drive
Existing Asphalt Drive
Existing Concrete Walk
Existing Brick Walk
Existing Stone Walk
Existing Chain Link Fence
Existing Wood Fence
Existing Wire Fence
Existing Stockade Fence
Existing Retaining Wall
Existing Tree Line
Existing Shrubbery
Existing Deciduous Tree
Existing Evergreen Tree
Existing Light Standard
Existing Sign
Existing Mail Box
Existing Gas Meter
Existing Electric Meter
Existing Air Conditioning Unit
Existing Trash Can
Existing Bench
Existing Flag Pole
Existing Bollard
Existing Guy Wire
Existing Underground Electric Line
Existing Underground Telephone Line
Existing Overhead Utility Line
Existing Underground Gas Line
Existing Underground Water Line
Existing Underground Storm Drain Line
Existing Underground Sanitary Sewer Line
Existing Underground Cable TV Line
Existing Underground Fuel Line
Existing Underground Irrigation Line
Existing Underground Drainage Line
Existing Underground Electric Service
Existing Underground Telephone Service
Existing Underground Gas Service
Existing Underground Water Service
Existing Underground Storm Drain Service
Existing Underground Sanitary Sewer Service
Existing Underground Cable TV Service
Existing Underground Fuel Service
Existing Underground Irrigation Service
Existing Underground Drainage Service
Existing Overhead Utility Service
Existing Underground Utility Service
Existing Utility Service
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PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

80-213-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

~~XXXXX~~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,

~~XXXX

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of September, 1980, that the herein Petition for Special Exception to expand the existing office building and offices from the previously granted Case No. 71-12-XA, for continued use as a credit union and supporting offices, and to provide additional parking areas from the previously granted Case No. 76-152-SPH, all in accordance with the site plan prepared by Chesapeake Consultants, Inc., dated December 4, 1979, and marked Petitioner's Exhibit 2, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. No additional lease(s) shall be executed to provide use of any parking spaces by other than the patrons of the credit union or its tenants.
2. The leasing of space in the proposed addition shall not exceed 5,000 square feet.
3. All outdoor lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity, in order to minimize illumination beyond the subject property.
4. Approval of said site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

ORDER RECEIVED FOR FILING
DATE Sept. 9, 1980
BY Stella P. Edwards
ADMINISTRATIVE ASSISTANT

Zoning Commissioner of
Baltimore County

Item No. 149
Special Exception Petition
April 14, 1980

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: David O. Brooks & Assoc.
2330 York Road
Timonium, Md. 21093

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
DIRECTOR

March 3, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #149 (1979-1980)
Property Owner: Sebco Federal Credit Union
S/E cor. York Rd. and Greenridge Rd.
Existing Zoning: DR 16
Proposed Zoning: Special Exception to allow expansion of offices and office building as originally granted by Case No. 71-12-XA (Item No. 196; 1969-1970).
Acres: 1.695 District: 9th

Dear Mr. Hammond:

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.

General:

The comments which were supplied in connection with the Zoning Advisory Committee reviews of this site for Item 196 (1969-1970) and Item 114 (1975-1976) are referred to for your consideration.

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 State 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.

Greenridge Road, an existing public road is proposed to be further improved in the future as a 36-foot closed section roadway on a 50-foot right-of-way (See Drawing #70-0494, File 5). Highway right-of-way widening, including a fillet area for sight distance at the York Road intersection and any necessary revertible easements for slopes will be required in connection with any grading or building permit application.

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

The construction or reconstruction of concrete sidewalks, curb and gutter, entrances, aprons, etc. will be the full responsibility of the Petitioner.

Item #149 (1979-1980)
Property Owner: Sebco Federal Credit Union
Page 2
March 3, 1980

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.

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

As stated in connection with Item 196 (1969-1970), a drainage and utility easement is required along the easternmost property line of this property. Onsite and offsite easements and drainage facilities as required in connection with any further development of this property, are to be designed and constructed in accordance with Baltimore County Standards and Specifications, (See Drawing #74-0811, File 4).

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.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving the existing Credit Union Building. A private onsite sewage ejection system is presently directing sewage to the public 8-inch sanitary sewer at Manhole 84470 in Greenridge Road (Drawing #64-0933, File 1). A public 8-inch sanitary sewer exists approximately 270 feet south to serve this and adjacent property by gravity, as shown on Drawing #74-0810, File 1.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley
J. Trenner
J. Somers
S. Bellestri

R-SW Key Sheet
44 NE 1 Pos. Sheet
NE 11 A Topo
61 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

March 11, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #149, Zoning Advisory Committee Meeting, January 29, 1980, are as follows:

Property Owner: Sebco Federal Credit Union
Location: SE/C York Rd and Greenridge Road
Existing Zoning: D.R.16
Proposed Zoning: Special Exception to allow expansion of offices and office building as originally granted by Case # 71-12-XA (Item # 196; 1969-70)
Acres: 1.1695
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.

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

Very truly yours,

John L. Wimbley, per RH
John L. Wimbley
Planner III
Current Planning and Development

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494 3550

STEPHEN E. COLLINS
DIRECTOR

March 3, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 149	- ZAC - January 29, 1980
Property Owner:	Sebco Federal Credit Union
Location:	Se/C York Rd. & Greenridge Rd.
Existing Zoning:	D.R. 16
Proposed Zoning:	Special Exception to allow expansion of offices and office building as originally granted by Case No. 71-12-XA (Item No. 196; 1969-70)
Acres:	1.695
District:	9th

Dear Mr. Hammond:

The proposed Special Exception for the expansion of an office building can be expected to generate 220 additional trips per day.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/hmd

Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

February 4, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Jan. 29, 1980
ITEM: 149.
Property Owner: Sebco Federal Credit Union
Location: SE/C York Rd. (Route 45) & Greenridge Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception to allow expansion of offices and office building as originally granted by Case No. 71-12-XA (Item No. 196; 1969-70)
Acres: 1.695
District: 9th

Dear Mr. Hammond:

The plan indicates a redesign of the existing entrance from York Road, however, the plan fails to indicate a storm drain inlet immediately adjacent to the north side of the existing entrance. The plan must indicate the inlet and note that it is to be relocated. The lanes of the entrance, as proposed, must have a minimum width of 17'.

The plan must be revised prior to the hearing.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers
John E. Meyers

C:.:JEM:vrd

My telephone number is (301)383-4320

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

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

March 24, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 149, Zoning Advisory Committee meeting of January 29, 1980, are as follows:

Property Owner:	Sebco Federal Credit Union
Location:	SE/C York Road & Greenridge Road
Existing Zoning:	D.R. 16
Proposed Zoning:	Special Exception to allow expansion of offices and office building as originally granted by Case No. 71-12-XA (Item No. 196; 1969-70)
Acres:	1.695
District:	9

Metropolitan water and sewer are available.

Prior to new installation/s of fuel burning equipment the owner should contact the division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL

IJF/mw

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

#80-213-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

~~XXXXX~~Sebco Federal Credit Union legal owner~~s~~ 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~~XXXX

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

February 27, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Sebco Fereral Credit Union

Location: SE/C York Rd. & Greenridge Rd.

Item No: 149 Zoning Agenda: 1-29-80

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 or _____ 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 _____
EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 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 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

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

REVIEWER Capt. Joseph Kelly 2-27-80 Noted and Approved: George M Wiegand
Planning Group
Special Inspection Division
Fire Prevention Bureau

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3610

Ted Zaleski, Jr.
DIRECTOR

February 4, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #149 Zoning Advisory Committee Meeting, January 29, 1980 are as follows:

Property Owner: Sebco Feieral Credit Union
Location: S/E/C York Road & Greenridge Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception to allow expansion of offices and office building as originally granted by Case No. 71-12-XA (Item No. 196:1969-70)

Acres: 1.695
District: 9th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1976 Edition, State of Maryland Code for the Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin.

C. Additional _____ Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

I. No Comment.

X J. Comment: Compliance to the State Handicapped Code will require access to the structure, an elevator, toilet facilities, parking, etc.
NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent — Towson, Maryland — 21204

Date: January 24, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 29, 1980

RE: Item No: 144, 148, 149, 150
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 9, 1980

Messrs. T. Bayard Williams, Jr. and
John O. Hennegan
1301 Merritt Boulevard
Dundalk, Maryland 21222

RE: Petition for Special Exception
SE/corner of York and Greenridge
Roads - 9th Election District
Sebco Federal Credit Union -
Petitioner
NO. 80-213-X (Item No. 149)

Gentlemen:

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

Very truly yours,
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: Thomas L. Hennessey, Esquire
407 West Pennsylvania Avenue
Towson, Maryland 21204

S. Eric DiNenna, Esquire
Suite 205, Alex. Brown Building
102 West Pennsylvania Avenue
Towson, Maryland 21204

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

Stephen D. Langhoff, Esquire
Suite 801, First National Bank Building
Baltimore, Maryland 21202

Mr. & Mrs. George Seeds, Jr.
1209 York Road
Lutherville, Maryland 21093

David O. Brooks & Associates, Inc.
Registered Professional Land Surveyors
Real Estate Development Consultants

P. O. BOX 226
PHOENIX, MARYLAND 21131
(301) 667-0141

J. FINLEY RANSOME R.P.L.S.
PRESIDENT

SUCCESSORS TO
DAVID O. BROOKS R.P.L.S.
1898-1977
ROBERT W. NORRIS, R.P.L.S.
1939-1974

July 12, 1979

SEBCO Federal Credit Union
Zoning Description

ALL THAT piece or parcel of land situate lying and being in the Ninth Election District of Baltimore County, State of Maryland and described more particularly as follows to wit:

BEGINNING for the same at a point on the Easterly side of York Road, Maryland State Route 45 and in the bed of Greenridge Road, running thence and binding in the bed of said Greenridge Road North 61 degrees 17 minutes 00 seconds East 283.14 feet, thence leaving said Greenridge Road and binding on the outlines of the property of the petitioners herein the two following courses and distances South 21 degrees 43 minutes 00 seconds East 270.00 feet and South 68 degrees 17 minutes 00 seconds West 259.51 feet to the easterly side of the aforementioned York Road, thence running and binding on the easterly side of York Road by a line curving toward the right having a radius of 2797.79 feet for a distance of 271.14 feet the chord of said arc bearing North 26 degrees 43 minutes 36 seconds West 271.05 feet to the place of beginning.

CONTAINING 1.695 acres of land more or less.

THE COURSES in the above description are referred to the Baltimore County Metropolitan District Grid Meridian.

OFFICE COPY

1953-1978
SEBCO
25
YEARS
OF
SERVICE

SEBCO
federal credit union
GEORGE O. HANSEN, JR.
GENERAL MANAGER


1215 YORK ROAD
LUTHERVILLE, MARYLAND 21093
321-6060


1507 N. WILKENS AVENUE
BALTIMORE, MARYLAND 21228
242-5100


616 OLD EDMONDSON ROAD
BALTIMORE, MARYLAND 21228
788-6060

November 16, 1979

Mr. Jack Wimbley
Baltimore County Office
of Planning and Zoning
Towson, Maryland 21204

Re: SEBCO Federal Credit Union -
Premises located at 1215 York Road,
Lutherville, Maryland 21093

Dear Mr. Wimbley:

With regard to SEBCO's zoning request for drive-up window facilities, I would like to bring to your attention that, out of our approximately 17,000 membership, basically 96% of the transactions are generated as a result of SEBCO's payroll deduction plan established with the Baltimore County Department of Education for the benefit of our members. Fifty percent of the transactions over and above these payroll deduction transactions are made by mail. Peak activity in the Lutherville office will find no more than 12 members in our lobby at one time. Therefore, it is hard to visualize that the drive-up window facilities will need stacking beyond two to four cars.

You may question SEBCO's reason for even installing drive-up window facilities when statistics such as those outlined above are presented. However, in our planning, it was hoped that this service would be included from a public relations standpoint for the convenience of our members.

Very truly yours,
George O. Hansen, Jr.

GOH,Jr./d

OFFICE COPY

HOURS 9:00 to 5:00 daily; 9:00 to 7:30 Thursday during the school year

A FINANCIAL ORGANIZATION OWNED AND OPERATED EXCLUSIVELY BY AND FOR ITS MEMBERS

PETITION FOR SPECIAL EXCEPTION

9th District

ZONING: Petition for Special Exception

LOCATION: Southeast corner of York Road and Greenridge Road

DATE & TIME: Tuesday, April 22, 1980 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for the expansion of offices and office building from the previously granted Special Exception Case No. 71-12-XA and additional parking areas covered by Case No. 76-152-SPH

All that parcel of land in the Ninth District of Baltimore County

Being the property of Sebco Federal Credit Union, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, April 22, 1980 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

80-213

LAW OFFICES
Thomas L. Hennessey, P.A.

AREA CODE 301 823-7710

407 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

THOMAS L. HENNESSEY
LAWRENCE ANTHONY MELFA
ROBERT W. BAKER, JR.
JAMES D. O'CONNOR

RETURN MAIL ADDRESS
BOX NO. 5473
TOWSON, MARYLAND 21204

April 16, 1980

William E. Hammond, Esquire
Zoning Commissioner for Baltimore County
Baltimore County Office Building
Towson, Maryland 21204

Re: Case No. 80-213X
Sebco Federal Credit Union

Dear Mr. Hammond:

Enclosed herewith please find my Entry of Appearance as attorney for Mr. and Mrs. George Seeds, Jr., in the above-captioned matter.

Yours very truly,
Thomas L. Hennessey

TLH:sw
enc.

APR 16 1980
By

Po-931

S. Eric DiNenna
Attorney at Law
Suite 205 Alex. Brown Building
102 W. Pennsylvania Avenue
Towson, Maryland 21204
301 - 823-1630

April 24, 1980

The Honorable William E. Hammond,
Zoning Commissioner for Baltimore
County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petitioner No. 80-213X
Petitioner: SEBCO
My File No. 80-36

Dear Commissioner Hammond:

This letter is to confirm the entry of my appearance on behalf of Mr. Nicholas Mangione of 1205 York Road, Lutherville, Maryland 21093, as a participating observer in the above-entitled matter.

Please keep me informed of all future actions and developments in the matter. Thank you.

Very truly yours,

S. ERIC DiNENNA

SED:cm

cc: Thomas L. Hennessey, Esquire
cc: T. Bayard Williams, Jr., Esquire
cc: Mr. Nicholas Mangione

APR 25 '80 AM
By .....

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond, Zoning Commissioner — Date: March 28, 1980
FROM: John D. Seyffert, Director, Office of Planning and Zoning
SUBJECT: Petition No. 80-213-X Item 149

Petition for Special Exception
Southeast corner of York Road and Greenridge Road
Petitioner- Sebco Federal Credit Union

Ninth District

HEARING: Tuesday, April 22, 1980 (1:30 P.M.)

If granted it is requested that a detailed landscaping plan, approved by the Division of Current Planning and Development, be required.

John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ab

3/24/80

John O. Hennegan, Esquire
1301 Merritt Boulevard
Dundalk, Maryland 21222

NOTICE OF HEARING

RE: Petition for Special Exception - Southeast corner of York Road and Greenridge Road - Sebco Federal Credit Union - Case No. 80-213-X

TIME: 1:30 P.M.

DATE: Tuesday, April 22, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 10, 1980

John O. Hennegan, Esquire
1301 Merritt Blvd.
Dundalk, Maryland 21222

RE: Petition for Special Exception
SE/C York Rd & Greenridge Rd
Sebco Federal Credit Union
Case No. 80-213-X

Dear Mr. Hennegan:

This is to advise you that $63.38 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:ej

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map date	Wall Map by	Original date	Original by	Duplicate date	Duplicate by	Tracing date	Tracing by	200 Sheet date	200 Sheet by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: _____ Revised Plans: Change in outline or description ___Yes ___No
Previous case: _____ Map # _____

149

80-213-X

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9 Date of Posting 4/5/80
Posted for: Petition for Special Exception
Petitioner: Sebco Federal Credit Union
Location of property: SE/C York Rd & Greenridge Rd.
Location of Signs: ① York Rd entrance ; ② Greenridge Rd. entrance
Remarks:
Posted by Glenn Culbertson (Signature) Date of return: 4/10/80

2 signs

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map date	Wall Map by	Original date	Original by	Duplicate date	Duplicate by	Tracing date	Tracing by	200 Sheet date	200 Sheet by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: _____ Revised Plans: Change in outline or description ___Yes ___No
Previous case: 71-12XA Map # _____

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 17 day of Jan, 1980.*
Filing Fee $ 50.00 Received: ✓ Check ___ Cash ___ Other

William E. Hammond, Zoning Commissioner

Petitioner Sebco Federal Credit Union Submitted by Hennegan
Petitioner's Attorney John O. Hennegan Reviewed by

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION FOR SPECIAL EXCEPTION
9th DIST. ZC

ZONING: Petition for Special Exception
LOCATION: Southeast corner of York Road and Greenridge Road
DATE & TIME: Tuesday, April 22, 1980 at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for the expansion of offices and office building from the previously granted Special Exception Case No. 71-12-XA and additional parking areas covered by Case No. 76-152-SPH.

All that parcel of land in the Ninth District of Baltimore County

Beginning for the same at a point on the Easterly side of York Road, Maryland State Route 45 and in the bed of Greenridge Road, running thence and binding in the bed of said Greenridge Road North 68 degrees 17 minutes 00 seconds East 263.17 feet, thence leaving said Greenridge Road and binding on the outlines of the property of the petitioners herein the two following courses and distances South 21 degrees 43 minutes 00 seconds East 270.00 feet and South 68 degrees 17 minutes 00 seconds West 258.41 feet to the easterly side of the aforementioned York Road, thence running and binding on the easterly side of York Road by a line curving toward the right having a radius of 2799.79 feet for a distance of 271.14 feet the chord of said arc bearing North 26 degrees 48 minutes 36 seconds West 271.08 feet to the place of beginning.

Containing 1.686 acres of land, more or less

Being the property of Sebco Federal Credit Union, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, April 22, 1980 at 1:30 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of:
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County

April 3.

DUPLICATE

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 3, 1980

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 a week~~ one time ~~successive weeks~~ before the 22nd day of April, 1980, the first publication appearing on the 3rd day of April 1980.

THE JEFFERSONIAN,
A. Frank Stanley
Manager.

Cost of Advertisement, $ V453

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 089614

DATE June 26, 1980 ACCOUNT 01-662
AMOUNT $63.38
RECEIVED FROM Sebco Federal Credit Union
FOR Advertising and Posting for Case No. 80-213-X

63.38

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 086351

DATE March 24, 1980 ACCOUNT 01-662
AMOUNT $50.00
RECEIVED FROM John O. Hennegan, Esquire
FOR Filing Fee for Case No. 80-213-X

50.00

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL EXCEPTION
9th District

Zoning: Petition for Special Exception
Location: Southeast corner of York road and Greenridge road
Date & Time: Tuesday, April 22, 1980 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Room 106, County Office Building, 111 W. Chesapeake avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for the expansion of offices and office building from the previously granted Special Exception Case No. 71-12-XA and additional parking areas covered by Case No. 76-152-SPH.

All that parcel of land in the Ninth District of Baltimore County.

BEGINNING for the same at a point on the Easterly side of York road, Maryland State Route 45 and in the bed of Greenridge road, running thence and binding in the bed of said Greenridge road North 68 degree 17 minutes 00 seconds East 263.1 feet, thence leaving said Greenridge road and binding on the outlines of the property of the petitioners herein the two following courses and distance South 21 degrees 43 minutes 00 seconds East 270.00 feet and south 68 degree 17 minutes 00 seconds West 258.41 feet to the east, by side of the aforementioned York road, thence running and binding on the easterly side of York road by a line curving toward the right having a radius of 2799.79 feet for a distance of 271.14 feet and chord of said arc bearing north 26 degree 48 minutes 36 seconds west 271.08 feet to the place of beginning.

Containing 1.693 acres of land more or less.

Being the property of Sebco Federal Credit Union, as shown on plat plan filed with the Zoning Department.

Hearing Date:
TUESDAY, APRIL 22, 1980
AT 1:30 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake avenue, Towson, Maryland.

BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

The Essex Times

Essex, Md., April 3 19 80

This is to Certify, That the annexed Petition

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of One successive weeks before the 3rd day of April, 19 80

Publisher.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 091797

DATE October 15, 1980 ACCOUNT 01-662
AMOUNT $80.00
RECEIVED FROM John W. Hessian, III, Esquire
FOR Filing Fee for Appeal of Case No. 80-213-X

80.00

VALIDATION OR SIGNATURE OF CASHIER

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of September, 1980, that the herein Petition for Special Exception to expand the existing office building and offices from the previously granted Case No. 71-12-XA, for continued use as a credit union and supporting offices, and to provide additional parking areas from the previously granted Case No. 76-152-SPH, all in accordance with the site plan prepared by Chesapeake Consultants, Inc., dated December 4, 1979, and marked Petitioner's Exhibit 2, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. No additional lease(s) shall be executed to provide use of any parking spaces by other than the patrons of the credit union or its tenants.
2. The leasing of space in the proposed addition shall not exceed 5,000 square feet.
3. All outdoor lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity, in order to minimize illumination beyond the subject property.
4. Approval of said site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

Zoning Commissioner of
Baltimore County

---

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

March 3, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 149	- ZAC - January 29, 1980
Property Owner:	Sebco Federal Credit Union
Location:	SE/C York Rd. & Greenridge Rd.
Existing Zoning:	D.R. 16
Proposed Zoning:	Special Exception to allow expansion of offices and office building as originally granted by Case No. 71-12-XA (Item No. 196; 1969-70)
Acres:	1.695
District:	9th

Dear Mr. Hammond:

The proposed Special Exception for the expansion of an office building can be expected to generate 220 additional trips per day.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

MSF/hmd

Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary

M. S. Caltrider
Administrator

February 4, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Jan. 29, 1980
ITEM: 149.
Property Owner: Sebco Federal Credit Union
Location: SE/C York Rd. (Route 45) & Greenridge Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception to allow expansion of offices and office building as originally granted by Case No. 71-12-XA (Item No. 196; 1969-70)
Acres: 1.695
District: 9th

Dear Mr. Hammond:

The plan indicates a redesign of the existing entrance from York Road, however, the plan fails to indicate a storm drain inlet immediately adjacent to the north side of the existing entrance. The plan must indicate the inlet and note that it is to be relocated. The lanes of the entrance, as proposed, must have a minimum width of 17'.

The plan must be revised prior to the hearing.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

CL:JEM:vrd

My telephone number is (301) 383-4320

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

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

March 24, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 149, Zoning Advisory Committee meeting of January 29, 1980, are as follows:

Property Owner:	Sebco Federal Credit Union
Location:	SE/C York Road & Greenridge Road
Existing Zoning:	D.R. 16
Proposed Zoning:	Special Exception to allow expansion of offices and office building as originally granted by Case No. 71-12-XA (Item No. 196; 1969-70)
Acres:	1.695
District:	9

Metropolitan water and sewer are available.

Prior to new installation/s of fuel burning equipment the owner should contact the division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL

IJF/ew

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

February 27, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Sebco Fereral Credit Union

Location: SE/C York Rd. & Greenridge Rd.

Item No: 149 Zoning Agenda: 1-29-80

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 or _____ 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 _____
EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 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 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

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

REVIEWER: Paul H. Reincke 2-27-80 Noted and Approved: George M. Hoegandt
Planning Group
Special Inspection Division
Fire Prevention Bureau

---

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3610

Ted Zaleski, Jr.
DIRECTOR

February 4, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #149 Zoning Advisory Committee Meeting, January 29, 1980 are as follows:

Property Owner: Sebco Federal Credit Union
Location: S/S/C York Road & Greenridge Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception to allow expansion of offices and office building as originally granted by Case No. 71-12-XA (Item No. 196;1969-70)

Acres: 1.695
District: 9th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition, State of Maryland Code for the Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin.

C. Additional _____ Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

I. No Comment.

X J. Comment: Compliance to the State Handicapped Code will require access to the structure, an elevator, toilet facilities, parking, etc.
NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

Charles E. Burnham, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent — Towson, Maryland — 21204

Date: January 24, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 29, 1980

RE: Item No: 144, 148, 149, 150
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

RE: PETITION FOR SPECIAL EXCEPTION
SE corner of York and Greenridge Roads, 9th District
SEBCO FEDERAL CREDIT UNION, Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 80-213-X

ORDER FOR APPEAL

Mr. Commissioner:

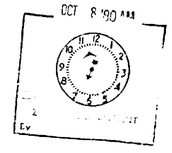
Please note an appeal from your decision in the above-entitled matter, under date of September 9, 1980, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

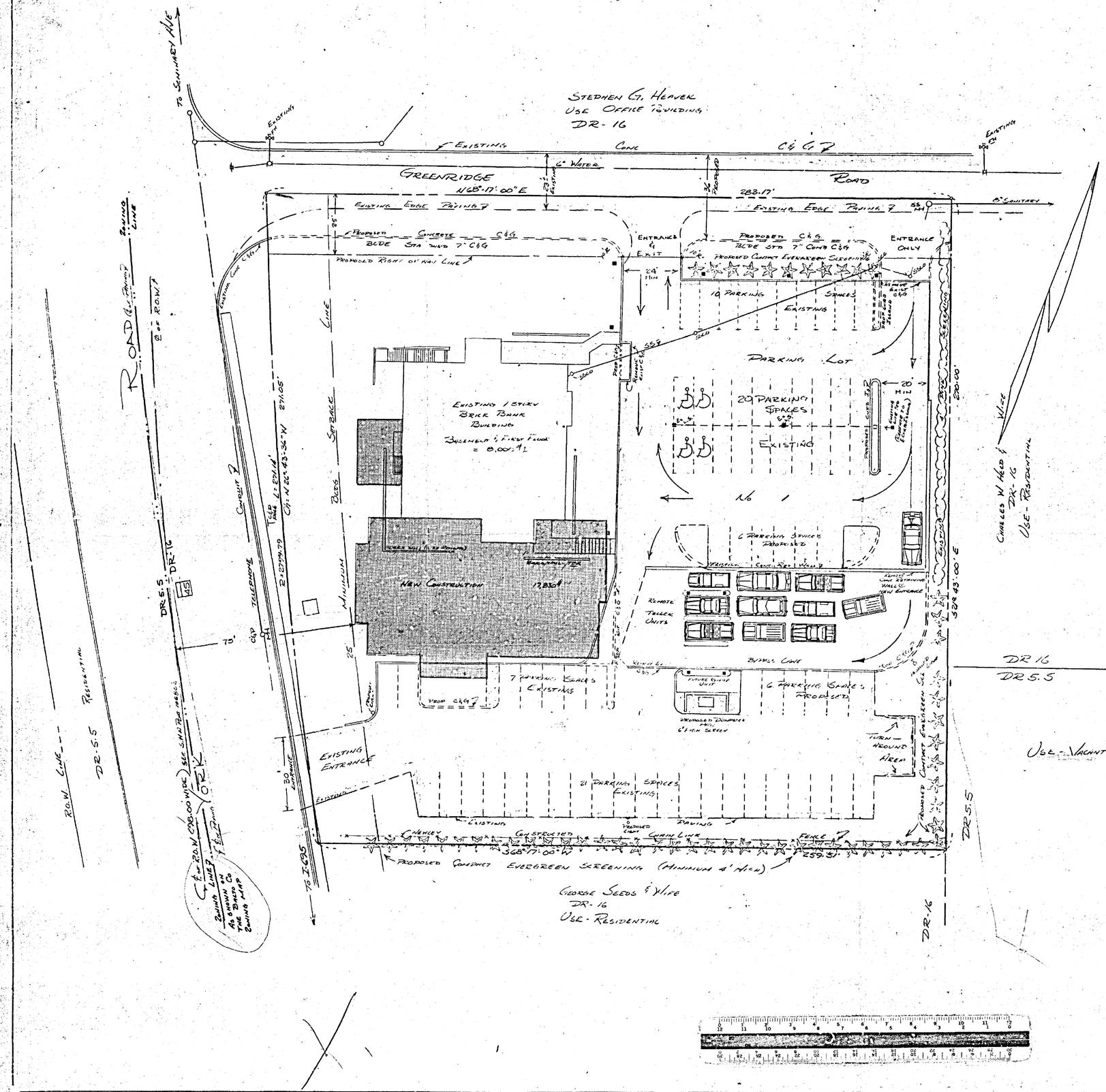
Peter Max Zimmerman
Deputy People's Counsel

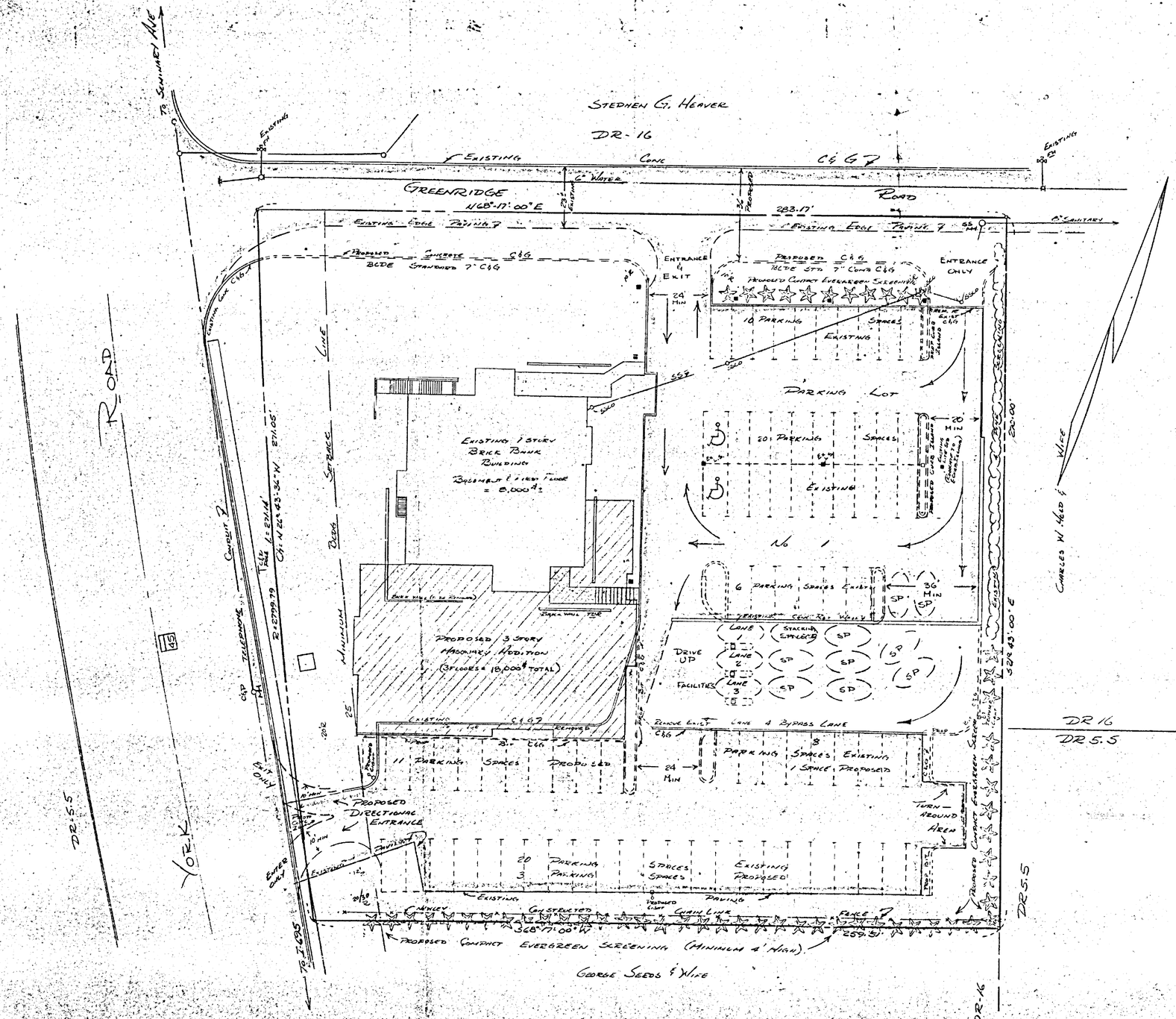
John W. Hessian, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

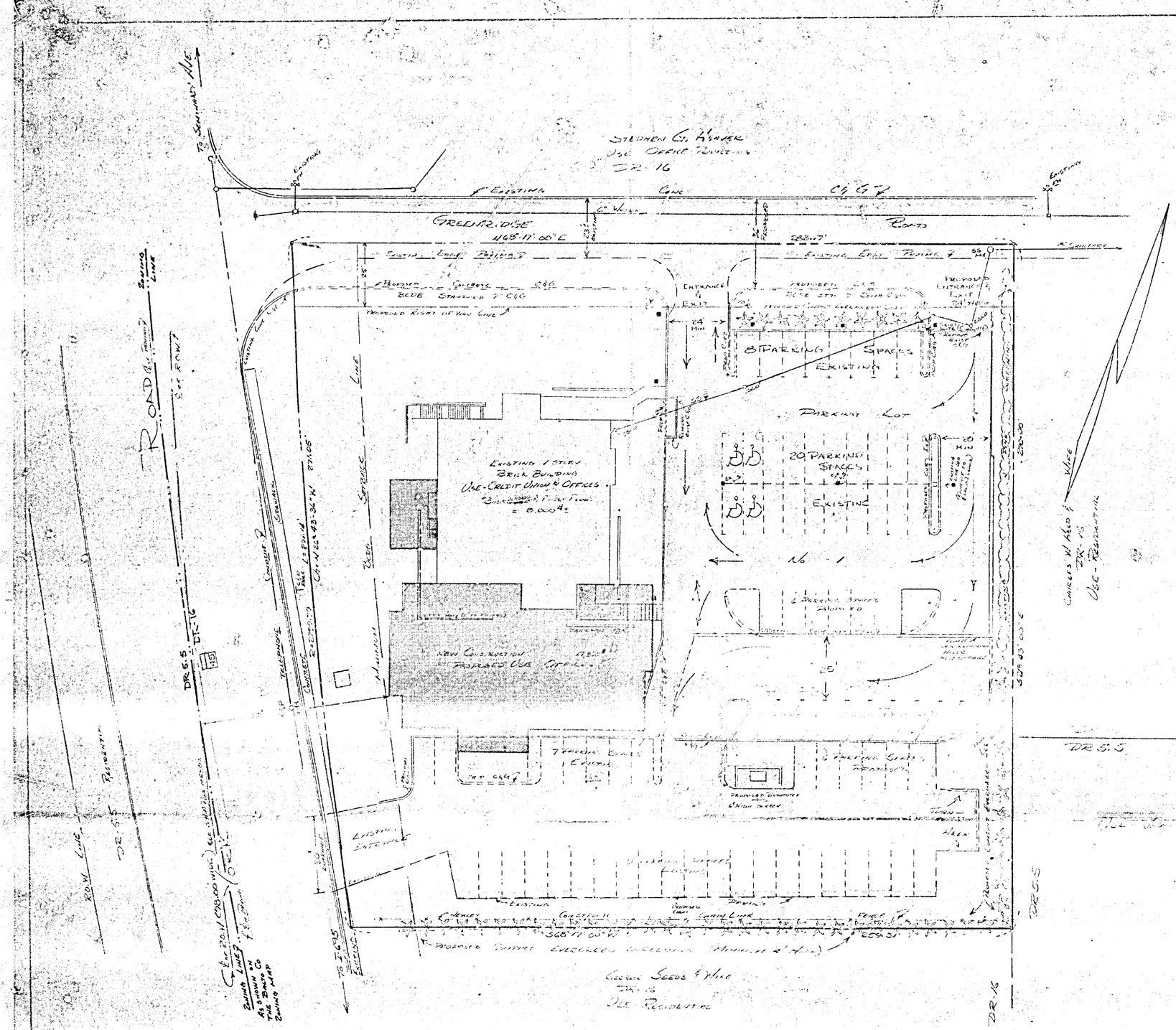
I HEREBY CERTIFY that on this 8th day of October, 1980, a copy of the aforegoing Order for Appeal was mailed to Messrs. T. Bayard Williams, Jr. and John O. Hennegan, 1301 Merritt Boulevard, Dundalk, Maryland 21222; Thomas L. Hennessey, Esquire, 407 West Pennsylvania Avenue, Towson, Maryland 21204; S. Eric DiNenna, Esquire, Suite 205, Alex. Brown Building, 102 West Pennsylvania Avenue, Towson, Maryland 21204; Stephen D. Langhoff, Esquire, Suite 801, First National Bank Building, Baltimore, Maryland 21202; and Mr. and Mrs. George Seeds, Jr., 1209 York Road, Lutherville, Maryland 21093.

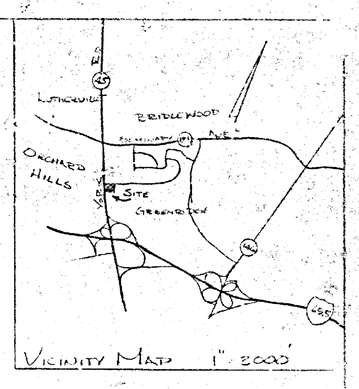
Peter Max Zimmerman




STEPHEN G. HEAVER
USE OFFICE BUILDING
DR-16
TO SCHAEFER AVE
EXISTING
C & G D
GREENRIDGE
ROAD
N68°-17'-00"E
283.17'
EXISTING EDGE PAVING
PROPOSED CONCRETE C&G
PROPOSED RIGHT OF WAY LINE
ENTRANCE & EXIT
ENTRANCE ONLY
PROPOSED CURBY EVERGREEN SCREENING
19 PARKING SPACES EXISTING
PARKING LOT
EXISTING 1 STORY BRICK BANK BUILDING
BASEMENT & FIRST FLOOR = 8,000 SQ FT
20 PARKING SPACES EXISTING
20' MIN
6 PARKING SPACES PROPOSED
REMOTE TRAILER UNITS
NEW CONSTRUCTION 12,826 SQ FT
7 PARKING SPACES EXISTING
6 PARKING SPACES PROPOSED
BUILDING LINE
SETBACK LINE
DR-16
DR-5.5
RESIDENTIAL
21 PARKING SPACES EXISTING
EXISTING ENTRANCE
TURN-AROUND AREA
EXISTING CONSTRUCTED CURBING
PROPOSED CONCRETE CURB
CHAIN LINK FENCE
S68°-17'-00"W
259.5'
PROPOSED COMPACT EVERGREEN SCREENING (MINIMUM 4' HIGH)
GEORGE SEEDS & WIFE
DR-16
USE - RESIDENTIAL
CHARLES W. HEAD & WIFE
DR-16
USE - RESIDENTIAL
329°43'00"E
290.00'
R/W LINE
EXISTING CONCRETE C&G
EXISTING CONDUIT
TELEPHONE
C&P TELEPHONE
R=12,394.79
L=1,695'
S21°-43'-34"W 871.05'
EXISTING EDGE PAVING
DR-5.5
RESIDENTIAL
DR-16
70'
25'
30' ENTRANCE
SEE SHEET FOR DETAILS
EXISTING
EXISTING
EXISTING


To Seminary Ave
Stephen G. Heaver
DR-16
Existing
Conc
C&G
Existing
Greenridge
Road
N68°-17'-00"E
283.17'
6" Water
8" Sanitary
Existing Edge Pavement
Proposed Concrete C&G
Entrance & Exit
Entrance Only
Proposed C&G Inlets Str. 7" Curb C&G
Planted Compact Evergreen Screening
24' Min
10 Parking Spaces Existing
Parking Lot
Existing 1 Story Brick Bank Building
Basement & 1st Floor = 8,000 ± S.F.
Existing
20' Min
20 Parking Spaces
No 1
6 Parking Spaces Existing
36' Min
Drive Up Facilities
Lane 1 Stacking Spaces
Lane 2
Lane 3
Lane 4 Bypass Lane
Remove Existing C&G
Proposed 3 Story Masonry Addition (3 Floors = 18,000 ± Total)
Existing C&G To Remain
11 Parking Spaces Proposed
3 Parking Spaces Existing
1 Space Proposed
Turn-around Area
20 Parking Spaces Existing
3 Parking Spaces Proposed
Existing Paving
Proposed Directional Entrance
Exit Only
Enter Only
Curb Line
Existing Pavement
Proposed Compact Evergreen Screening (Minimum 4' High)
S68°-17'-00"W
259.5'
George Seeds & Wife
Charles W. Held & Wife
S29°-43'-00"E
220.00'
Proposed Compact Evergreen Screening
Existing Edge Pavement
Existing Curb Cut
Existing Guard Rail
Concrete Curb
Asphalt Pavement
Existing Telephone Pole
Existing Fire Hydrant
Existing Gas Valve
Existing Water Valve
Existing Sign
Existing Light Standard
Proposed Light Standard
Conduit
Bldg. Setback Line
Retaining Wall
Existing Contour
Proposed Contour
Existing Spot Elevation
Proposed Spot Elevation
Existing Tree
Proposed Tree
Existing Shrub
Proposed Shrub
Existing Bush
Proposed Bush
Existing Rock
Proposed Rock
Existing Boulder
Proposed Boulder
Existing Stump
Proposed Stump
Existing Log
Proposed Log
Existing Fence
Proposed Fence
Existing Wall
Proposed Wall
Existing Steps
Proposed Steps
Existing Ramp
Proposed Ramp
Existing Curb
Proposed Curb
Existing Gutter
Proposed Gutter
Existing Drainage
Proposed Drainage
Existing Utility
Proposed Utility
Existing Overhead Wire
Proposed Overhead Wire
Existing Underground Wire
Proposed Underground Wire
Existing Pole
Proposed Pole
Existing Guy Wire
Proposed Guy Wire
Existing Anchor
Proposed Anchor
Existing Transformer
Proposed Transformer
Existing Meter
Proposed Meter
Existing Valve
Proposed Valve
Existing Hydrant
Proposed Hydrant
Existing Sign
Proposed Sign
Existing Light
Proposed Light
Existing Telephone
Proposed Telephone
Existing Mailbox
Proposed Mailbox
Existing Newspaper Box
Proposed Newspaper Box
Existing Flagpole
Proposed Flagpole
Existing Basketball Hoop
Proposed Basketball Hoop
Existing Swing Set
Proposed Swing Set
Existing Sandbox
Proposed Sandbox
Existing Picnic Table
Proposed Picnic Table
Existing Barbecue
Proposed Barbecue
Existing Fire Pit
Proposed Fire Pit
Existing Bench
Proposed Bench
Existing Trash Can
Proposed Trash Can
Existing Recycling Bin
Proposed Recycling Bin
Existing Bicycle Rack
Proposed Bicycle Rack





GENERAL NOTES

PROPOSED ADDITION SITE PLAN
SERCO FEDERAL CREDIT UNION

9TH ELECTION DISTRICT — BALTIMORE CO.
SCALE 1" = 20' — JULY 25, 1979

NOTES:

EXISTING ZONING — DR 16
PROPOSED ZONING — NO CHANGE

① PARKING SPACES:

EXISTING BLDG.
1ST FLR. 4,000 ÷ 300 = 13 SPACES REQ'D
BSMT 4,000 ÷ 500 = 8 SPACES REQ'D
PROPOSED ADDITION
1ST FLR. 6,000 ÷ 300 = 20 SPACES REQ'D
2ND & 3RD FLR 12,000 ÷ 500 = 24 SPACES REQ'D
TOTAL — 65 SPACES REQ'D

PARKING PROVIDED
EXISTING — 56 SPACES
PROPOSED — 21 SPACES
* TOTAL PROVIDED — 77 SPACES
(4 SPACES PROVIDED FOR HANDICAPPED)

② PROVIDE EVERGREEN SCREENING ALONG PERIMETER AS SHOWN. SCREENING MINIMUM 6' HIGH.

③ PROVIDE LIGHTING FOR PARKING AS SHOWN. LIGHTING POLES 15' HIGH, LIGHTING TO BE LOW PRESSURE SODIUM.
RECOMMENDED STYLE: TC 1101 255 SOX MANUFACTURED BY TRIMBLEHOUSE CORPORATION VERSAILLES, KENTUCKY OR SIMILAR

■ DENOTES EXISTING LIGHT STANDARD
⊙ DENOTES PROPOSED LIGHT STANDARD

APR 18 '80 AM

APR. 17, 1980 ALAND BRO. CO.
FEB. 18, 1980 AS PER SERCO
AMENDMENTS: DEC. 4, 1979 - AS PER BALTO. CO.

CHESAPEAKE CONSULTANTS INC.
REGISTERED LAND SURVEYORS
REAL ESTATE DEVELOPMENT CONSULTANTS
SERCO SITE PLAN
TIMONIUM MARYLAND

FILE No. 913-004

THIS DOCUMENT IS PHOTOGRAPHED AS RECEIVED. ITS CONTRAST OR CONDITION IS BELOW MICROFILM REPRODUCTION STANDARDS AND CANNOT BE IMPROVED UPON.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
SE corner of York and Greenridge Roads, 9th District : OF BALTIMORE COUNTY
SEBCO FEDERAL CREDIT UNION, Petitioner : Case No. 80-213-X

:::::::

ORDER

Upon the foregoing Motion by the People's Counsel for Baltimore County, the Board having noted that there are no other Appellants of record in said case, it is, this 20th day of January, 1981, by the County Board of Appeals for Baltimore County,

ORDERED that the aforegoing appeal of the People's Counsel for Baltimore County herein be and it is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

William T. Hackett

Patricia Millhouser

ZONING VIOLATION INSPECTION RECORD

Date: 9/11/79 | Inspector: [illegible] | No. C-80-135
Zoning: D.R.16 | Location: 1215 York Rd. (Parking Lot S. side)
District: 9th | Int./Landmark: Baker Highland Dunkirk Towne
Source: In-Person ☐ Letter ☒ Pick-Up ☐ | Structure: Apartment ☐ Dwelling ☐ Other ☒ Parking Lot

( ) Complaintant: Mr. & Mrs. Thomas Kennessey | Phone: 825-0633
Address: 1207 Glen Rd. Lutherville, Md. 21093
( ) Attorney: Thomas L. Hennessey | Phone: 825-7210
Address: 407 W. Pennsylvania Ave. Towson, Md. 21204
( ) Occupant: Parking Lot - South Side | Phone:
Address: "
( ) Owner: SEBCO Federal Credit Union | Phone: 321-6060
Address: 1215 York Road (George Hansen-Gen'l Mgr.) Lutherville, Md. 21093
( ) Attorney: [illegible] John Hennessey | Phone: 823-7210
Address: [illegible] 1301 Merritt Blvd. 21222

DETAILS OF COMPLAINT:
Non-Compliance w/Spec. Exception & site plan
(20 Parking Spaces Approved on 11/26/75).

INSPECTOR'S REPORT

INITIAL INSPECTION | Day: Tues. | Date: 9/11/79 | Time: 12:10
Probable Violation: Yes ☑ No ☐ Section(s): 1801.1B, 1802.1, 409.4, 409.6
Non-Conforming Use Claimed: Yes ☐ No ☐ Year:
First approved site plan calls for 40 parking spaces in lieu of 20 as per Special Exception Granted. Field observation indicates approximately 20 spaces in use. Owner was notified on 9/11/79 by letter of 48 hours of retained counsel and was to advise of violation.
Send ☐ Day Card ☐ Correction: parking spaces(20) Photos: 6

RE-INSPECTION | Day: | Date: | Time:
Since the approved revised site plan exceeds the number of parking spaces indicated during the spec. exception clarification
Close Case ( ) ☒ Issued
Set for Hearing ☐ No. Photos:

RE-INSPECTION | Day: Tuesday | Date: 11/11/79 | Time: 10:10
No change from the initial inspection on 9/11/79

No. Photos: 0

RE-INSPECTION | Day: | Date: | Time:

No. Photos:

SUMMONS ☑

Inspector

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
SE corner of York and Greenridge Roads, 9th District : OF BALTIMORE COUNTY
SEBCO FEDERAL CREDIT UNION, Petitioner : Case No. 80-213-X

:::::::

MOTION FOR DISMISSAL

To the Honorable, Members of Said Board:

The People's Counsel for Baltimore County, having noted the recent passage of the office zoning legislation and the enactment of the 1980 Comprehensive Zoning Map by the County Council for Baltimore County, has concluded that there is no further need to prosecute this appeal.

WHEREFORE, it is respectfully requested that the Board by its appropriate Order dismiss said Appeal.

AND AS IN DUTY BOUND, etc.,

RECEIVED BALTIMORE COUNTY JAN 16 2 13 PM '81 COUNTY BOARD OF APPEALS

John W. Hessian, III
People's Counsel for Baltimore County

Peter Max Zimmerman
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 16th day of January, 1981, a copy of the aforegoing Motion for Dismissal and proposed Order was mailed to Messrs. T. Bayard Williams, Jr. and John O. Hennegan, 1301 Merritt Boulevard, Dundalk, Maryland 21222; Thomas L. Hennessey, Esquire, 407 West Pennsylvania Avenue, Towson, Maryland 21204; S. Eric DiNenna, Esquire, Suite 205, Alex. Brown Building, 102 West Pennsylvania Avenue, Towson, Maryland 21204; Stephen D. Langhoff, Esquire, Suite 801, First National Bank Building, Baltimore, Maryland 21202; and Mr. and Mrs. George Seeds, Jr., 1209 York Road, Lutherville, Maryland 21093.

John W. Hessian, III

ALLEGED ZONING VIOLATION

DATE: SEPTEMBER 4, 1979

CASE NO. C - 80-135

LOCATION: 1215 YORK ROAD

DEAR MR. HENNESSEY :

PLEASE BE ADVISED THAT YOUR COMPLAINT, INVOLVING THE ABOVE REFERENCED PROPERTY, HAS BEEN RECEIVED BY THIS OFFICE. AN INSPECTOR HAS BEEN ASSIGNED AND WILL VISIT THE LOCATION AS SOON AS POSSIBLE. YOU WILL ADDITIONALLY BE ADVISED OF ALL FURTHER DEVELOPMENTS IN OUR INVESTIGATION. SHOULD THIS MATTER BE SCHEDULED FOR A VIOLATION HEARING, YOU WILL BE DULY SUMMONED.

ZONING ENFORCEMENT SECTION TELEPHONE: 494-3351

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
SE corner of York and Greenridge Roads, 9th District : OF BALTIMORE COUNTY
SEBCO FEDERAL CREDIT UNION, Petitioner : Case No. 80-213-X

:::::::

ORDER

Upon the foregoing Motion by the People's Counsel for Baltimore County, the Board having noted that there are no other Appellants of record in said case, it is, this 20th day of January, 1981, by the County Board of Appeals for Baltimore County,

ORDERED that the aforegoing appeal of the People's Counsel for Baltimore County herein be and it is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

William T. Hackett

Patricia Millhouser

ZONING ENFORCEMENT SECTION TELEPHONE: 494-3351

* * * * * CORRECTION NOTICE FOR ALLEGED ZONING VIOLATION * * * * *

CASE NUMBER C - 80-135 ELECTION DISTRICT: 9TH
LOCATION: 1215 YORK RD (PARKING LOT S. SIDE SEE DA PLAT)
DEAR MR GEORGE HANSEN-GEN'L MGR.
SEBCO FEDERAL CREDIT UNION).

PLEASE BE ADVISED THAT AN INSPECTION OF THE ABOVE REFERENCED LOCATION REVEALED:

☐ THERE WAS NO VIOLATION OBSERVED AND THE CASE WILL BE CLOSED.

☑ THERE IS AN APPARENT VIOLATION AND THE FOLLOWING CORRECTION IS REQUIRED: MUST COMPLY WITH ALL DETAILS ON THE APPROVED SITE PLAN RECEIVED 6/2/80, SUCH AS: SEPARATING EXIST. ENTRANCE/EXIT FROM THE PARKING SPACES FROM 407 TO 409 AS NOTED FOR SPECIAL HEARING CASE #80-213-X PROVISION OF SIDE LOT AS A REMOTE PARKING LOT

COMPLIANCE MUST BE ATTAINED BY: 12/1/79

☐ COMPLIANCE HAS NOT BEEN ATTAINED AND THE MATTER WILL BE SCHEDULED FOR A VIOLATION HEARING.

☐ COMPLIANCE HAS BEEN ATTAINED AND THE CASE WILL BE CLOSED.

INSPECTOR: ERDMAN DATE: 9/16/80

(✓) DEFENDANT COPY ( ) COMPLAINANT COPY

COPY TO THOMAS HENNESSEY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
SE corner of York and Greenridge Roads, 9th District : OF BALTIMORE COUNTY
SEBCO FEDERAL CREDIT UNION, Petitioner : Case No. 80-213-X

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MOTION FOR DISMISSAL

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WHEREFORE, it is respectfully requested that the Board by its appropriate Order dismiss said Appeal.

AND AS IN DUTY BOUND, etc.,

RECEIVED BALTIMORE COUNTY JAN 16 2 13 PM '81 COUNTY BOARD OF APPEALS

John W. Hessian, III
People's Counsel for Baltimore County

Peter Max Zimmerman
Rm. 223, Court House
Towson, Maryland 21204
494-2188

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John W. Hessian, III

ZONING VIOLATION INSPECTION RECORD

Date: 9/11/79 | Inspector: [illegible] | No. C-80-135
Zoning: D.R.16 | Location: 1215 York Rd. (Parking Lot S. side)
District: 9th | Int./Landmark: Baker Highland Dunkirk Towne
Source: In-Person ☐ Letter ☒ Pick-Up ☐ | Structure: Apartment ☐ Dwelling ☐ Other ☒ Parking Lot

( ) Complaintant: Mr. & Mrs. Thomas Kennessey | Phone: 825-0633
Address: 1207 Glen Rd. Lutherville, Md. 21093
( ) Attorney: Thomas L. Hennessey | Phone: 825-7210
Address: 407 W. Pennsylvania Ave. Towson, Md. 21204
( ) Occupant: Parking Lot - South Side | Phone:
Address: "
( ) Owner: SEBCO Federal Credit Union | Phone: 321-6060
Address: 1215 York Road (George Hansen-Gen'l Mgr.) Lutherville, Md. 21093
( ) Attorney: Thomas L. Hennessey | Phone: 823-7210
Address: 407 W. Pa. Ave. Towson, Md. 21204

DETAILS OF COMPLAINT:
Non-Compliance w/Spec. Exception & site plan
(20 Parking Spaces Approved on 11/26/75).

INSPECTOR'S REPORT

INITIAL INSPECTION | Day: Tues. | Date: 9/11/79 | Time: 12:10
Probable Violation: Yes ☑ No ☐ Section(s): 1801.1B, 1802.1, 409.4, 409.6
Non-Conforming Use Claimed: Yes ☐ No ☐ Year:
First approved site plan calls for 40 parking spaces in lieu of 20 as per Special Exception Granted. Field observation indicates approximately 20 spaces in use. Owner was notified on 9/11/79 by letter of 48 hours of retained counsel and was to advise of violation.
Send ☐ Day Card ☐ Correction: parking spaces(20) Photos: 6

RE-INSPECTION | Day: | Date: | Time:
Since the approved revised site plan exceeds the number of parking spaces indicated during the spec. exception clarification
Close Case ( ) ☒ Issued
Set for Hearing ☐ No. Photos:

RE-INSPECTION | Day: | Date: | Time:

No. Photos:

SUMMONS ☑

Inspector

SPECIAL EXCEPTION PETITION * BEFORE THE
RE: SEBCO FEDERAL CREDIT UNION * ZONING COMMISSIONER OF
Case No. 80-213X * BALTIMORE COUNTY
* * * * * * * * * * *

ENTRY OF APPEARANCE

Mr. Commissioner:

Please enter the appearance of Thomas L. Hennessey, P. A., and Thomas L. Hennessey, as attorneys for the Protestants, George Seeds, Jr., and Mary Ellen Seeds, in the above-entitled case.

Would you please notify me of all hearing dates and provide me with copies of all papers filed.

THOMAS L. HENNESSEY, P. A.

By: Thomas L. Hennessey
407 West Pennsylvania Avenue
Towson, Maryland 21204
823-7710

MAIL CERTIFICATION

I HEREBY CERTIFY that a copy of the aforegoing Entry of Appearance was mailed, postage prepaid, this 16th day of April, 1980, to T. Bayard Williams, Jr., Esquire, and John O. Hennegan, Esquire, 1301 Merritt Boulevard, Dundalk, Maryland 21222, Attorneys for Petitioner.

Thomas L. Hennessey

LAW OFFICES OF
THOMAS L. HENNESSEY, P.A.
TOWSON, MD. 21204

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
SE corner of York Rd. and
Greenridge Rd., 9th District : OF BALTIMORE COUNTY

SEBCO FEDERAL CREDIT UNION, : Case No. 80-213-X
Petitioner

:::::::

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.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 2nd day of April, 1980, a copy of the aforegoing Order was mailed to T. Bayard Williams, Jr., Esquire and John O. Hennegan, Esquire, 1301 Merritt Boulevard, Dundalk, Maryland 21222, Attorneys for Petitioner.

John W. Hessian, III

Zoning Department
Page Two
August 29, 1979

6. There are no hour restrictions stated on the signs to the entrance to this lot. Conversely, the signs to the entrance to the lot directly to the rear of the Sebco Building state that they are for the use of patrons and employees while transacting business in the Sebco Credit Union.

I would appreciate your immediate investigation of this matter and if the violations are found, appropriate action should be taken immediately.

Yours very truly,

Thomas L. Hennessey

TLH:sw

cc: Mr. and Mrs. George Seeds, Jr.

4/19/1953

AREA CODE 301 823-7710

LAW OFFICES
Thomas L. Hennessey, P.A.

THOMAS L. HENNESSEY
LAWRENCE ANTHONY MELFA
ROBERT W. BAKER, JR.
JAMES O. O'CONNOR

407 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(MAIL ADDRESS
BOX 5473
TOWSON, MARYLAND 21204)

August 29, 1979

RECEIVED
AUG 30 '79
ZONING DEPARTMENT

Zoning Department
Zoning Enforcement Division
Baltimore County
Towson, Maryland 21204

Re: Sebco Federal Credit Union
Proceeding No. 76-152SPH

Gentlemen:

I represent Mr. and Mrs. George Seeds who are the adjacent property owners to an area on York Road as developed recently by Sebco Federal Credit Union. This piece of land was the subject matter of a proceeding as captioned above and an order signed on March 10, 1976. In our opinion, the land has been developed contrary to the permissions granted. I submit to you for your consideration the following facts:

1. There are 47 parking spaces instead of the 20 spaces shown on the revised site plan of February 3, 1976.

2. The spaces are being used as a rental project for 1205 York Road building. The signs at both entrances state that the parking is reserved and that violators will be towed away. A lady who was getting into her car on the lot told my office that the lot is used as a rental lot for the businesses at 1205 York Road. She stated that her business pays approximately $30 a month for a space. Many of the spaces are marked MACPA/GLA which is the Maryland Association of Certified Public Accountants located in the 1205 York Road Building.

3. There is no four-foot fence around the property nor is there any evergreen screening as per the order of March 10, 1976.

4. The order of March 10, 1976 requires that all drainage be towards York Road. There was no evidence of drainage pipes seen on a previous visit but the entire parking lot slopes away from York Road and the extreme rear of the lot slopes towards the Seeds' property.

5. The lot has both an entrance and an exit directly on York Road.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 24, 1979

Thomas L. Hennessey, Esquire
Box No. 5473
Towson, Maryland 21204

RE: 1215 York Road
Case No. 80-152-V

Dear Mr. Hennessey:

Please be advised that the above captioned matter has been scheduled for a violation hearing on Monday, October 15, 1979 at 9:30 a.m. _____, in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204.

Also, please note that no postponements will be granted without good and sufficient reasons. All requests for postponements must be in writing. Absolutely no postponements will be granted within seven (7) days of the scheduled hearing date.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:eoh

cc: John O. Hennegan, Esquire
1301 Merritt Boulevard
Dundalk, Maryland 21222

File

OFFICE OF THE
ZONING COMMISSIONER
494-3351

SUMMONS

ISSUED TO: _____
ADDRESS: _____

TO APPEAR AND TESTIFY IN THE MATTER OF AN ALLEGED ZONING VIOLATION LOCATED AT:

INVOLVING SECTION(S): _____

CASE NO. C- _____ HEARING DATE: _____
HEARING TIME: _____ A.M./P.M.
ROOM 106, BALTO. CO. OFFICE BUILDING

BE PROMPT IN YOUR ATTENDANCE, OTHERWISE YOU WILL BE ATTACHED

ISSUED BY: _____ DATE: _____

79-247
7/18/79
to 8/1/79

PHONE: 282-3450 - AREA CODE 301

Law Offices
T. Bayard Williams, Jr.

SEVERN E. LANIER
ROBERT E. JOY
CHRISTIAN M. KAHL
JOHN GWEN HENNEGAN
JOSEPH RIEL

202 Patapsco Federal Building - 1301 Merritt Boulevard
Dundalk, Maryland 21222

September 25, 1979

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office
of Planning and Zoning
Towson, Maryland 21204

Re: 1215 York Road
Case No. 80-152-V

Dear Mr. Hammond:

I have been advised that a hearing is scheduled on the above captioned matter for October 15, 1979, at 9:30 a.m. I have had scheduled previously hereto a criminal case for October 15 at 9:00 a.m. in the Dundalk District Court; and in addition, I have a civil case scheduled for October 15 at 9:00 a.m. in the Essex District Court.

Would you please be so kind as to reschedule the hearing in the above captioned matter to the afternoon docket. Any consideration you may give me would be very much appreciated.

Very truly yours,

John O. Hennegan

JOH:dr

SEP 27 '79 PM

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 27, 1979

John O. Hennegan, Esquire
202 Patapsco Federal Building
1301 Merritt Boulevard
Dundalk, Maryland 21222

RE: 1215 York Road
Case No. 80-152-V

Dear Mr. Hennegan:

Please be advised that the time scheduled for the above referenced violation hearing has been changed. The new time is October 15, 1979 at 1:30 p.m.

Please note that the previous summonses issued are continuing are are in force and effect for the new time.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:eoh

cc: Thomas L. Hennessey, Esquire
Box No. 5473
Towson, Maryland 21204

File

Mr. George Hanson, General Manager
Sebco Federal Credit Union
1215 York Road
Lutherville, Maryland 21093

bcc: Mr. and Mrs. George Seeds

79-352 ZON. file

AREA CODE 301 823-7710

LAW OFFICES

Thomas L. Hennessey, P.A.

407 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
Return Mail Address
BOX NO. 5473
TOWSON, MARYLAND 21204

THOMAS L. HENNESSEY
LAWRENCE ANTHONY MELFA
ROBERT W. BAKER, JR.
JAMES D. O'CONNOR

December 24, 1979

Mrs. Jean M. H. Jung
Deputy Zoning Commissioner
Baltimore County Office of Planning
and Zoning
Towson, Maryland 21204

Re: 1215 York Road
Case No. 80-152-V

Dear Mrs. Jung:

It has been quite some time since the hearing occurred on the above-entitled matter. It was my impression at that time that there would be forthcoming a decision as to the violation. A recent review of the property shows that the matter has not been handled and that the violations do still exist with the exception that a fence has been erected. I would appreciate receiving a copy of your findings in the past hearing so that appropriate steps might be taken for the benefit of my clients.

Thank you very much.

Yours very truly,

Thomas L. Hennessey

TLH:sw

cc: Mrs. Mary Ellen Seeds

DEC 26 '79 AM

ZONING DEPARTMENT

By .....

79-352 B.C. SUBSEQUENT HEARING

Protestant's Exhibit #1

AREA CODE 301 823-7710

LAW OFFICES

Thomas L. Hennessey, P.A. Case No. 80-152-V

407 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
Return Mail Address
BOX NO. 5473
TOWSON, MARYLAND 21204

THOMAS L. HENNESSEY
LAWRENCE ANTHONY MELFA
ROBERT W. BAKER, JR.
JAMES D. O'CONNOR

September 12, 1979

Inspector Erdman
Baltimore County
Office of Planning and Zoning
Towson, Maryland 21204

Re: Case No. C-80-135
1215 York Road

Dear Inspector Erdman:

In accordance with our phone conversation, I wish to place the County on notice that the site plan approved on June 31, 1978 as mentioned in your Correction Notice, Case No. 80-135 as captioned above, is not proper. This property was zoned subject to the submittal of a specific plan and I refer you to Mr. Martinak's order of March 10, 1976 wherein there is a limit of 20 parking spaces. I understand that the plan of June 31, 1978 was originally undertaken by a CETA program employee unfamiliar with zoning processes and was later approved pro forma in the usual procedure of government. This does not help my client who was a protestant and submitted her rights to complaint in full hearing based on the representation that there would be 20 parking spaces when the zoning was approved. This characteristically is the situation wherein the citizenry becomes subject to subtrafuge and government does not implement its rules and regulations. Any approval of a site plan against the zoning order and in conflict therewith should be considered as an ultra vires action and the parking and improvements to the lot not in conformity with the site plan revised February 3, 1976 should be torn down and the property made to conform.

Yours very truly,

Thomas L. Hennessey

TLH:sw

SEP 14 '79 AM

ZONING DEPARTMENT

By .....

ING DATE BY	FOR PROP NO.	DIST	LAND	IMPROVE	AD-VAL	TY	LAND-E
09/10779	0913134530	09	28,560		28,560	06	
78 P 13		74 P	22,850		22,850		

IMPROVE-E	AD-VAL-E	TY	YR M	SEW-BEN	YR M	WAT-BEN	SEW-SERV	WAT-DIS
					32			18.00

OWNER CODE AND NAME HO N

2 SEBCO FEDERAL CREDIT UNION

ADDRESS PREFIX	STREET ADDRESS	SUPPLEMENTARY ADDRESS
	01215 YORK RD	

CITY	ST	ZIP	MAP	BLK	PARCEL	LIBER	FOL	M	TYP	PRIMARY DESCRIPTION
LUTH-TIMONIUM	MD	21093	061	19	00341	5149	0620		D	GREENRIDGE

SUPPLEMENTARY DESCRIPT	PLAT	SEC	BLK	LOT	BK	FOL	ST-NO	STREET	DIR
PT LT 4		000	00	000	05	085	01213	YORK RD	ES

PURCHASE	GROUND	FORMER OWNER	TRANSFER	GR LN	ST-E
80,000	MCMATH	THOMAS B	12107/0 010324		

FEET	DIR	STREET	FRONT	BACK	SIDE-1	SIDE-2	AREA	CARD	FM-DATE	DEL
0185	S	GREENRIDGE RD	86.33	85.00	294.91	279.73		02816A	781201	

79-193

AREA CODE 301 823-7710

LAW OFFICES

Thomas L. Hennessey, P.A.

407 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
Return Mail Address
BOX NO. 5473
TOWSON, MARYLAND 21204

THOMAS L. HENNESSEY
LAWRENCE ANTHONY MELFA
ROBERT W. BAKER, JR.
JAMES D. O'CONNOR

August 29, 1979

AUG 30 '79 AM

ZONING DEPARTMENT

By .....

Zoning Department
Zoning Enforcement Division
Baltimore County
Towson, Maryland 21204

Re: Sebco Federal Credit Union
Proceeding No. 76-152SPH

Gentlemen:

I represent Mr. and Mrs. George Seeds who are the adjacent property owners to an area on York Road as developed recently by Sebco Federal Credit Union. This piece of land was the subject matter of a proceeding as captioned above and an order signed on March 10, 1976. In our opinion, the land has been developed contrary to the permissions granted. I submit to you for your consideration the following facts:

1. There are 47 parking spaces instead of the 20 spaces shown on the revised site plan of February 3, 1976.

2. The spaces are being used as a rental project for 1205 York Road building. The signs at both entrances state that the parking is reserved and that violators will be towed away. A lady who was getting into her car on the lot told my office that the lot is used as a rental lot for the businesses at 1205 York Road. She stated that her business pays approximately $30 a month for a space. Many of the spaces are marked MACPA/CPA which is the Maryland Association of Certified Public Accountants located in the 1205 York Road Building.

3. There is no four-foot fence around the property nor is there any evergreen screening as per the order of March 10, 1976. ✓

4. The order of March 10, 1976 requires that all drainage be towards York Road. There was no evidence of drainage pipes seen on a previous visit but the entire parking lot slopes away from York Road and the extreme rear of the lot slopes towards the Seeds' property. ✓

5. The lot has both an entrance and an exit directly on York Road. ✓

Zoning Department
Page Two
August 29, 1979

6. There are no hour restrictions stated on the signs to the entrance to this lot. Conversely, the signs to the entrance to the lot directly to the rear of the Sebco Building state that they are for the use of patrons and employees while transacting business in the Sebco Credit Union. ✓

I would appreciate your immediate investigation of this matter and if the violations are found, appropriate action should be taken immediately.

Yours very truly,

Thomas L. Hennessey

TLH:sw

cc: Mr. and Mrs. George Seeds, Jr.

VIOLATION ASSIGNMENT SHEET

CASE NO. C - 80-135

ELECTION DISTRICT 9th

LOCATION 1215 York Road

ALLEGED VIOLATION non-compliance with special exception

SEND ACKNOWLEDGEMENT (✓) PICK-UP ( ) POLICE ( )

ASSIGN TO:

( ) J. B. BYRNES	( ) H. E. PHIPPS
(✓) I. S. ERDMAN	( ) A. E. SORRENTINO
( ) L. W. FLORA	( ) J. H. THOMPSON
( ) G. C. FREUND	( ) G. C. REEDY
( ) A. J. GRIFFIN	( )

REFER TO:

( ) BUILDINGS ENGINEER	( ) HEALTH DEPARTMENT
( ) FIRE DEPARTMENT	( ) DOG LICENSES
( ) POLICE DEPARTMENT	( ) OTHER _____

COMMENTS:

Sebco Federal Credit Union 1215 York owners'

09-13-134530 ✓
09-19-274221

80-125

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 15, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

c/o
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

T. Bayard Williams, Jr., Esquire&
John C. Hennegan, Esquire
1301 Merritt Boulevard
Dundalk, Maryland 21222

RE: Item No. 149
Petitioner-Sebco Federal
Credit Union
Special Exception Petition

Dear Messrs. Williams & Hennegan:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The follcwing comments are not intended to indicate the appropriateness of the zoning action requested, but to assure 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 Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject property, which is located on the southwest corner of York and Greenridge Roads in the 9th Election District, is presently improved with the facilities of the Sebco Federal Credit Union. Surrounding properties are improved with dwellings to the east and south, while an office building and dwelling exist to the north and west across York Road, respectively.

This property was the subject of two previous zoning hearings (Case No. 71-12-RX and No. 76-152-SPH). The former hearing permitted the existing use, while the latter hearing allowed the existing parking to the south. This parking area is also the subject of an active violation hearing (Case No. 80-152-V) in which screening and the extent of the parking and access allowed under the latter hearing were discussed. The final order in this violation hearing is being withheld until the subject petition is finalized.

Because of your client's proposal to construct an addition to the south side of the existing building, this hearing is now required. In view of the fact that revised site plans were submitted that satisfy the members of this Committee, the petition was scheduled for a hearing.

Item No. 149
Special Exception Petition
April 14, 1980

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: David O. Brooks & Assoc.
2330 York Road
Timonium, Md. 21093

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
DIRECTOR

March 3, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #149 (1979-1980)
Property Owner: Sebco Federal Credit Union
S/E cor. York Rd. and Greenridge Rd.
Existing Zoning: DR 16
Proposed Zoning: Special Exception to allow expansion of offices and office building as originally granted by Case No. 71-12-XA (Item No. 196; 1969-1970).
Acres: 1.695 District: 9th

Dear Mr. Hammond:

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.

General:

The comments which were supplied in connection with the Zoning Advisory Committee reviews of this site for Item 196 (1969-1970) and Item 114 (1975-1976) are referred to for your consideration.

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 State 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.

Greenridge Road, an existing public road is proposed to be further improved in the future as a 36-foot closed section roadway on a 50-foot right-of-way (See Drawing #70-0494, File 5). Highway right-of-way widening, including a fillet area for sight distance at the York Road intersection and any necessary revertible easements for slopes will be required in connection with any grading or building permit application.

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

The construction or reconstruction of concrete sidewalks, curb and gutter, entrances, aprons, etc. will be the full responsibility of the Petitioner.

Item #149 (1979-1980)
Property Owner: Sebco Federal Credit Union
Page 2
March 3, 1980

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.

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

As stated in connection with Item 196 (1969-1970), a drainage and utility easement is required along the easternmost property line of this property. Onsite and offsite easements and drainage facilities as required in connection with any further development of this property, are to be designed and constructed in accordance with Baltimore County Standards and Specifications, (See Drawing #74-0811, File 4).

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.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving the existing Credit Union Building. A private onsite sewage ejection system is presently directing sewage to the public 8-inch sanitary sewer at Manhole 84470 in Greenridge Road (Drawing #64-0933, File 1). A public 8-inch sanitary sewer exists approximately 270 feet south to serve this and adjacent property by gravity, as shown on Drawing #74-0810, File 1.

Very truly yours,

ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley
J. Trenner
J. Somers
S. Bellestri

R-SW Key Sheet
44 NE 1 Pos. Sheet
NE 11 A Topo
61 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

March 11, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #149, Zoning Advisory Committee Meeting, January 29, 1980, are as follows:

Property Owner: Sebco Federal Credit Union
Location: SE/C York Rd and Greenridge Road
Existing Zoning: D.R.16
Proposed Zoning: Special Exception to allow expansion of offices and office building as originally granted by Case # 71-12-XA (Item # 196; 1969-70)
Acres: 1.1695
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.

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

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494 3550

STEPHEN E. COLLINS
DIRECTOR

March 3, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 149 - ZAC - January 29, 1980
Property Owner: Sebco Federal Credit Union
Location: Se/C York Rd. & Greenridge Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception to allow expansion of offices and office building as originally granted by Case No. 71-12-XA (Item No. 196; 1969-70)

Acres: 1.695
District: 9th

Dear Mr. Hammond:

The proposed Special Exception for the expansion of an office building can be expected to generate 220 additional trips per day.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

MSF/hmd

Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary

M. S. Caltrider
Administrator

February 4, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Jan. 29, 1980
ITEM: 149.
Property Owner: Sebco Federal Credit Union
Location: SE/C York Rd. (Route 45) & Greenridge Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception to allow expansion of offices and office building as originally granted by Case No. 71-12-XA (Item No. 196; 1969-70)
Acres: 1.695
District: 9th

Dear Mr. Hammond:

The plan indicates a redesign of the existing entrance from York Road, however, the plan fails to indicate a storm drain inlet immediately adjacent to the north side of the existing entrance. The plan must indicate the inlet and note that it is to be relocated. The lanes of the entrance, as proposed, must have a minimum width of 17'.

The plan must be revised prior to the hearing.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:JEM:vrd

By: John E. Meyers

My telephone number is (301)383-4320

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

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

March 24, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 149, Zoning Advisory Committee meeting of January 29, 1980, are as follows:

Property Owner: Sebco Federal Credit Union
Location: SE/C York Road & Greenridge Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception to allow expansion of offices and office building as originally granted by Case No. 71-12-XA (Item No. 196; 1969-70)
Acres: 1.695
District: 9

Metropolitan water and sewer are available.

Prior to new installation/s of fuel burning equipment the owner should contact the division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL

IJF/mw

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

February 27, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: **Sebco Fereral Credit Union**
Location: **SE/C York Rd. & Greenridge Rd.**
Item No: **149** Zoning Agenda: **1-29-80**

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 or _____ 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 _____
EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(X) 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 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

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

REVIEWER: Capt. Joseph Kelly 2-27-80 Noted and Approved: George M. Weigandt
Planning Group
Special Inspection Division
Fire Prevention Bureau

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494 3610

Ted Zaleski, Jr.
DIRECTOR

February 4, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #149 Zoning Advisory Committee Meeting, January 29, 1980 are as follows:

Property Owner: Sebco Federal Credit Union
Location: S/E/C York Road & Greenridge Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception to allow expansion of offices and office building as originally granted by Case No. 71-12-XA (Item No. 196;1969-70)

Acres: 1.695
District: 9th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition , State of Maryland Code for the Handicapped and Aged and other applicable codes.

X B. A building permit shall be required before construction can begin.

C. Additional _____ Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

I. No Comment.

X J. Comment: Compliance to the State Handicapped Code will require access to the structure, an elevator, toilet facilities, parking, etc.
NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

Charles E. Burnham, Chief
Plans Review

CEB:rrj

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or 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 proposed parking lot for the Sebco Federal Credit Union as per the attached description affecting the Petitioner's property as per the plat filed herewith.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or presented to the Zoning Commissioner at the hearing.

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

Contract Purchaser — By: [illegible], Legal Owner

Address 1215 York Road, Towson, Maryland 21204

Petitioner's Attorney

Reviewed by the Zoning Commissioner of Baltimore County, this 5th day of February, 1976, 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 25th day of February, 1976, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

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. I-1)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for Special Hearing 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 at 1215 York Road, the same being described on his site plan, revision of February 2, 1976, and could have 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 opposed to the petition, but that they were concerned about the requisite screening of the property and drainage.

After reviewing the evidence presented at the hearing, in the opinion of the Deputy Zoning Commissioner, the pre-requisites 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

ORDER RECEIVED FOR FILING
DATE 2-25-76
BY [illegible]

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 northern side of the lot for the total length of the property, 247 feet, more or less.
3. All other screening, as indicated on the site plan dated February 2, 1976, shall be compact evergreens, 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.

Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE 2-25-76
BY [illegible]

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. Kountz, Jr.
Deputy People's Counsel

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.

John W. Hessian, III

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
Sebco Federal Credit Union - Petitioner
NO. 76-152-SPH (Item No. I-1)

Dear Mr. Williams:

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

Very truly yours,

GEORGE E. HARTLEY
Deputy Zoning Commissioner

GEHJr:mmn

Attachment

cc: Mrs. Mary Ellen Seeds
2109 York Road
Lutherville, Maryland 21093

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

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

ZONING DESCRIPTION
SEBCO FEDERAL CREDIT UNION
PARCEL TO BE USED AS A RESIDENTIAL

BEGINNING at a point southeasterly from the intersection of the easterly side of York Road as shown on State Roads Commission Plat No. 24176 with the south side of Green Ridge Road as now laid out a distance of 164' more or less measured along the said line of that corner of land which by deed dated January 31, 1956 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 4271 Folio 343 was conveyed by Vernon E. Price to Harrold E. Fulton and wife, thence leaving said beginning and binding on said reversed as side of York Road as shown on said Plat No. 24176 South 25° 00' West 247 feet more or less, thence northwesterly 65' more or less to intersect the said reversed line, thence leaving "S" and binding on a line North 25° 00' East 247 feet more or less to the point of beginning.

CONTAINING 0.5 acres of land more or less.

BEING the remainder of Lot No. 4 A shown on the Division Plat of Riverview Terrace, being the Land described in Plat Book No. 5 Folio 35.

December 22, 1975

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Eric DiNenna, Zoning Commissioner — Date: January 26, 1976

FROM: William D. Frome, Director of Planning

SUBJECT: Petition # 76-152-SPH, Petition for Special Hearing for Off-street Parking in a residential zone.
E/s side of York Road 164 feet South of Green Ridge Road.
Petitioner - Sebco Federal Credit Union

5th District

Hearing: Monday, February 9, 1976 at 11:00 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 (plan or its currently proposed Comprehensive Zoning Map.

William D. Frome
Director of Planning

WDF:NG:mb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 2, 1976

Franklin T. Hoganis, Jr.

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

Re: Special Hearing Petition
I-No. 152
Sebco Federal Credit Union - Petitioner

Dear Mr. Williams:

The aforesaid comments are to be furnished upon the request of the Zoning Commissioner pursuant to your request of January 13, 1976 during the above referenced subject.

Very truly yours,

FRANKLIN T. HOGANIS, JR.
Chairman
Zoning Advisory Committee

Enclosure

MAY 14 1976

January 20, 1976

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

Re: Item #114 (1975-1976)
Property Owner: Sebco Federal Credit Union
E/S of York Road, 164' S of Green Ridge Road
Election District: 9th Dist.
Zoning: Petition for Special Hearing
Location: N/A
Acreage: 0.5
Districts: 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 this item.

Comments were made on this item during the Committee meeting of December 30, 1975 and are as follows:

York Road (Md. Rte. 45) is a State Road; therefore, all improvements, construction, entrances and drainage must conform to the State Roads Commission's standards and specifications. Any entrance construction within the State Road right-of-way will require the submission of detailed construction and drainage plans in addition to those of Baltimore County.

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

Development of this property through stripping, grading and stabilization could result in a serious pollution problem, damaging private and public holdings downstream of the property. A sediment control plan is necessary for all grading, including the stripping of top soil.

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 nuisance or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may occur, due to improper grading or improper installation of drainage facilities, would be the responsibility of the Petitioner.

Very truly yours,

Chief, Bureau of Engineering

April 9, 1976

John W. Hessian, III, Esquire
People's Counsel
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

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. I-1)

Dear Mr. Hessian:

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 your use.

Very truly yours,

ERIC DiNENNA
Zoning Commissioner

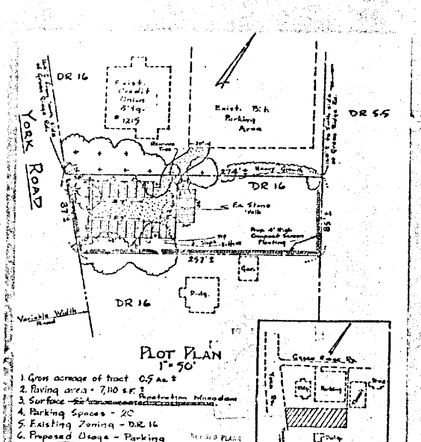
EDiN:rr

Enclosure

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

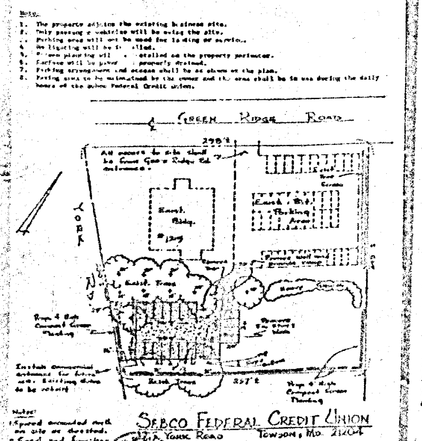
Mrs. Mary Ellen Seeds
2109 York Road
Lutherville, Maryland 21093

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



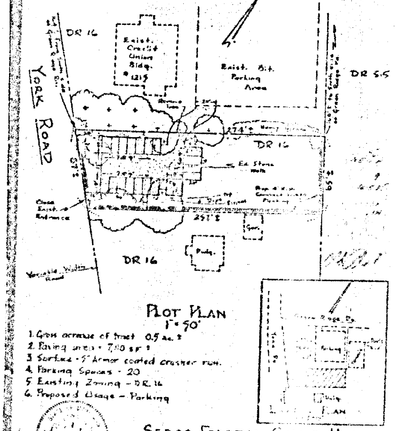
SEBCO FEDERAL CREDIT UNION
1215 YORK ROAD — TOWSON, MD.
DISTRICT 9 — Nov. 1975
Rev. Feb. 3, 1976 — Sht. 1 of 2

Notes:
1. The property adjoins the existing Sebcon sites.
2. Only passenger vehicles will be using the site.
3. Parking areas are used for loading or unloading.
4. No lighting will be installed.
5. No repair is to be performed on the property permanently.
6. Refuse will be picked up periodically.
7. Fire hydrants and sprinkler shall be shown on the plan.
8. Parking area to be maintained by the owner and its area shall be in use during the daily hours of the Sebco Federal Credit Union.



Notes:
1. Expand recreational area on site as developed.
2. Sand and fencing as deemed necessary.

SEBCO FEDERAL CREDIT UNION
1215 YORK ROAD — TOWSON, MD. 21204
AUGUST 1975
CARL REINHART — CIVIL ENGINEER
1"=50'
Rev. Feb. 3, 1976 — Sht. 2 of 2



SEBCO FEDERAL CREDIT UNION
1215 YORK ROAD — TOWSON, MD.
DISTRICT 9 — Nov. 1975

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

Item 114

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

Your Petition has been received and accepted for filing this [illegible] day of [illegible], 1975.

Sebco Federal Credit Union

Petitioner

T. Bayard Williams, Jr., Esquire

Attorney

MAY 14 1976

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. W. E. Hammond, Zoning Commissioner Date March 28, 1980

FROM John D. Seyffert, Director, Office of Planning and Zoning

SUBJECT Petition No. 80-213-X Item 149

Petition for Special Exception
Southeast corner of York Road and Greenridge Road
Petitioner- Sebco Federal Credit Union

Ninth District

HEARING: Tuesday, April 22, 1980 (1:30 P.M.)

If granted it is requested that a detailed landscaping plan, approved by the Division of Current Planning and Development, be required.

John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:cb

80-431

S. Eric DiNenna
Attorney at Law
Suite 205 Alex. Brown Building
102 W. Pennsylvania Avenue
Towson, Maryland 21204
301 - 823-1630

April 24, 1980

The Honorable William E. Hammond,
Zoning Commissioner for Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petitioner No. 80-213X
Petitioner: SEBCO
My File No. 80-36

Dear Commissioner Hammond:

This letter is to confirm the entry of my appearance on behalf of Mr. Nicholas Mangione of 1205 York Road, Lutherville, Maryland 21093, as a participating observer in the above-entitled matter.

Please keep me informed of all future actions and developments in the matter. Thank you.

Very truly yours,

S. ERIC DiNENNA

SED:cm

cc: Thomas L. Hennessey, Esquire
cc: T. Bayard Williams, Jr., Esquire
cc: Mr. Nicholas Mangione

APR 25 '80 AM

David O. Brooks & Associates, Inc.
Registered Professional Land Surveyors
Real Estate Development Consultants

J. FIPLEY RANSONE, R.P.L.S., PRESIDENT

P. O. BOX 226
PHOENIX, MARYLAND 21131
(301) 667-0141

SUCCESSORS TO
DAVID O. BROOKS, R.P.L.S. 1898-1977
ROBERT W. NORRIS, R.P.L.S. 1933-1978

July 12, 1979

SEBCO Federal Credit Union
Zoning Description

ALL THAT piece or parcel of land situate lying and being in the Ninth Election District of Baltimore County, State of Maryland and described more particularly as follows to wit:

BEGINNING for the same at a point on the Easterly side of York Road, Maryland State Route 45 and in the bed of Greenridge Road, running thence and binding in the bed of said Greenridge Road North 69 degrees 17 minutes 00 seconds East 293.1 feet, thence leaving said Greenridge Road and binding on the outlines of the property of the petitioners herein the two following courses and distances South 21 degrees 43 minutes 00 seconds East 270.00 feet and South 69 degrees 17 minutes 00 seconds West 259.51 feet to the easterly side of the aforementioned York Road, thence running and binding on the easterly side of York Road by a line curving toward the right having a radius of 2799.79 feet for a distance of 271.14 feet the chord of said arc bearing North 26 degrees 43 minutes 36 seconds West 271.05 feet to the place of beginning.

CONTAINING 1.693 acres of land more or less.

THE COURSES in the above description are referred to the Baltimore County Metropolitan District Grid Meridian.

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

January 20, 1981

John W. Hessian, III, Esquire
People's Counsel for Baltimore County
Courthouse, Towson, Md. 21204

Re: Case No. 80-213-X
Sebco Federal Credit Union

Dear Mr. Hession:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Sebco Federal Credity Union
T. Bayard Williams, Jr., Esq.
Thomas L. Hennessey, Esq.
S. Eric DiNenna, Esq.
Stephen D. Langhoff, Esq.
Mr. and Mrs. George Seeds, Jr.
Mr. J. E. Dyer
Mr. W. E. Hammond
Mrs. Jean M.H. Jung
Mr. J. Hoswell
Mr. N. E. Gerber

PETITION FOR SPECIAL EXCEPTION

9th District

Zoning: Petition for Special Exception

Location: Southeast corner of York road and Greenridge road

Date & Time: Tuesday, April 22, 1980 at 1:30 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Room 106, County Office Building, 111 W. Chesapeake avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for the expansion of offices and office building from the previously granted Special Exception Case No. 71-12-XA and additional parking areas covered by Case No. 76-152-SPH.

All that parcel of land in the Ninth District of Baltimore County,

BEGINNING for the same at a point on the Easterly side of York road, Maryland State Route 45 and in the bed of Greenridge road, running thence and binding in the bed of said Greenridge road North 69 degrees 17 minutes 00 seconds East 293.1 feet, thence leaving said Greenridge road and binding on the outlines of the property of the petitioners herein the two following courses and distances South 21 degrees 43 minutes 00 seconds East 270.00 feet and south 68 degrees 17 minutes 00 seconds west 259.51 feet to the easterly side of the aforementioned York road, thence running and binding on the easterly side of York road by a line curving toward the right having a radius of 2799.79 feet for a distance of 271.14 feet and chord of said arc bearing north 26 degrees 43 minutes 36 seconds west 271.05 feet to the place of beginning.

Containing 1.695 acres of land more or less.

Being the property of Sebco Federal Credit Union, as shown on plat plan filed with the Zoning Department.

Hearing Date:
TUESDAY, APRIL 22, 1980
AT 1:30 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake avenue, Towson, Maryland.

BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner

The Essex Times

Essex, Md., April 3 19 80

This is to Certify, That the annexed

Petition

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of One successive weeks before the 3rd day of April, 19 80

S. B. Wright Jr. Publisher.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th Date of Posting 4/5/80

Posted for: Petition for Special Exception

Petitioner: Sebco Federal Credit Union

Location of property: S/E/c of York & Greenridge Rds.

Location of Signs: 2 Signs, 1 on property at S/E/c of York & Greenridge Rds., 1 on property at S/E/c of York & Ware Rds.

Remarks:

Posted by Signature Date of return: 4/11/80

80-213-X

PETITION FOR SPECIAL EXCEPTION
9th DISTRICT

ZONING: Petition for Special Exception
LOCATION: Southeast corner of York Road and Greenridge Road
DATE & TIME: Tuesday, April 22, 1980 at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for the expansion of offices and office building from the previously granted Special Exception Case No. 71-12-XA and additional parking areas covered by Case No. 76-152-SPH.

All that parcel of land in the Ninth District of Baltimore County

Beginning for the same at a point on the Easterly side of York Road, Maryland State Route 45 and in the bed of Greenridge Road, running thence and binding in the bed of said Greenridge Road North 69 degrees 17 minutes 00 seconds East 293.17 feet, thence leaving said Greenridge Road and binding on the outlines of the property of the petitioners herein the two following courses and distances South 21 degrees 43 minutes 00 seconds East 270.00 feet and South 68 degrees 17 minutes 00 seconds West 259.51 feet to the easterly side of the aforementioned York Road, thence running and binding on the easterly side of York Road by a line curving toward the right having a radius of 2799.79 feet for a distance of 271.14 feet the chord of said arc bearing North 26 degrees 43 minutes 36 seconds West 271.05 feet to the place of beginning.

Containing 1.695 acres of land, more or less.

Being the property of Sebco Federal Credit Union, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, April 22, 1980 at 1:30 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of:
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County

April 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 3, 1980

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 a week~~ one time ~~successive weeks~~ before the 22nd day of April, 1980., the first publication appearing on the 3rd day of April 1980.

THE JEFFERSONIAN,

L. Frank Streaton
Manager.

Cost of Advertisement, $

#80-213-X
(Item #149)

9th District

S/E/c of York and Greenridge Rds.

Sebco Federal Credit Union

2 SIGNS

T. Bayard Williams, Jr., Esquire &
John C. Hennessey, Esquire
1361 Merritt Boulevard
Dundalk, Maryland 21222

cc: David O. Brooks & Assoc.
2300 York Road
Timonium, Md. 21093

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 26th day of February, 1980.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Sebco Federal Credit Union
Petitioner's Attorney T. Bayard Williams & Hennessey, Esq.

Reviewed by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

80-213-X

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9 Date of Posting 11/1/80

Posted for: Special Exception

Petitioner: Sebco Federal Credit Union

Location of property: S/E/c of York & Greenridge Rds.

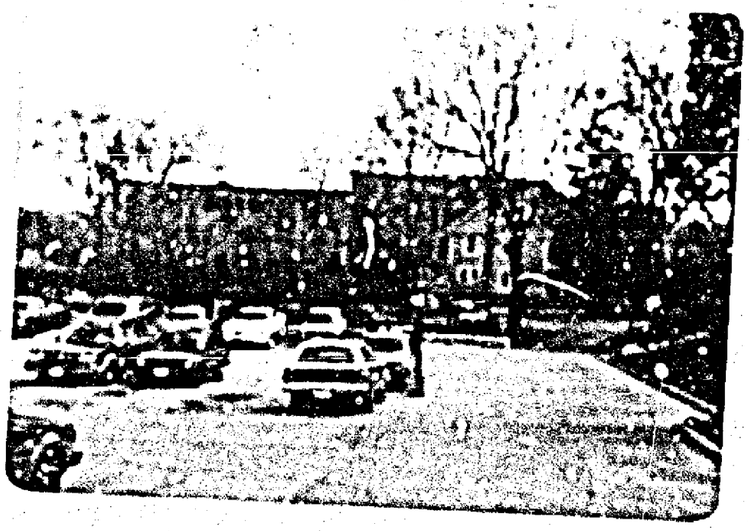
Location of Signs: Facing York Rd. on property at S/E/c of York & Greenridge Rds., Facing Greenridge Rd. on property at S/E/c of York & Ware Rds.

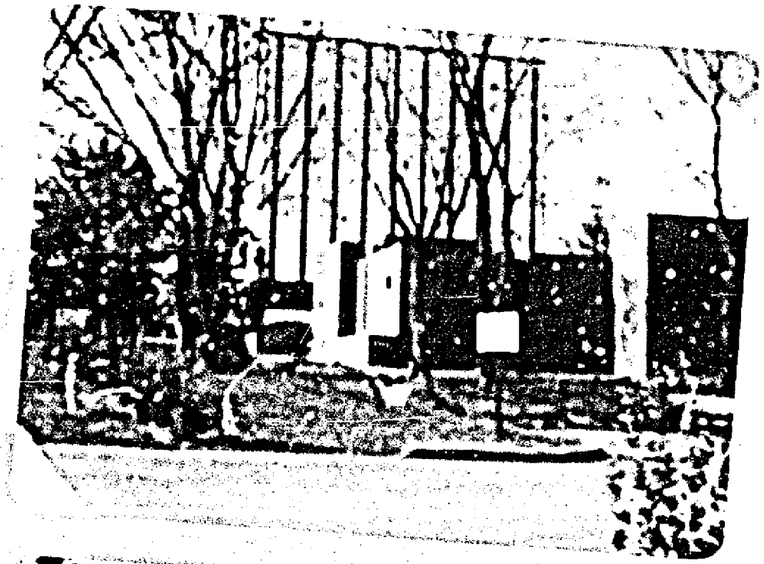
Remarks:

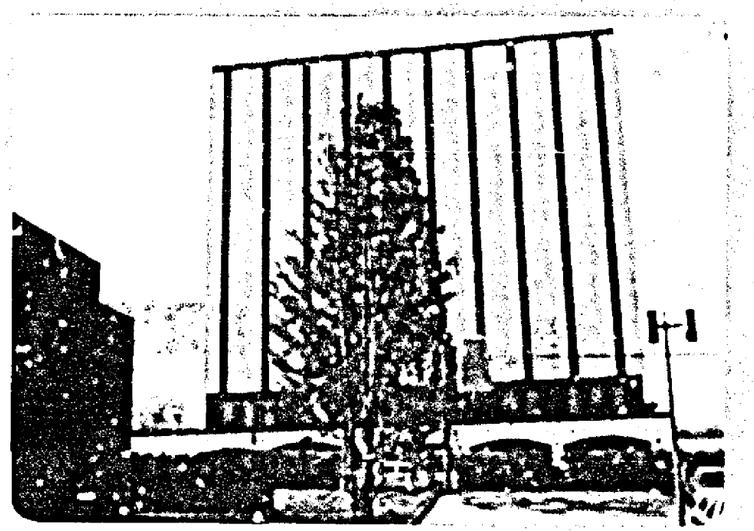
Posted by Sean Gibson Signature Date of return: 11/7/80

Number of Signs: 2













76-152-SPH
#114
Petitioners Exhibit #3

[illegible] COUNTY ADVISORY COMMITTEE

December 31, 1975

T. Bayard Williams, Jr., Esq.
[illegible]
Baltimore, Maryland 21202

Re: Special Hearing Petition
Item #114
Seneca 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 the following comments. Unless otherwise specified, the following comments are to be complied with prior to the hearing.

Since approval from the [illegible] Department is required before any building permit will be issued, it is suggested that you contact that office at your earliest convenience. Their comments are forwarded to this office for inclusion with those of this committee with regard to site development and zoning requirements 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 partially an unimproved parcel immediately to the south of existing Seneca 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 accordance with Section 409.4 of the zoning Regulations must be shown.

T. Bayard Williams, Jr., Esq.
Bar Item 114
December 31, 1975
Page 2

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

4. The St. State agent for the proposed parking area must be of durable and dustless surface, and a crushed-a[illegible] surface is not considered durable and dustless.

The site plan must be revised prior to the hearing.

This petition must be advertised and posted as per the enclosed "Notice of Hearing" before the hearing date and time which will be held not less than 30, nor more than 60 days after the date on the filing certificate, with the hearing to be in the near future.

Very truly yours,

[illegible]
CHARLES E. BURNHAM, JR.
[illegible] Zoning Plans
Advisory Committee

CEB:rrj

Enclosure

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

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

Attention: Mr. Jack Dillon, Chairman
Zoning Adv. ory Committee

Re: Property Owner: Seneca Federal Credit Union

Location: N/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 [illegible] 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 on [illegible]

EXCEEDS the maximum allowed by the Fire Department.

(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 locks in accordance with A.H.J. code

Reviewer: [illegible] Date: [illegible] Approved: [illegible]

Planning Group
Special Inspection Division

Acting Deputy Chief
Fire Prevention Bureau

Maryland Department of Transportation
State Highway Administration

[illegible]
[illegible]

December 17, 1975

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

Re: Z.A.C. Meeting, December 16, 1975
ITEM #114
Property Owner: Seneca Federal Credit Union (Route 45)
Location: E/S of York Rd./164' S of Green Ridge Road
Existing Zoning: R.A. 16
Proposed Zoning: Special Exception to approve the issuance of a permit for the use of the land in a R.A. 16 zone for business parking in accordance with Sec. 409.4
No. of Acres: 0.5
District: 8th

Attention: Mr. Franklin Higgins

Dear Mr. DiNenna:

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

CL:EJH:vrd

cc: Mr. John E. Meyers

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

[illegible] COUNTY, MARYLAND
[illegible]
[illegible] MARYLAND 21204
[illegible]

[illegible] WEIGHTMAN
[illegible] MARYLAND

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: Seneca Federal Credit Union
Location: N/S of York Rd., 164' S of Green Ridge Rd.
Existing Zoning: R.A. 16
Proposed Zoning: Special Exception to approve the issuance of a permit for the use of the land in a R.A. 16 zone for business parking in accordance with Sec. 409.4

No. of Acres: 0.5
District: 8th

Metropolitan water and sewer are available.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

[illegible] COUNTY
[illegible]
[illegible] MARYLAND 21204
[illegible]

[illegible] 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: Seneca Federal Credit Union
Location: N/S of York Rd., 164' S. of Green Ridge Rd.
Existing Zoning: R.A. 16
Proposed Zoning: Special exception to approve the issuance of a permit for the use of the land in a R.A. 16 zone for business parking in accordance with Sec. 409.4

No. of Acres: 0.5
District: 8th

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
Traffic Engineer Associate

MSF:nr

Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204

Walter A. Reiter, Jr.
Chairman

January 7, 1976

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: Seneca Federal Credit Union
Location: N/S of York Road 164' S of Green Ridge Road
Existing Zoning: R.A.16
Proposed Zoning: Special Exception to approve the issuance of a permit for the use of the land in a R.A.16 zone for business parking in accordance with Sec. 409.4
No. of Acres: 0.5
District: 8th

The 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 ensure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

All ADC & notes must be shown on the site plan. An overall plan should be submitted showing the entire tract in relation to the proposed site.

Very truly yours,

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
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

Item 114
Seneca Federal Credit Union
N/S of York R. 164' S. of Green Ridge Rd.
R.A. 16
Special Exception to approve the issuance of a permit for the use of the land in a R.A. 16 zone for business parking in accordance with Sec. 409.4

Districts:
No. Acres:

8th
0.5

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

W. Nick Petrovich
Field Representative

[illegible]
[illegible]

[illegible]
[illegible]

[illegible]
[illegible]

MAY 14 1976

OFFICE OF
THE TIMES
BALTIMORE
NEWSPAPERS

RANDALLSTOWN, MD. 21133 Jan. 22, 1976

[illegible] Petition for Special Hearing (Seneca Federal Credit Union) was inserted in the following

Catonsville Times
Dundalk Times
Essex Times
Towson Times
Arbutus Times
Reisterstown Times
Northeast Times
Suburbanite Times

weekly newspapers published in Baltimore County, Maryland, once a week for [illegible] successive weeks, commencing with the issue of January 15, 1976, the publication of the notice was inserted in the issue of January 22, 1976.

SUBURBAN PUBLICATIONS, INC.

By [illegible]

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 22, 1976

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 a week for one time successive weeks before the 5th day of February, 19 76, the first publication appearing on the 22nd day of January, 19 76.

THE JEFFERSONIAN,

[illegible]
Manager

Cost of Advertisement, $ [illegible]

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th
Date of Posting: 1-22-76
Posted for: Hearing Special Exception
Petitioner: Seneca Federal Credit Union
Location of property: S/S of York Rd. 164' N. of Green Ridge Rd.
Location of Signs: Corner Entrance to Property
Remarks:
Posted by: [illegible]
Date of return: 1-28-76

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200' Sheet	
	date	by	date	by	date	by	date	by	date	by
Description checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: [illegible]
Revised Plans:
Change in outline or description ___ Yes ___ No
Previous case: [illegible]
Map #

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this [illegible] day of [illegible] 197[illegible]. Filing Fee $ [illegible]. Received ___ Check ___ Cash ___ Other

S. Eric DiNenna,
Zoning Commissioner

Petitioner [illegible] Submitted by [illegible]
Petitioner's Attorney [illegible] Reviewed by [illegible]

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

No. 28260

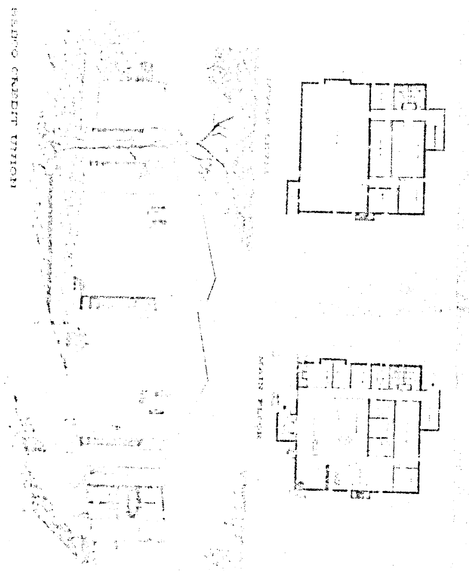
[illegible] Date [illegible]
Accepted for [illegible]
By [illegible]
Received [illegible] from [illegible]
For [illegible]
[illegible] Petition for Special Hearing for [illegible]
[illegible]

No. 28290

[illegible] MARYLAND
[illegible]
Nov. 6, 1975
DL-468
[illegible]
Received [illegible] from [illegible]
For [illegible]
[illegible]

THIS DOCUMENT IS PHOTOGRAPHED AS RECEIVED. ITS CONTRAST OR CONDITION IS BELOW MICROFILM REPRODUCTION STANDARDS AND CANNOT BE IMPROVED UPON.

MAY 14 1976



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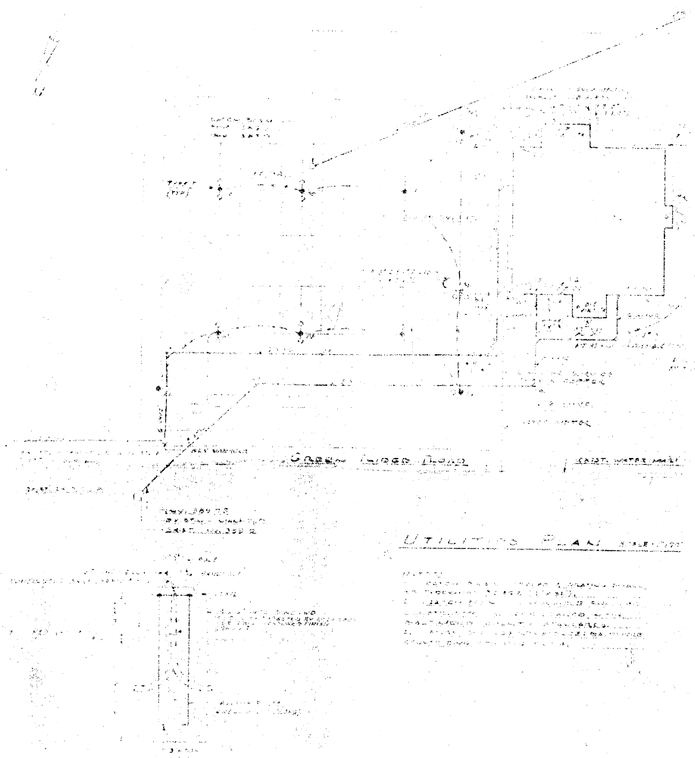
CERTIFICATE OF PUBLICATION

THE JEFFERSONIAN

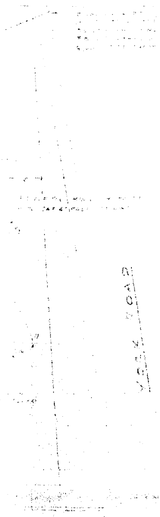
Attorney

Attorney Exhibit #1

71-13-A(X)
#196



UTILITIES PLAN



GOOD FIRS ROAD

Good Firs Road, A.I.A. and Associates, Inc. Architects

February 8, 1971

Baltimore County Office Bldg.
Zoning Advisory Committee
Attention: Jeffrey Long, Jr. of Zoning Advisory Committee
Towson, Maryland 21204

Re: Sebco Federal Credit Union

Item # 14, Zoning Cycle III-1970

Gentlemen:

Additional comments for the Zoning Agenda of the above item are enumerated below which were not included in the comments by the various departments.

Sincerely yours,

Carl Edge

Carl Edge

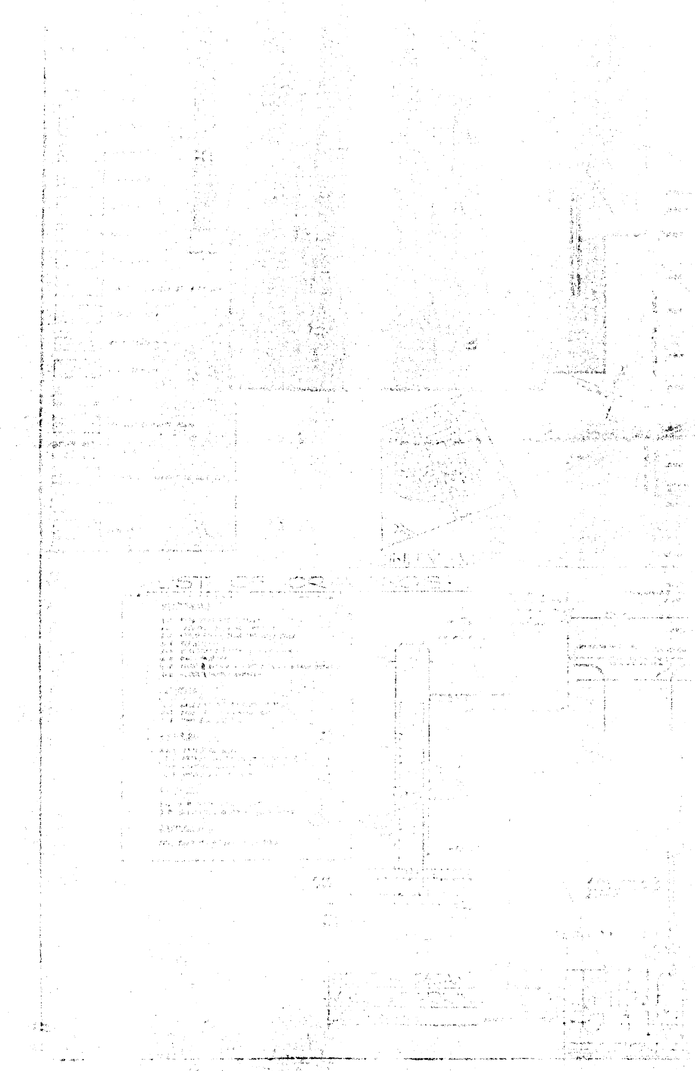
cc: Mr. Paul Lee
3 Raised grade at property line
2 Protected storm drain inlets on site
Roof Systems
2 Private trash removal

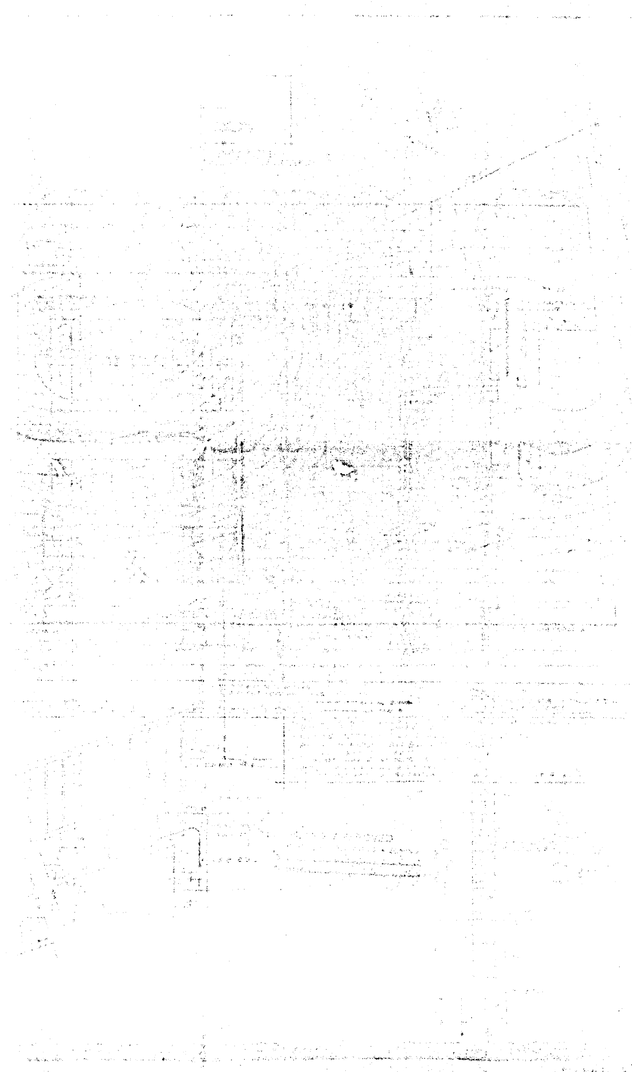
THIS DOCUMENT IS PHOTOGRAPHED AS RECEIVED. ITS CONTRAST OR CONDITION IS BELOW MICROFILM REPRODUCTION STANDARDS AND CANNOT BE IMPROVED UPON.

SEBCO FEDERAL CREDIT UNION

215 YORK ROAD

TOWSON COUNTY MARYLAND





PETITION FOR ZONING RECLASSIFICATION
AND SPECIAL EXCEPTION

To the Zoning Commissioner of Baltimore County

I, or we, [illegible] 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 that the zoning status of said property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an RA zone; for the following reasons: (indicate hardship or practical difficulty)

The property in question is bounded on the East by York Road from Towson north all the way to Cockeysville and specifically to Remsley Avenue, except for the small areas from the Beltway north to Greenridge Road, which are, in fact, incompatible in view of the changes 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 off site parking in accordance with Section 235.5 of the Baltimore County Zoning Regulations.

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

I/WE/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 for Baltimore County.

SEBCO FEDERAL CREDIT UNION
Contract purchaser — Legal Owner
By: Mildred O. Brownell, President
Address 211 East Joppa Road, Towson, Maryland 21204

Baltimore County — Petitioner's Attorney
Edward Williams Jr.
Address 6732 Holabird Avenue, Dundalk, Maryland 21222

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 15th day of July, 1970, at 2:00 o'clock P.M.

Edward D. Hardesty
Zoning Commissioner of Baltimore County

Date of Hearing: July 15, 1970 at 2:00 P.M.

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 RA zone; Special Exception for offices and an office building
Petitioner: Sebco Federal Credit Union
Committee Meeting of March 31, 1970
9th District
Item 196
Loc. land SE Cor. York & Greenridge Rd.

Dear Sir:

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 Beaver Pines complex. The property to the south and west is improved with dwellings. However, a pending request before the Board of Appeals is 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 R6 to RA 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 until standard curb and sidewalk sections.

BUREAU OF ENGINEERING: No bearing on student population.

T. Bayard Williams, Jr., Esq.
6732 Holabird Avenue
Dundalk, Maryland 21222
Item 196 - 2 - April 6, 1970

Water and Sewer: [illegible]

Storm Drains: [illegible]

Greenridge Road is an existing section road which is proposed to be improved as a 24 foot closed drainage section with flexible type pavement on a 80-foot right-of-way. (See Baltimore County Storm of Tributaries drawing #60-237-) Highway improvements and/or widening and storage improvements will be required in connection with any subsequent grading or building permit applications.

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 lots. See (Section 404, 409.10h).

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 (REVISIONS):

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 forwarding 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,

Chairman
ENC.

December 29, 1969

[illegible] Zoning Commissioner [illegible] July 17, 1970

[illegible] George E. Gavrelis, Director of Planning

[illegible] Petition for R-A, zoning, together with special exception for an office building. [illegible] to make relative to pertinent planning factors.

HEARING: Wednesday, July 29, 1970 (2:00 p.m.)

The Staff of the Office of Planning and Zoning has visited 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 once overruled 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 felt 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 inappropriate. We continue to have that opinion, and feel that development in the manner proposed by the petitioner remains a relatively open character of development on the site which would allow it to blend harmoniously with adjacent houses. Traffic might be a problem were until such time as additional traffic signalization might be provided on York Road.

GEGsmith

March 2, 1970

Re: Petition: [illegible] Federal Credit Union [illegible] Re-Classification of Property of the Southwest Corner of York Road & Greenridge Road [illegible] Zoning

Dear Sir:

With regard to the above-mentioned Petition, and complying with Section 22-26(f) of Article 22 of the Baltimore County Code, 1968, entitled "Planning, Zoning and Subdivision Control", you are herewith advised that my client, Sebco Federal Credit Union [illegible] specifically the zoning of the above-mentioned parcel of land from R-6 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 Seaquay Avenue, extending south on the east side of the York Road to a point located between Greenridge Road and Remsley 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 accommodate other than residential or 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 presently by the Planning Department of Baltimore County apparently recognizes the desirability of this argument for the reason that it designates the subject property for R-A Uses.

Very truly yours,

T. BAYARD WILLIAMS, JR.

TBW:jrs

256. Property of Sebco Federal Credit Union
(1969-1970)
Page 2

Water:

Public water supply is available to serve this property.

Sanitary Sewer:

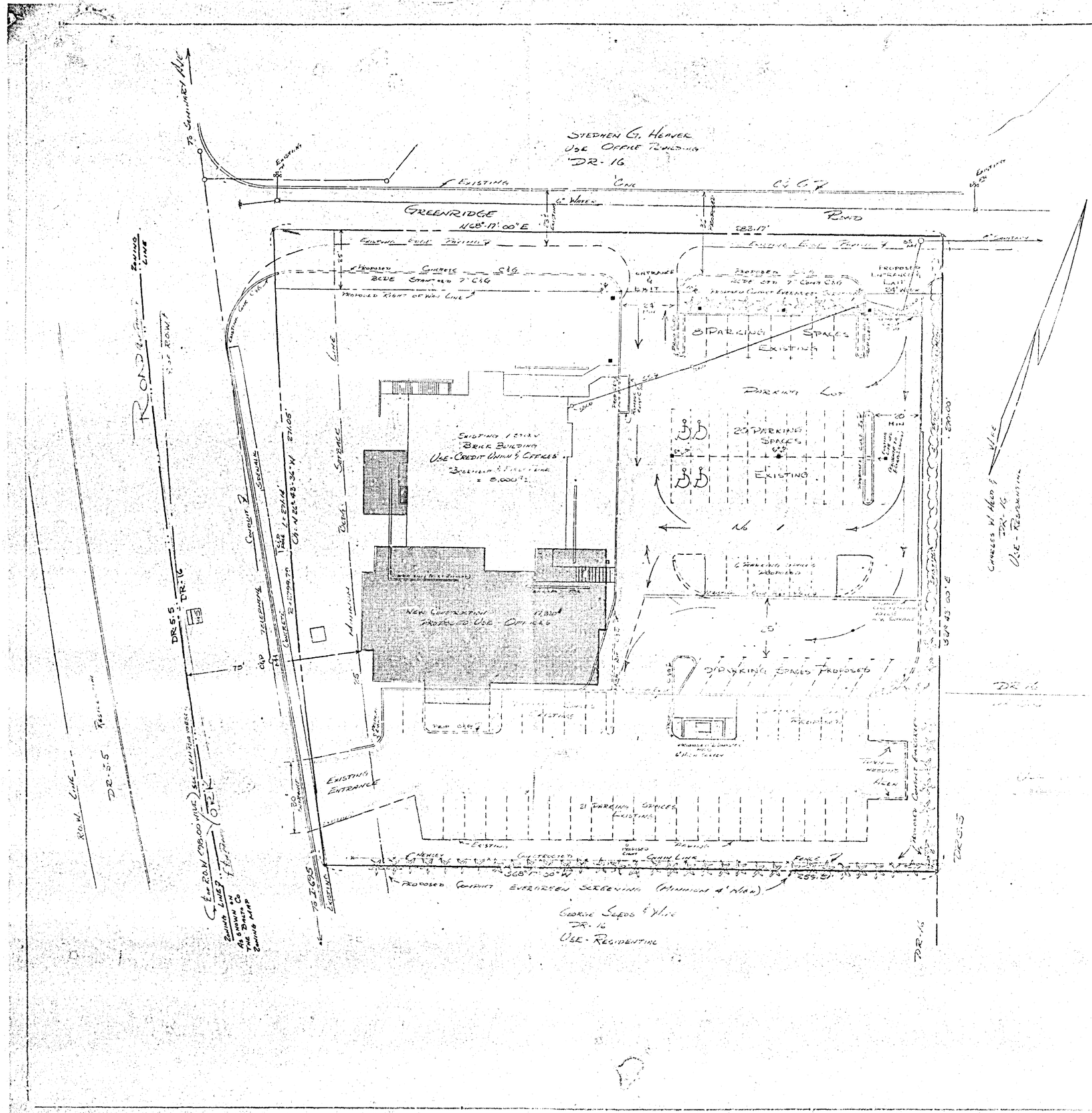
Public sanitary sewer is now available to serve this property by construction a public Route sanitary sewer extension from the existing [illegible] sewer [illegible]

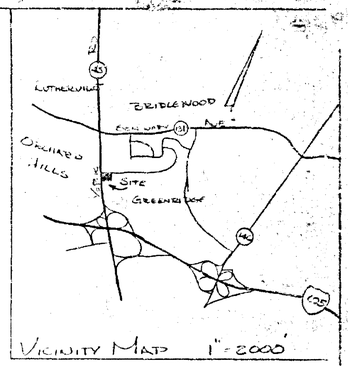
[illegible]

cc: Mr. S.W. Key Chest
Lot No. 2 Position Sheet
N.E. 11-F 200' Scale Zone

11-16-70

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GENERAL NOTES

PROPOSED ADDITION TO EXISTING BUILDING FOR SEECO FEDERAL CREDIT UNION

8TH ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND
SCALE 1"=20' — DATED: JUNE 1979

NOTES:

EXISTING ZONING: DR 16
PROPOSED ZONING: NO CHANGE

(1) PARKING SPACES

EXISTING BLDG.
1ST FLR 4,200 ÷ 300 = 13 SPACES REQ'D
BSMT 4,000 ÷ 500 = 8 SPACES REQ'D
PROPOSED ADDITION
1ST FLR 6,000 ÷ 300 = 20 SPACES REQ'D
2ND & 3RD FLR 17,000 ÷ 500 = 34 SPACES REQ'D
TOTAL 65 SPACES REQ'D

PARKING PROVIDED
EXISTING 56 SPACES
PROPOSED 21 SPACES
TOTAL PROVIDED 77 SPACES
(4 HANDICAPPED & MINIMUM)

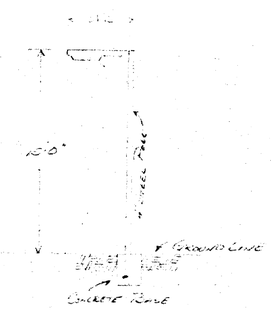
(2) PROVIDE EVERGREEN SCREENING ALONG PERIMETER AS SHOWN. SCREENING MIN. IN DIA 4' HIGH.

(3) PLANS SUBMITTED FOR PERMITS AS SHOWN ON THIS PLAN & ANY LIGHTING TO BE CONSTRUCTED SHALL

RECOMMENDED STYLE: FC 1101 255 SCT MANUFACTURED BY TRIANGLE HOLLOW CORPORATION NORCROSS GEORGIA OR SIMILAR

■ DENOTES EXISTING LIGHT STANDARD
⊸□ DENOTES PROPOSED LIGHT STANDARD

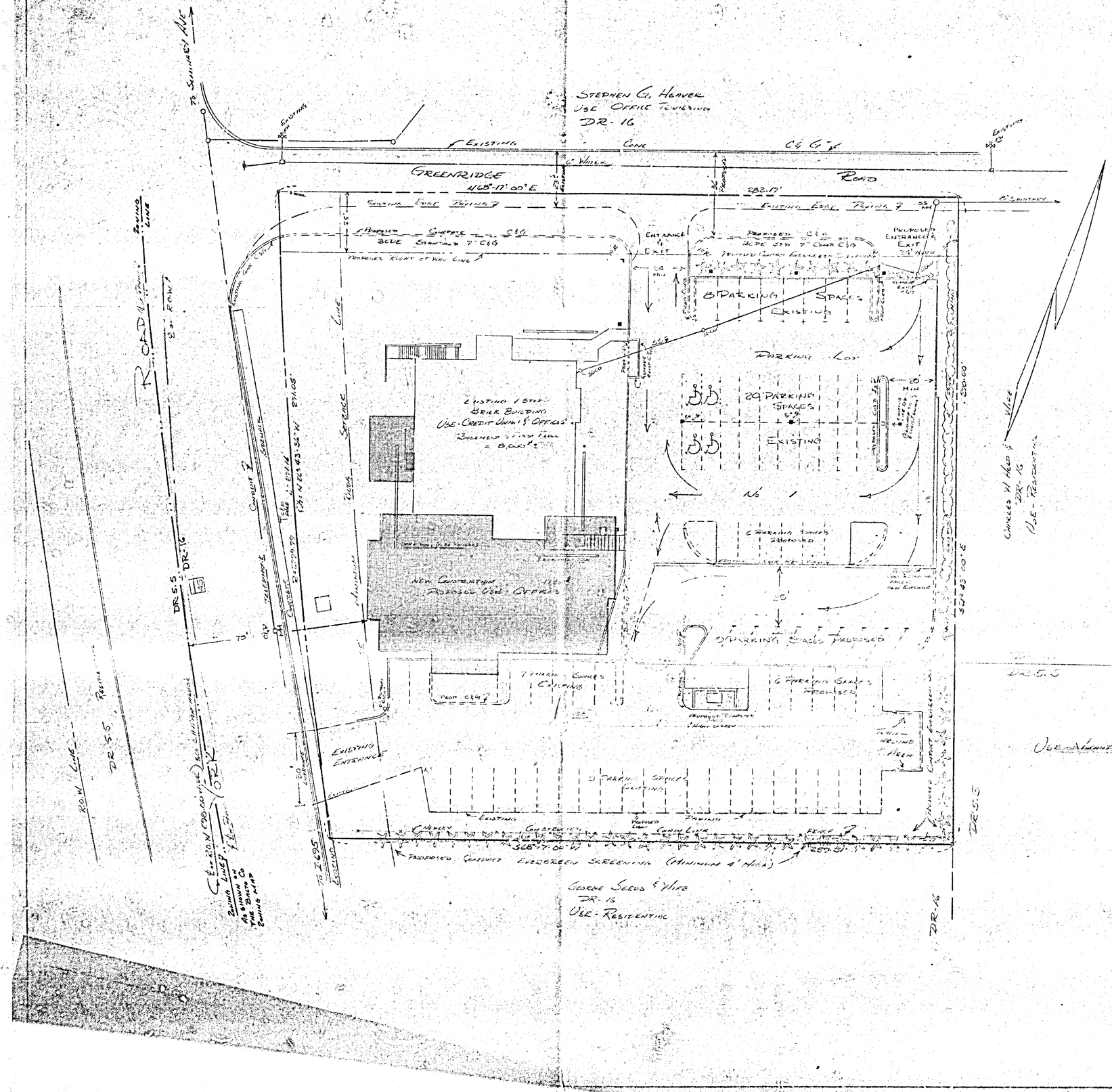
TYPICAL LIGHT MOUNTING
NO SCALE



APR 17, 1980 AS PER BALTO CO
FEB 18, 1980 AS PER SEECO
AMENDMENTS: DEC 4, 1979 - AS PER BALTO CO.

CHESAPEAKE CONSULTANTS INC
REGISTERED LAND SURVEYORS
REAL ESTATE DEVELOPMENT CONSULTANTS
8330 YORK ROAD
TOWSON, MARYLAND

SHEET 1 OF 1


Stephen G. Heaver
Use Office Building
DR-16
To Summer Ave
Existing 30' R/W
Existing Conc
C&G
Greenridge
Road
N68°17'00"E
282.17'
Existing Conc Paving
Existing C&G
Proposed Entrance & Exit
Proposed Entrance Exit
Proposed C&G
Proposed Concrete Curb & Gutter
Proposed Right of Way Line
Existing Building Line
Existing Use Line
Existing Setback Line
Existing Utility Pole
Existing Telephone Pedestal
Existing Fire Hydrant
Existing Gas Valve
Existing Water Valve
Existing Sanitary Manhole
Existing Storm Drain Manhole
Existing Storm Drain Inlet
Existing Concrete Pad
Existing Gravel Drive
Existing Asphalt Drive
Existing Concrete Walk
Existing Brick Walk
Existing Stone Walk
Existing Chain Link Fence
Existing Wood Fence
Existing Wire Fence
Existing Stockade Fence
Existing Retaining Wall
Existing Tree Line
Existing Shrubbery
Existing Deciduous Tree
Existing Evergreen Tree
Existing Light Standard
Existing Sign
Existing Mail Box
Existing Gas Meter
Existing Electric Meter
Existing Air Conditioning Unit
Existing Trash Can
Existing Bench
Existing Flag Pole
Existing Bollard
Existing Guy Wire
Existing Underground Electric Line
Existing Underground Telephone Line
Existing Overhead Utility Line
Existing Underground Gas Line
Existing Underground Water Line
Existing Underground Storm Drain Line
Existing Underground Sanitary Sewer Line
Existing Underground Cable TV Line
Existing Underground Fuel Line
Existing Underground Irrigation Line
Existing Underground Drainage Line
Existing Underground Electric Service
Existing Underground Telephone Service
Existing Underground Gas Service
Existing Underground Water Service
Existing Underground Storm Drain Service
Existing Underground Sanitary Sewer Service
Existing Underground Cable TV Service
Existing Underground Fuel Service
Existing Underground Irrigation Service
Existing Underground Drainage Service
Existing Overhead Utility Service
Existing Underground Utility Service
Existing Utility Service
Existing Utility Line
Existing Utility Pole
Existing Utility Pole with Transformer
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Existing Utility Pole with Anchor
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PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

80-213-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

~~XXXXX~~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,

~~XXXX

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of September, 1980, that the herein Petition for Special Exception to expand the existing office building and offices from the previously granted Case No. 71-12-XA, for continued use as a credit union and supporting offices, and to provide additional parking areas from the previously granted Case No. 76-152-SPH, all in accordance with the site plan prepared by Chesapeake Consultants, Inc., dated December 4, 1979, and marked Petitioner's Exhibit 2, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. No additional lease(s) shall be executed to provide use of any parking spaces by other than the patrons of the credit union or its tenants.
2. The leasing of space in the proposed addition shall not exceed 5,000 square feet.
3. All outdoor lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity, in order to minimize illumination beyond the subject property.
4. Approval of said site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

ORDER RECEIVED FOR FILING
DATE Sept. 9, 1980
BY Stella P. Edwards
ADMINISTRATIVE ASSISTANT

Zoning Commissioner of
Baltimore County

Item No. 149
Special Exception Petition
April 14, 1980

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: David O. Brooks & Assoc.
2330 York Road
Timonium, Md. 21093

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
DIRECTOR

March 3, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #149 (1979-1980)
Property Owner: Sebco Federal Credit Union
S/E cor. York Rd. and Greenridge Rd.
Existing Zoning: DR 16
Proposed Zoning: Special Exception to allow expansion of offices and office building as originally granted by Case No. 71-12-XA (Item No. 196; 1969-1970).
Acres: 1.695 District: 9th

Dear Mr. Hammond:

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.

General:

The comments which were supplied in connection with the Zoning Advisory Committee reviews of this site for Item 196 (1969-1970) and Item 114 (1975-1976) are referred to for your consideration.

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 State 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.

Greenridge Road, an existing public road is proposed to be further improved in the future as a 36-foot closed section roadway on a 50-foot right-of-way (See Drawing #70-0494, File 5). Highway right-of-way widening, including a fillet area for sight distance at the York Road intersection and any necessary revertible easements for slopes will be required in connection with any grading or building permit application.

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

The construction or reconstruction of concrete sidewalks, curb and gutter, entrances, aprons, etc. will be the full responsibility of the Petitioner.

Item #149 (1979-1980)
Property Owner: Sebco Federal Credit Union
Page 2
March 3, 1980

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.

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

As stated in connection with Item 196 (1969-1970), a drainage and utility easement is required along the easternmost property line of this property. Onsite and offsite easements and drainage facilities as required in connection with any further development of this property, are to be designed and constructed in accordance with Baltimore County Standards and Specifications, (See Drawing #74-0811, File 4).

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.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving the existing Credit Union Building. A private onsite sewage ejection system is presently directing sewage to the public 8-inch sanitary sewer at Manhole 84470 in Greenridge Road (Drawing #64-0933, File 1). A public 8-inch sanitary sewer exists approximately 270 feet south to serve this and adjacent property by gravity, as shown on Drawing #74-0810, File 1.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley
J. Trenner
J. Somers
S. Bellestri

R-SW Key Sheet
44 NE 1 Pos. Sheet
NE 11 A Topo
61 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

March 11, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #149, Zoning Advisory Committee Meeting, January 29, 1980, are as follows:

Property Owner: Sebco Federal Credit Union
Location: SE/C York Rd and Greenridge Road
Existing Zoning: D.R.16
Proposed Zoning: Special Exception to allow expansion of offices and office building as originally granted by Case # 71-12-XA (Item # 196; 1969-70)
Acres: 1.1695
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.

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

Very truly yours,

John L. Wimbley, per RH
John L. Wimbley
Planner III
Current Planning and Development

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494 3550

STEPHEN E. COLLINS
DIRECTOR

March 3, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 149	- ZAC - January 29, 1980
Property Owner:	Sebco Federal Credit Union
Location:	Se/C York Rd. & Greenridge Rd.
Existing Zoning:	D.R. 16
Proposed Zoning:	Special Exception to allow expansion of offices and office building as originally granted by Case No. 71-12-XA (Item No. 196; 1969-70)
Acres:	1.695
District:	9th

Dear Mr. Hammond:

The proposed Special Exception for the expansion of an office building can be expected to generate 220 additional trips per day.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/hmd

Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

February 4, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Jan. 29, 1980
ITEM: 149.
Property Owner: Sebco Federal Credit Union
Location: SE/C York Rd. (Route 45) & Greenridge Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception to allow expansion of offices and office building as originally granted by Case No. 71-12-XA (Item No. 196; 1969-70)
Acres: 1.695
District: 9th

Dear Mr. Hammond:

The plan indicates a redesign of the existing entrance from York Road, however, the plan fails to indicate a storm drain inlet immediately adjacent to the north side of the existing entrance. The plan must indicate the inlet and note that it is to be relocated. The lanes of the entrance, as proposed, must have a minimum width of 17'.

The plan must be revised prior to the hearing.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers
John E. Meyers

C:.:JEM:vrd

My telephone number is (301)383-4320

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

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

March 24, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 149, Zoning Advisory Committee meeting of January 29, 1980, are as follows:

Property Owner:	Sebco Federal Credit Union
Location:	SE/C York Road & Greenridge Road
Existing Zoning:	D.R. 16
Proposed Zoning:	Special Exception to allow expansion of offices and office building as originally granted by Case No. 71-12-XA (Item No. 196; 1969-70)
Acres:	1.695
District:	9

Metropolitan water and sewer are available.

Prior to new installation/s of fuel burning equipment the owner should contact the division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL

IJF/mw