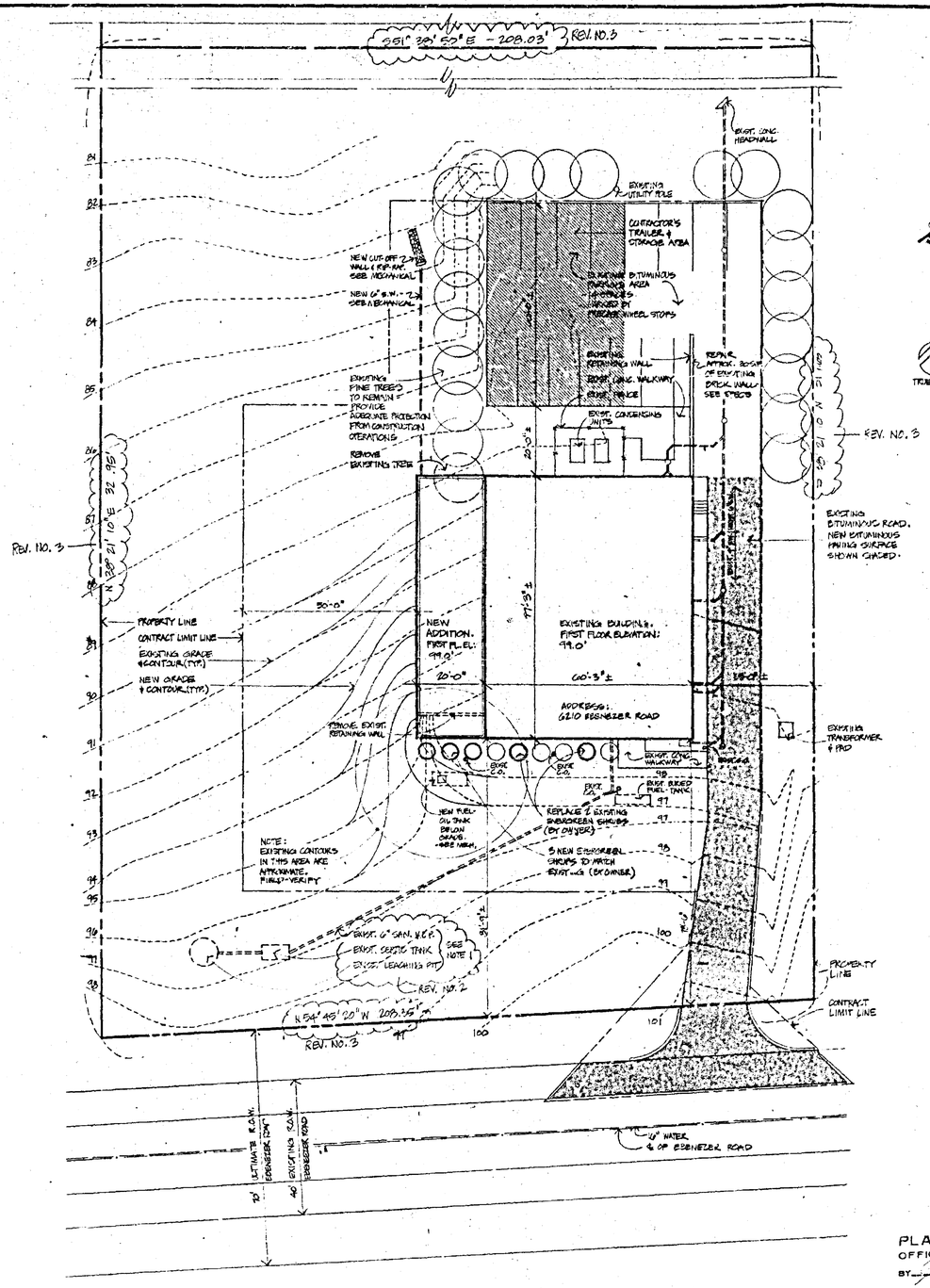
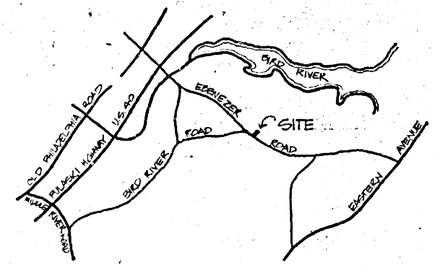
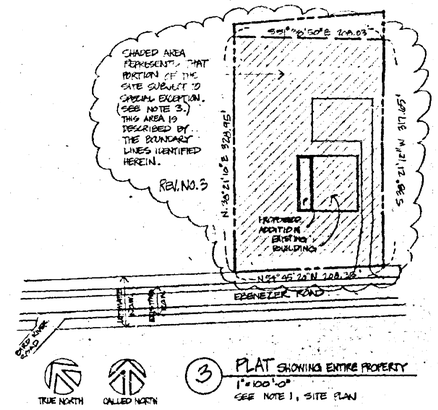


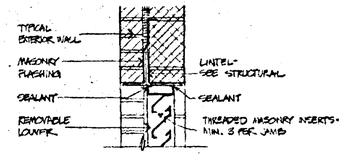
1 SITE PLAN
1" = 20'-0"



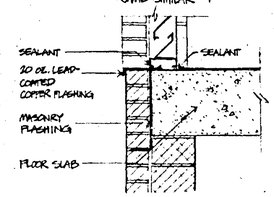
2 LOCATION MAP
1" = 1 MILE



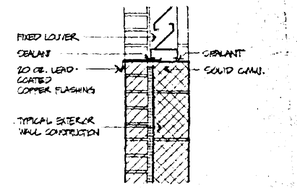
3 PLAT SHOWING ENTIRE PROPERTY
1" = 100'-0"
SEE NOTE 1, SITE PLAN



HEAD
JAMB SIMILAR



SILL
4 LOUVER DETAIL
1" = 1'-0"



SILL
5 LOUVER DETAIL
1" = 1'-0"
SEE 4 FOR HEAD CONDITION

ABBREVIATIONS

ADJ.	ADJACENT ; ADJOINING
BD.	BOARD
BLKHD	BULKHEAD
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
EL., ELEV.	ELEVATION
EXP.	EXPOSED, EXPANSION
EXIST.	EXISTING
EXT.	EXTERIOR
FIN.	FINISH, FINISHED
FL.	FLOOR
GYP.	GYPSUM
H.M.	HOLLOW METAL
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
MAS.	MASONRY
MET.	METAL
M.O.	MASONRY OPENING
N.I.C.	NOT · IN · CONTRACT
TYP.	TYPICAL
V.A.T.	VINYL ASBESTOS TILE
WD.	WOOD

SITE LEGEND

- PROPERTY LINE
- CONTRACT LIMIT LINE
- SANITARY PIPING
- STORM WATER PIPING
- EXISTING GRADE
- NEW GRADE
- CONTRACTOR'S TRAILER & STORAGE AREA
- NEW BITUMINOUS PAVING SURFACE

BUILDING LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- BRICK
- C.M.U.
- STEEL
- CONTINUOUS WOOD
- RIGID INSULATION
- COMPACTED EARTH

INDEX TO DRAWINGS

ARCHITECTURAL
A-1 SITE PLAN
A-2 FIRST FLOOR PLAN, DETAILS
A-3 PLANS, ELEVATIONS
STRUCTURAL
S-1 FOUNDATION AND FIRST FLOOR FRAMING PLANS
S-2 ROOF FRAMING PLAN
MECHANICAL
M-1 FLOOR PLANS
M-2 DETAILS
ELECTRICAL
E-1 FLOOR PLANS
E-2 DIAGRAMS

BUILDING SYMBOLS

- CENTER LINE OF CEILING STRUTS
- DETAIL, ETC. NUMBER / SHEET NUMBER
- WALL SECTION OR DETAIL
- BUILDING SECTION
- COLUMN CENTER LINE

CALLED NORTH

NOTE 1:
DATA TAKEN FROM LOCATION AND SITE PLANS PREPARED BY TAYLOR & FISHER, ARCHITECTS, BALTIMORE; DATED MAY 7, 1980 & AND FROM AS-BUILT SURVEY BY S.J. MARTENET & CO., SURVEYORS, BALTIMORE, DATED JUNE 10, 1974. CONTRACTOR SHALL CONFIRM LOCATIONS OF EXISTING SUB-SURFACE CONSTRUCTION AND UTILITIES BEFORE PROCEEDING WITH WORK.

NOTE 2:
AREA OF EXISTING BUILDING: 4054 S.F.
AREA OF PROPOSED ADDITION: 1540 S.F.
= 38.2% OF EXISTING BUILDING

AREA OF SITE: 1.543 ACRES ± REV. NO. 1

NOTE 3: THE "AREA OF THE SITE" 1.543 ACRES ±, REPRESENTS THAT PORTION OF THE SITE SUBJECT TO THE SPECIAL EXCEPTION GRANTED UNDER ZONING CASE NO. 80-82-XA, BASED ON THE DESCRIPTION OF THE PROPERTY DATED FEBRUARY 22, 1980, USED TO ADVERTISE THE SUBJECT PROPERTY FOR A PUBLIC HEARING.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY _____ PLANNING
DATE 4/11/80
BY _____ ZONING COMMISSIONER
DATE 4/11/80
80-236 SPH
937-60

ADDITION TO THE
CHASE DIAL CENTER
6210 EBENEZER ROAD CHASE, MARYLAND
5TH ELECTION DISTRICT BALTIMORE COUNTY
PROPERTY OF THE
CHESAPEAKE & POTOMAC TELEPHONE COMPANY OF MARYLAND
1 EAST PRATT STREET BALTIMORE, MARYLAND 21202

BOARD OF EXAMINERS AND REGISTRATION OF ARCHITECTS 909-A STATE OF MARYLAND

Richter Cornbrooks Matthai & Hopkins, Inc.
Architects/Planners

McNeill & Baldwin, Inc.
Mechanical & Electrical Engineers

Long & Tatum, Inc.
Structural Engineers

Addition to the Chase Dial Center
Chase, Maryland
C & P Telephone Company of Maryland

SITE PLAN

Date: MAR 1, 1980 Job No. 80-02
Revisions
No. Date
1 5/1/80 CHANGE PARKING
2 8/1/80 CHANGE PARKING
3 8/1/80 CHANGE PARKING
4 8/1/80 CHANGE PARKING
Dwg. No. A-1

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMOPE COUNTY:
The Chesapeake and Potomac Telephone

I, or we, Company of Maryland legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a 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 an amendment to the site plan of Special Exception Case No.: 5682 XA to allow an addition to the side of the existing Chase Dial Center and to decrease the area of the site that was previously approved.

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.

THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF MARYLAND

BY: L. L. Wells
Manager - Real Estate

Address 1 East Pratt Street
Baltimore, Maryland 21202

Contract Purchaser

Address

W. Lee Thomas, Esquire
Petitioner's Attorney
409 Washington Avenue, Suite 314
Address Towson, Maryland 21204
296-6777

Protestant's Attorney

ORDER RECEIVED FOR FILING
DATE
BY

ORDERED By the Zoning Commissioner of Baltimore County, this 10th day of March, 1980, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of May 1980, at 9:30 o'clock A. M.

Zoning Commissioner of Baltimore County

(over)

ORDER RECEIVED FOR FILING
DATE May 14 1980
BY Stella M. Pavlakis
ADMINISTRATIVE ASSISTANT

THIS ORDER RECEIVED THE SUM OF $250.00 FOR THE FILING OF APPEAL TO THE BOARD OF APPEALS

reduce the land area devoted to the special exception granted for a telephone dial center from 2.15 acres of land, more or less, to 1.543 acres, more or less, and to allow the construction of an addition to said telephone dial center, as requested in the herein Petition for Special Hearing, should be and the same are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the site plan dated February 22, 1980, within the area defined in the description dated May 20, 1980.
2. Approval of the aforesaid site plan by the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

Zoning Commissioner of
Baltimore County

RE: PETITION FOR SPECIAL HEARING
NE/S of Ebenezer Rd., 250'
SE of Bird River Rd., 15th District

THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF MARYLAND
Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 80-236-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.

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 May, 1980, a copy of the aforegoing Order was mailed to W. Lee Thomas, Esquire, 409 Washington Avenue, Suite 314, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hessian, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

BALTIMORE COUNTY MARYLAND

PETITION AND SITE PLAN

EVALUATION COMMENTS

W. Lee Thomas, Esquire
409 Washington Avenue
Towson, Maryland 21204

cc: Mr. Richard P. Tustin
9 E. Lexington St.
Balto. Md. 21202

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 10th day of March, 1980.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Chesapeake and Potomac Telephone Co. of Md.
Petitioner's Attorney W. Lee Thomas, Esq. Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

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

May 7, 1980

W. Lee Thomas, Esquire
409 Washington Avenue, Suite 314
Towson, Maryland 21204

RE: Item No. 178
Petitioner-Chesapeake and Potomac Telephone Company
Special Hearing Petition

Dear Mr. Thomas:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropiateness 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.

As a result of your client's proposal to construct an addition to the side of the existing Chase Dial Center and reduce the area that was previously granted as a result of Case No. 5682-X which permitted the existing use, this hearing is required.

At the time of this writing, the comments from the Department of Traffic Engineering and Health Department were not available. I suggest you contact Mr. Mike Flanigan at 494-3554 and Mr. Rob Powell at 494-2762 to discuss their comments prior to the scheduled hearing.

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
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: Mr. Richard P. Tustin
9 E. Lexington St.
Baltimore, Md. 21202

Item No. 178
Special Hearing Petition
May 7, 1980

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
DIRECTOR

April 7, 1980

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

Re: Item #178 (1979-1980)
Property Owner: The Chesapeake and Potomac Telephone Company of Maryland
N/ES Ebenezer Rd. 250' S/E Bird River Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Special Hearing to amend the site plan of Case No. 5682-XA to allow an addition to the existing building and to decrease the area of the approved site.
Acres: 1.663 District: 15th

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:

As indicated, the existing Electronic Switching Center building is situated on Lot No. 2 of the plat "Ebenezer Road Property of the C & P Telephone Co. of Md.", recorded R.R.G. 30, Folio 90.

Highways:

Ebenezer Road, an existing public road, formerly a State Highway, Md. Route 149, is proposed to be improved in the future as a 50-foot closed section roadway on a 70-foot right-of-way.

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

Sediment Control:

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

Storm Drains:

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

Pursuant to the advertisment, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

1. On November 1, 1962, an Order was rendered for the subject property by former Zoning Commissioner John G. Rose granting a special exception for a telephone dial center (Case No. 5682-XA) to be constructed on a tract or parcel of ground described therein as containing 2.15 acres of land, more or less.

2. Subsequent thereto, the telephone dial center was constructed within the time required by the Baltimore County Zoning Regulations.

3. In 1963, a portion of the 2.15 acres of land, more or less, was sold by The Chesapeake and Potomac Telephone Company of Maryland, Petitioner (formerly Contract Purchaser in Case No. 5682-XA), thereby reducing the land area devoted to the special exception, as originally granted, to 1.543 acres, more or less, which is now described as follows:

   "BEGINNING for the same on the northeast side of Ebenezer Road, 70 feet wide, as shown on the plat entitled "EBENEZER ROAD PROPERTY OF THE C. & P. TELEPHONE COMPANY OF MARYLAND" recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 30 folio 90 at the westernmost corner of Lot # 2 on said plat and at the distance of 250 feet, more or less, southeasterly from the center of Bird River Road, thence leaving said Ebenezer Road, North 38 degrees 21 minutes 10 seconds East 328.95 feet, thence South 51 degrees 38 minutes 50 seconds East 208.03 feet, thence South 38 degrees 21 minutes 10 seconds West 317.45 feet to said Ebenezer Road and thence, binding thereon, North 54 degrees 45 minutes 20 seconds West 208.35 feet to the place of beginning.

   CONTAINING 67,256 square feet or 1.543 acres of land, more or less."

4. The subject Petition for Special Hearing seeks "an amendment to the site plan of Special Exception Case No. 5682-XA to allow an addition to the side of the existing Chase Dial Center and to reduce the area of the site that was previously approved", all in accordance with the site plan prepared by S. J. Martenet & Co., dated February 22, 1980, and the property description, dated May 20, 1980.

5. The description dated May 20, 1980, as hereinbefore set forth, further reduces the land area covered by the description dated February 22, 1980, which was used to advertise the subject property for a public hearing, and the site plan submitted with the Petition for Special Hearing from 1.663 acres, more or less, to 1.543 acres, more or less.

6. The addition is designed and proposed to provide improved and increased service to the Petitioner's customers.

7. To approve the amendments will not be detrimental to the health, safety, and general welfare of the community and will be within the spirit and intent of the regulations.

and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of July, 1980, that the amendments to the site plan filed in Case No. 5682-XA to

ORDER RECEIVED FOR FILING
DATE July 16, 1980
BY Jean M. Gray
ADMINISTRATIVE ASSISTANT

Item #178 (1979-1980)
Property Owner: The Chesapeake and Potomac Telephone Company of Maryland
Page 2
April 7, 1980

Storm Drains: (Cont'd)

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.

Future drainage and utility easements are required within this property.

Water and Sanitary Sewer:

There is a public 16-inch water main in Ebenezer Road. Public sanitary sewerage is not available to serve this property, which is utilizing private onsite sewage disposal facilities.

This property is within the Baltimore County Metropolitan District and beyond the Urban-Rural Demarcation Line. Baltimore County Sewerage Plan S-17B indicates "Planned Service" in 11 to 30 years in the area.

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

END:EAM:FWR:SS

cc: J. Wimbley
J. Trenner

M-SE Key Sheet
26 & 27 NE 40 & 41 Pos. Sheets
NE 7 J & K Topo
83 Tax Map

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

JOHN D. SEYFFERT
DIRECTOR

April 30, 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 #178, Zoning Advisory Committee Meeting, March 18, 1980, are as follows:

Property Owner: The Chesapeake and Potomac Telephone Company of Maryland
Location: NE/S Ebenezer Road 250' SE Bird River Road
Existing Zoning: RC-2
Proposed Zoning: Special Hearing to amend the site plan of Case No. 5682-XA to allow an addition to the existing building and to decrease the area of the approved site.
Acres: 1.663
District: 15th

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
John L. Wimbley
Planner III
Current Planning and Development

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

March 26, 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: The Chesapeake and Potomac Telephone Company of Maryland
Location: NE/S Ebenezer Rd. 250' SE Bird River Rd.

Item No: 178 Zoning Agenda: Meeting of 3/18/80

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 Cpt. James Kelly 3/31/80 Noted and Approved: George M. Hegamyer
Planning Group
Special Inspection Division
Fire Prevention Bureau

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

April 1, 1980

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

Dear Mr. Hammond:

Comments on Item #178 Zoning Advisory Committee Meeting, March 18, 1980 are as follows:

Property Owner: The Chesapeake and Potomac Telephone Company of Maryland
Location: NES Ebenezer Road 250' SE Bird River Road
Existing Zoning: R.C. 2
Proposed Zoning: Special Hearing to amend the site plan of Case No. 5682-XA to allow an addition to the existing building and to decrease the area of the approved site.
Acres: 1.663
District: 15th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

X B. A building/ _____ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

I. Comments -

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

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: March 12, 1980

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

Z.A.C. Meeting of: March 18, 1980

RE: Item No: 177, 178, 179, 180, 181, 182
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no adverse effect on student population.

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

WNP/bp

---

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

STEPHEN E. COLLINS
DIRECTOR

May 6, 1980

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

Item No. 178 - ZAC - March 18, 1980
Property Owner: The Chesapeake & Potomac Telephone Company of Md.
Location: NE/S Ebenezer Road. 250' SE Bird River Road
Existing Zoning: R. C. 2
Proposed Zoning: Special Hearing to amend the site plan of Case No. 5682-XA to allow an addition to the existing building and to decrease the area of the approved site.
Acres: 1.663
District: 15th

Dear Mr. Hammond:

No traffic problems are anticipated by requested addition to the building and reduction in area of the existing telephone center.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/bza

10-1-80

W. LEE THOMAS, P.A.
ATTORNEYS AT LAW
SUITE 314
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
AREA CODE 301
296-4777

W. LEE THOMAS
DAVID A. WILSON

May 22, 1980

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

Re: The Chesapeake and Potomac Telephone Company of Maryland Item #178
Case No. 80-236-SPH

Dear Mr. Hammond:

I am enclosing an amended description which now outlines only the Petitioner's land which was subject to the original 1962 Special Exception. I am also enclosing a further copy of the plat which accompanied our original Petition for Special Hearing for addition to our Chase Center. The second plat copy has the area encompassed by the amended description outlined in red; has the metes and bounds and distances of the tract indicated in red and has the reduced square footage and acreage indicated in red.

It would seem that granting of the Petitioner's request as to the amended description area would be in complete conformity with the advertising in this case.

Very truly yours,
W. Lee Thomas

MAY 22 '80 AM
ZONING DEPARTMENT

WLT:gs

Enclosures

PETITION FOR SPECIAL HEARING

15th District

ZONING: Petition for Special Hearing

LOCATION: Northeast side of Ebenezer Road, 250' Southeast of Bird River Road

DATE & TIME: Tuesday, May 20, 1980 at 9:30 A.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 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 an amendment to the site plan of Special Exception Case No. 5682-XA to allow an addition to the side of the existing Chase Dial Center and to decrease the area of the site that was previously approved

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

Being the property of The Chesapeake and Potomac Telephone Company of Maryland, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, May 20, 1980 at 9:30 A.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

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

ROBERT B. SUTTON

ESTABLISHED 1849

S. J. MARTENET & CO.

LAND SURVEYORS
9 E. LEXINGTON STREET
BALTIMORE, MD. 21202
PHONE: 539-4263

SIMON J. MARTENET	1849-1892
HARRY G. JAVINS	1871-1894
SEPTIMUS P. TUSTIN	1870-1921
J. HOWARD SUTTON	1894-1940
WILLIAM O. ATWOOD	1897-1931
SAMUEL A. THOMPSON	1898-1944
GEORGE E. WIMMER	1907-1943
HOWARD D. TUSTIN	1907-1960
HOWARD C. SUTTON	1944-1969

LOT NO. 2, EBENEZER ROAD PROPERTY

6210 EBENEZER ROAD

BEGINNING for the same on the northeast side of Ebenezer Road, 70 feet wide, as shown on the plat entitled " Ebenezer Road Property of the C.&P. Telephone Company of Maryland " recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 30 folio 90 at the southernmost corner of Lot # 2 on said plat and running thence, binding on said side of said road, North 54 degrees 45 minutes 20 seconds West 208.35 feet, thence leaving said road North 38 degrees 21 minutes 10 seconds East 343.95 feet, thence South 57 degrees 08 minutes 50 seconds East 209.00 feet and thence South 38 degrees 21 minutes 10 seconds West 352.68 feet to the place of beginning.

CONTAINING 72,462 square feet or 1.663 acres of land, more or less.

BEING Lot No. 2 as shown on the plat above mentioned.

February 22, 1980

STATE OF MARYLAND · RICHARD PAUL TUSTIN · No. 3460 · REGISTERED · LAND SURVEYOR

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond, Zoning Commissioner — Date: May 1, 1980

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

SUBJECT: Petition No. 80-236-SPH Item 178

Petition for Special Hearing
Northeast side of Ebenezer Road, 250' Southeast of Bird River Road
Petitioner - The Chesapeake and Potomac Telephone Company of Maryland

Fifteenth District

HEARING: Tuesday, May 20, 1980 (9:30 A.M.)

This office is not opposed to the granting of the petitioner's request. If granted, it is requested that details of landscaping, submitted to and approved by the Division of Current Planning and Development, be required.

John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ab

April 24, 1980

W. Lee Thomas, Esquire
409 Washington Avenue, Suite 314
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Hearing - NE/S Ebenezer Road, 250' SE of Bird River Road - The C&P Telephone Co. of Md - Case No. 80-236-SPH

TIME: 9:30 A.M.

DATE: Tuesday, May 20, 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

May 12, 1980

W. Lee Thomas, Esquire
409 Washington Avenue, Suite 314
Towson, Maryland 21204

RE: Petition for Special Hearing
The C&P Telephone Co. of Md.
NE/S Ebenezer Rd., 150' SE of Bird River Road - Case No. 80-236-SPH

Dear Mr. Thomas:

This is to advise you that $60.50 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:sj

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

ROBERT B. SUTTON

ESTABLISHED 1849

S. J. MARTENET & CO.

LAND SURVEYORS
9 E. LEXINGTON STREET
BALTIMORE, MD. 21202
PHONE: 539-4263

SIMON J. MARTENET	1849-1892
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SEPTIMUS P. TUSTIN	1870-1921
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SAMUEL A. THOMPSON	1898-1944
GEORGE E. WIMMER	1907-1943
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AMENDED DESCRIPTION

6210 EBENEZER ROAD

BEGINNING for the same on the northeast side of Ebenezer Road, 70 feet wide, as shown on the plat entitled "EBENEZER ROAD PROPERTY OF THE C. & P. TELEPHONE COMPANY OF MARYLAND " recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 30 folio 90 at the westernmost corner of Lot # 2 on said plat and at the distance of 250 feet, more or less, southeasterly from the center of Bird River Road, thence leaving said Ebenezer Road,

North 38 degrees 21 minutes 10 seconds East 328.95 feet, thence

South 51 degrees 38 minutes 50 seconds East 208.03 feet, thence

South 38 degrees 21 minutes 10 seconds West 317.65 feet to said Ebenezer Road and thence, binding thereon, North 54 degrees 45 minutes 20 seconds West 208.35 feet to the place of beginning.

CONTAINING 67,256 square feet or 1.543 acres of land, more or less."

BEING part of Lot No. 2 as shown on the plat above mentioned.

May 20, 1980

Richard P. Tustin,
Reg. PLS # 3460

STATE OF MARYLAND · RICHARD PAUL TUSTIN · No. 3460 · REGISTERED · LAND SURVEYOR

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

ROBERT B. SUTTON

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CONTAINING 72,462 square feet or 1.663 acres of land, more or less.

BEING Lot No. 2 as shown on the plat above mentioned.

February 22, 1980

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

ROBERT B. SUTTON

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North 38 degrees 21 minutes 10 seconds East 343.95 feet, thence South 57 degrees 08 minutes 50 seconds East 209.00 feet and thence South 38 degrees 21 minutes 10 seconds West 352.68 feet to said Ebenezer Road and thence, binding thereon, North 54 degrees 45 minutes 20 seconds West 208.35 feet to the place of beginning.

CONTAINING 72,462 square feet or 1.663 acres of land, more or less.

BEING Lot No. 2 as shown on the plat above mentioned.

February 22, 1980

Item 178

July 16, 1980

W. Lee Thomas, Esquire
409 Washington Avenue, Suite 314
Towson, Maryland 21204

RE: Petition for Special Hearing
NE/S of Ebenezer Road, 250' SE of Bird River Road - 15th Election District
The Chesapeake and Potomac Telephone Company of Maryland - Petitioner
NO. 80-236-SPH (Item No. 178)

Dear Mr. Thomas:

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: Mr. Ben Olsen
Morrow Brothers
2315 North Charles Street
Baltimore, Maryland 21218

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

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

Your Petition has been received this 4 day of March, 1980.*

Filing Fee $ 25.00 Received: ✓ Check
___ Cash
___ Other

178

William E. Hammond, Zoning Commissioner

Petitioner C&P Tel. Co. Submitted by
Petitioner's Attorney W. Lee Thomas Reviewed by RJT

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

80-236-SPH

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 5/23/80
Posted for: Petition for Special Hearing
Petitioner: C & P Telephone Co. of Md.
Location of property: NE/S Ebenezer Rd. 250' SE Bird River Rd.
Location of Signs: front of property (Ebenezer Rd.)

Remarks:
Posted by Ken Gelman Signature Date of return: 5/23/80

1 sign

PETITION FOR SPECIAL HEARING
15th District
Zoning: Petition for Special Hearing
Location: Northeast side of Ebenezer road, 250' Southeast of Bird River Road.
Date & Time: Tuesday, May 20, 1980 at 9:30 A.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 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 an amendment to the site plan of Special Exception Case No. 5683-XA to allow an addition to the side of the existing Chase Dial Center and to decrease the area of the site that was previously approved.

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

Beginning for the same on the northeast side of Ebenezer road, 70 feet wide, as shown on the plat entitled "Ebenezer Road Property of the C&P Telephone Company of Maryland" recorded among the Land Records of Baltimore County in Plt Book R.R.G. No. 80 folio 90 at the westernmost corner of Lot No. 2 on said plat and at the distance of 250 feet more or less, southeasterly from the center of Bird River road, thence leaving said Ebenezer road North 38° 21 minutes 10 seconds East 343.95 feet, thence South 57° 08 minutes 50 seconds East 209.00 feet and thence South 38° 21 minutes 10 seconds West 352.68 feet to said Ebenezer road and thence, binding thereon, North 54° 45 minutes 20 seconds West 208.35 feet to the place of beginning.

Containing 72,462 square feet or 1.663 acres of land, more or less.

Being Lot No. 2 as shown on the plat above mentioned.

Being the property of the Chesapeake and Potomac Telephone Company of Maryland, as shown on plat plan filed with the Zoning Department.

Hearing Date:
TUESDAY, MAY 20, 1980
AT 9:30 A.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

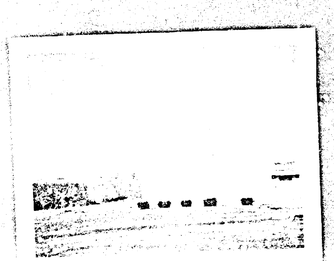
Essex, Md., May 1 19 80

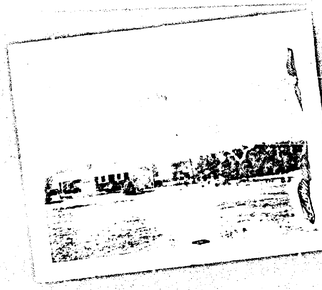
This is to Certify, That the annexed
Special Hearing
was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 1st day of May, 19 80
Scott D. White, II
Publisher.

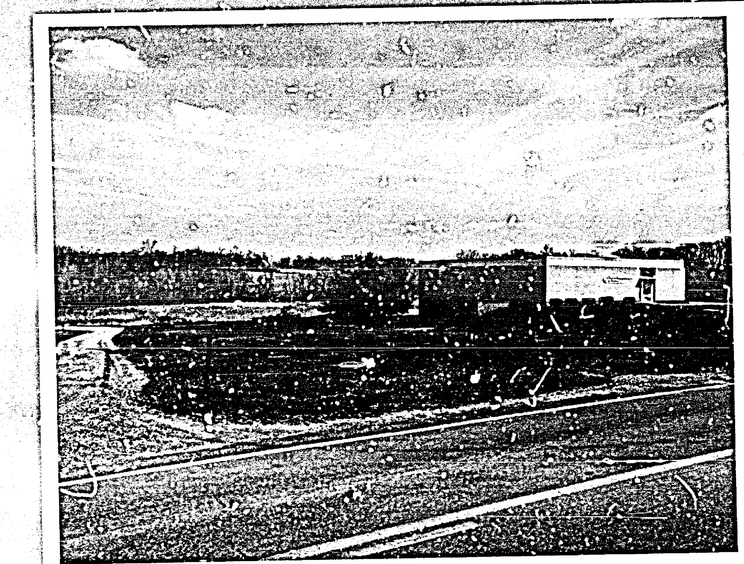
PETITION MAPPING PROGRESS SHEET

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: RJT Revised Plans:
Change in outline or description ___Yes ___No
Previous case: 5683-XA Map # _____







PETITION FOR SPECIAL HEARING
15th DISTRICT

ZONING: Petition for Special Hearing
LOCATION: Northeast side of Ebenezer Road, 250' Southeast of Bird River Road
DATE & TIME: Tuesday, May 20, 1980 at 9:30 A.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 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 an amendment to the site plan of Special Exception Case No. 5683-XA to allow an addition to the side of the existing Chase Dial Center and to decrease the area of the site that was previously approved.

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Hearing Date: Tuesday, May 20, 1980 at 9:30 A.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

May 1.

DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD., May 1, 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 in each of one successive weeks before the 1st day of May, 1980, the first publication appearing on the 1st day of May 1980.

THE JEFFERSONIAN,
L. Leander Shrieve
Manager.

Cost of Advertisement, $ 28.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 86410

DATE April 24, 1980 ACCOUNT 01-662
AMOUNT $25.00
RECEIVED FROM: W. Lee Thomas, Esquire
FOR: Filing Fee for Case No. 80-236-SPH

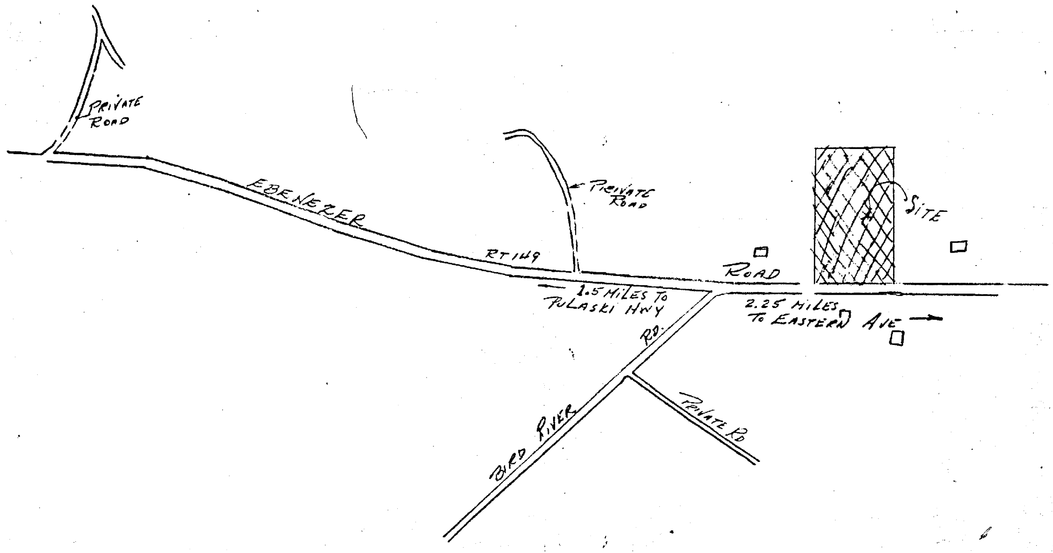
B 04 PAID 25.00
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 088830

DATE May 20, 1980 ACCOUNT 01-662
AMOUNT $60.50
RECEIVED FROM: W. Lee Thomas, Esquire
FOR: Advertising and Posting for Case No. 80-236-SPH

5.50

VALIDATION OR SIGNATURE OF CASHIER



VICINITY MAP 1" = 200'

PETITIONER'S EXHIBIT 3

RC 2 RES. (VACANT)

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING FOR ADDITION TO CHASE CENTER

RC 2 RESIDENTIAL

5682-X

RC 2 - 1.663A. ±
LOT Nº 2
RRG Nº 30 FOLIO 90

PINE TREES - 10" TRUNKS 10' to 15' SPREAD

MAC. PARKING LOT

RC2 RES.

PARKING REQ'MTS.
Nº EMPLOYEES PRESENT - 1
PROPOSED 1
PARKING SPACES PRESENT 14
PROVIDED PROPOSED 14

EXISTING CENTER AS RESULT OF CASE Nº 5682-X
(SHADED OUTLINES)
2.15A ±

PROPERTY OF
THE CHESAPEAKE & POTOMAC TELEPHONE CO OF MD
Nº 6210 EBENEZER ROAD
CHASE - MARYLAND
15TH ELECTION DIST BALTO CO.

Scale 1" = 20'
S J MARTENET & CO. - SURVEYORS
9 E. LEXINGTON ST. BALTO. 21202
FEB 22-1980
Richard P. Austin #3460

EXISTING 1 STORY BUILDING
ELECTRONIC SWITCHING CENTER

PROPOSED ADDITION
SAME USE
RET. WALL
DRIVEWAY

DRAIN FIELD

MAC.

N-38°-21'-10" E

S-38°-21'-10" W

N-54°-45'-20" W

S-57°-08'-50" E

284'

209.00'

313.5'

352.68'

248'

250' ± TO BIRD RIVER ROAD

209' OF EBENEZER (STATE #149) ROAD

C.L. WATER LINE

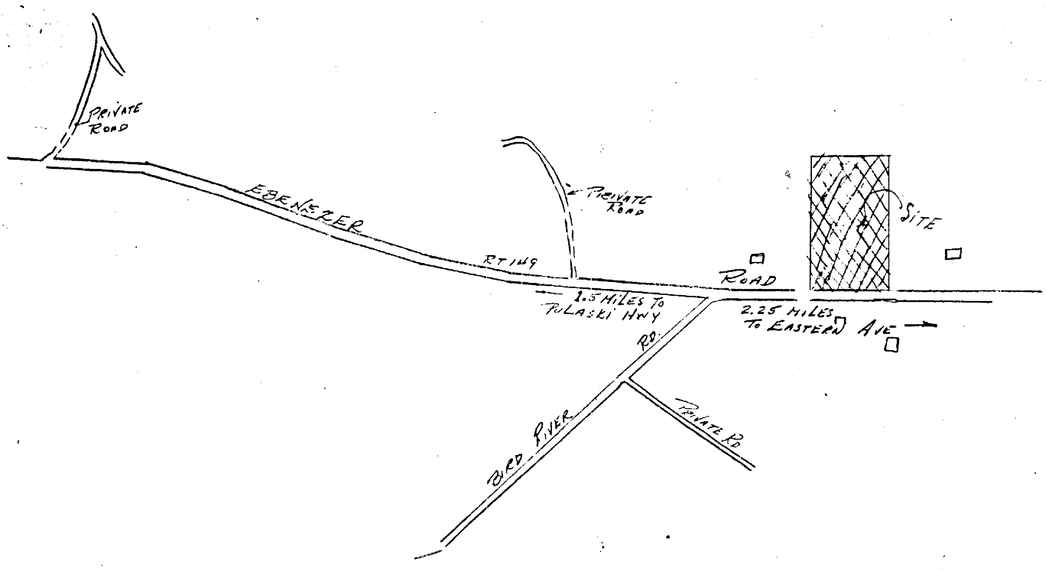
200' ± TO FIRE HYD

250' ± TO FIRE HYD

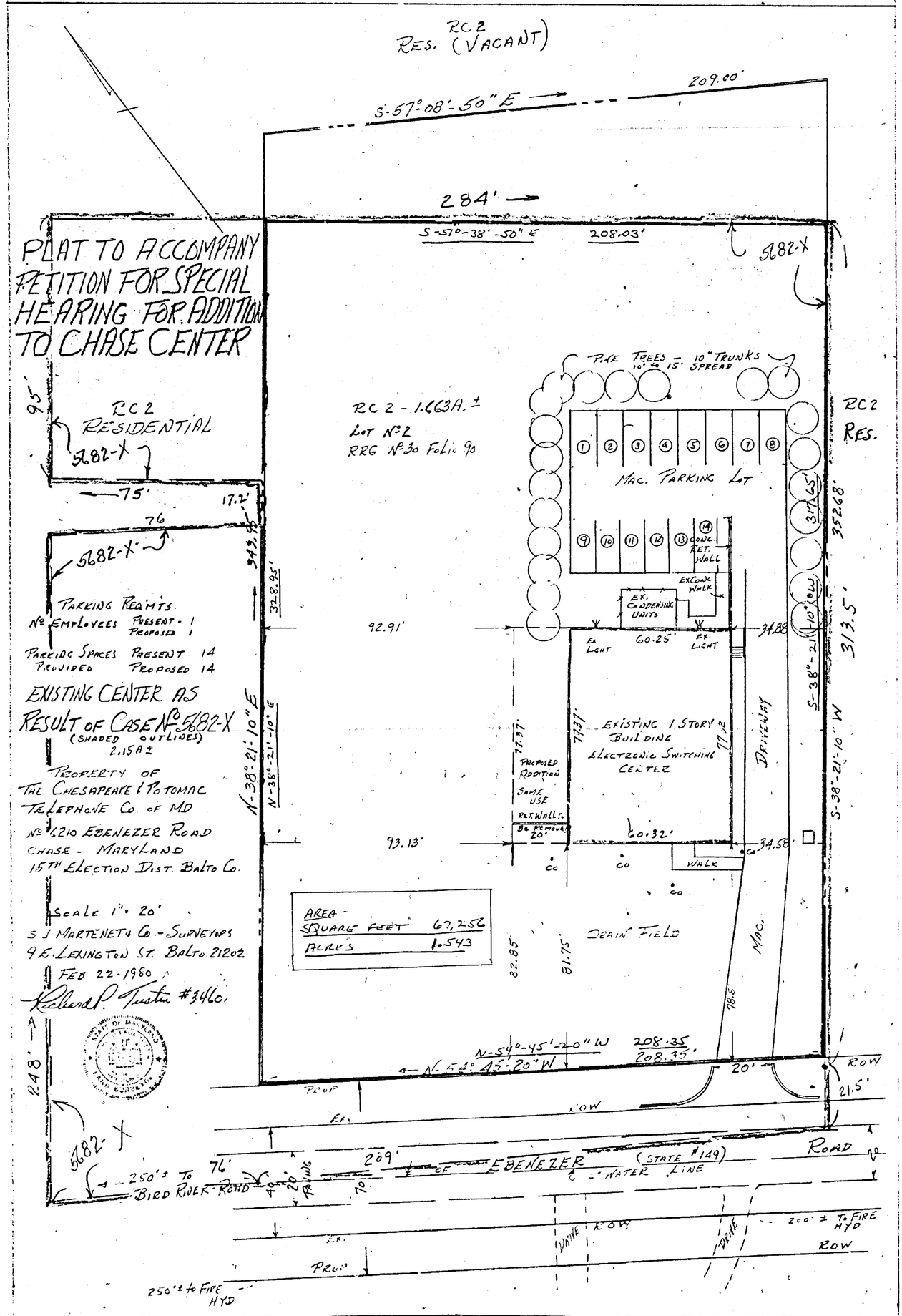
PROP

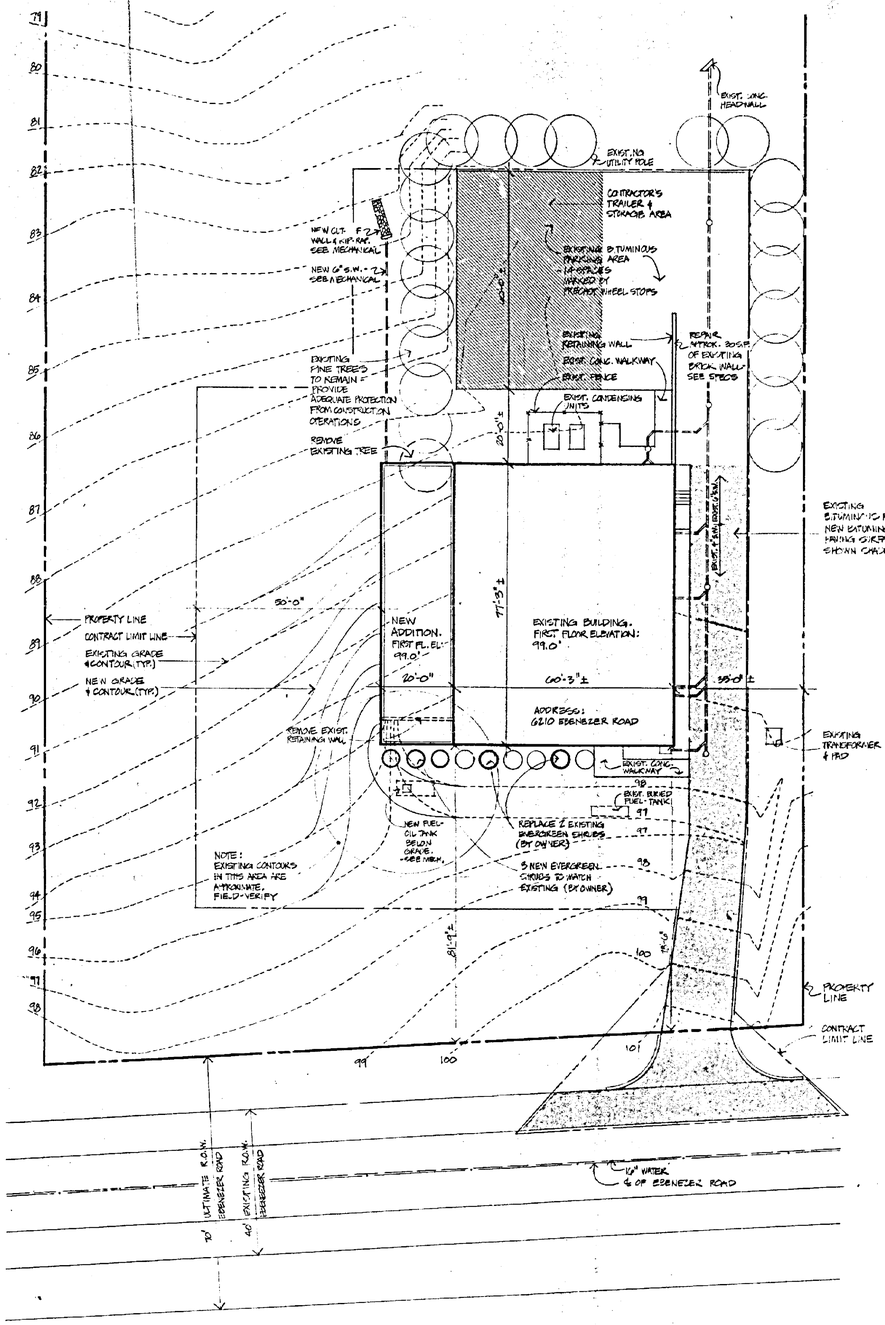
EX.

ROW



VICINITY MAP 1" = 200'





1 SITE PLAN
1" = 20'-0"

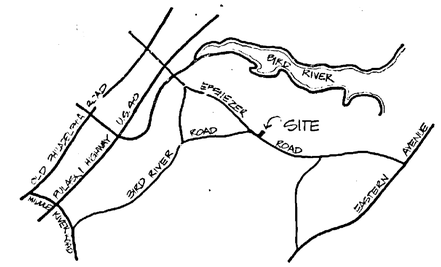
CALLED NORTH

NOTE 1:
DATA TAKEN FROM LOCATION AND SITE PLANS PREPARED BY TAYLOR & FISHER, ARCHITECTS, BALTIMORE, DATED MAY 7, 1963; AND FROM AS-BUILT SURVEY BY S.J. MACKENZIE & CO., SURVEYORS, BALTIMORE, DATED JUNE 10, 1974. CONTRACTOR SHALL CONFIRM LOCATION OF EXISTING SUB-SURFACE CONSTRUCTION AND UTILITIES BEFORE PROCEEDING WITH WORK.

NOTE 2:
AREA OF EXISTING BUILDING: 4054 G.S.F.
AREA OF PROPOSED ADDITION: 1340 G.S.F.
= 33.2% OF EXISTING BUILDING

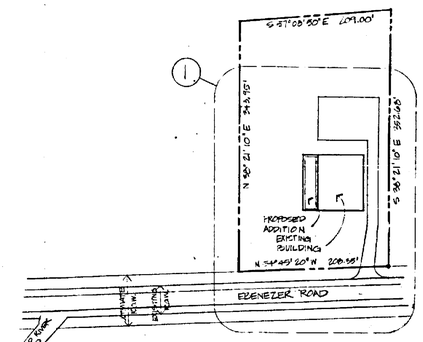
AREA OF SITE: 2.45 ACRES ±
1.663

PETITIONER'S EXHIBIT R



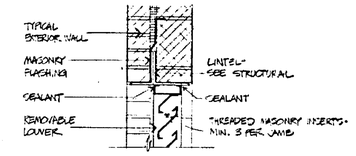
TRUE NORTH

2 LOCATION MAP
1" = 1 MILE

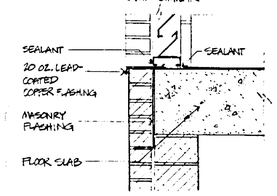


TRUE NORTH CALLED NORTH

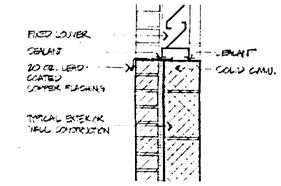
3 PLAT SHOWING ENTIRE PROPERTY
1" = 100'-0"
SEE NOTE 1, SITE PLAN



HEAD
JAMB SIMILAR



4 SILL
LOUVER DETAIL
1" = 1'-0"



5 SILL
LOUVER DETAIL
1" = 1'-0"
SEE 4 FOR HEAD CONDITION

ABBREVIATIONS

ADJ.	ADJACENT ; ADJOINING
BD.	BOARD
BLKHD	BULKHEAD
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
EL., ELEV.	ELEVATION
EXP.	EXPOSED, EXPANSION
EXIST.	EXISTING
EXT.	EXTERIOR
FIN.	FINISH, FINISHED
FL.	FLOOR
GYP.	GYPSUM
H.M.	HOLLOW METAL
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
MAS.	MASONRY
MET.	METAL
M.O.	MASONRY OPENING
N.I.C.	NOT-IN-CONTRACT
TYP.	TYPICAL
V.A.T.	VINYL ASBESTOS TILE
WD.	WOOD

SITE LEGEND

- PROPERTY LINE
- CONTRACT LIMIT LINE
- SANITARY PIPING
- STORM WATER PIPING
- EXISTING GRADE
- NEW GRADE
- CONTRACTOR'S TRAILER & STORAGE AREA
- NEW BITUMINOUS PAVING SURFACE

BUILDING LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- BRICK
- C.M.U.
- STEEL
- CONTINUOUS WOOD
- RIGID INSULATION
- COMPACTED EARTH

INDEX TO DRAWINGS

	ARCHITECTURAL
A-1	SITE PLAN
A-2	FIRST FLOOR PLAN, DETAILS
A-3	PLANS, ELEVATIONS
	STRUCTURAL
S-1	FOUNDATION AND FIRST FLOOR FRAMING PLANS
S-2	ROOF FRAMING PLAN
	MECHANICAL
M-1	FLOOR PLANS
M-2	DETAILS
	ELECTRICAL
E-1	FLOOR PLANS
E-2	DIAGRAMS

BUILDING SYMBOLS

- CENTER LINE OF CEILING STRUTS
- DETAIL, FIG. NUMBER / SHEET NUMBER
- WALL SECTION OR DETAIL
- BUILDING SECTION
- COLUMN CENTER LINE

ADDITION TO THE
CHASE DIAL CENTER
6610 EBENEZER ROAD CHASE, MARYLAND
5TH ELECTION DISTRICT BALTIMORE COUNTY
PROPERTY OF THE
CHESAPEAKE & POTOMAC TELEPHONE COMPANY OF MARYLAND
1 EAST PRATT STREET BALTIMORE, MARYLAND 21202

Richter Cornbrooks Matthai Hopkins, Inc.
Architects/Planners
2120 North Charles Street
Baltimore, Maryland 21218

McNeill & Baldwin, Inc.
Mechanical & Electrical Engineers

Long & Tann, Inc.
Structural Engineers

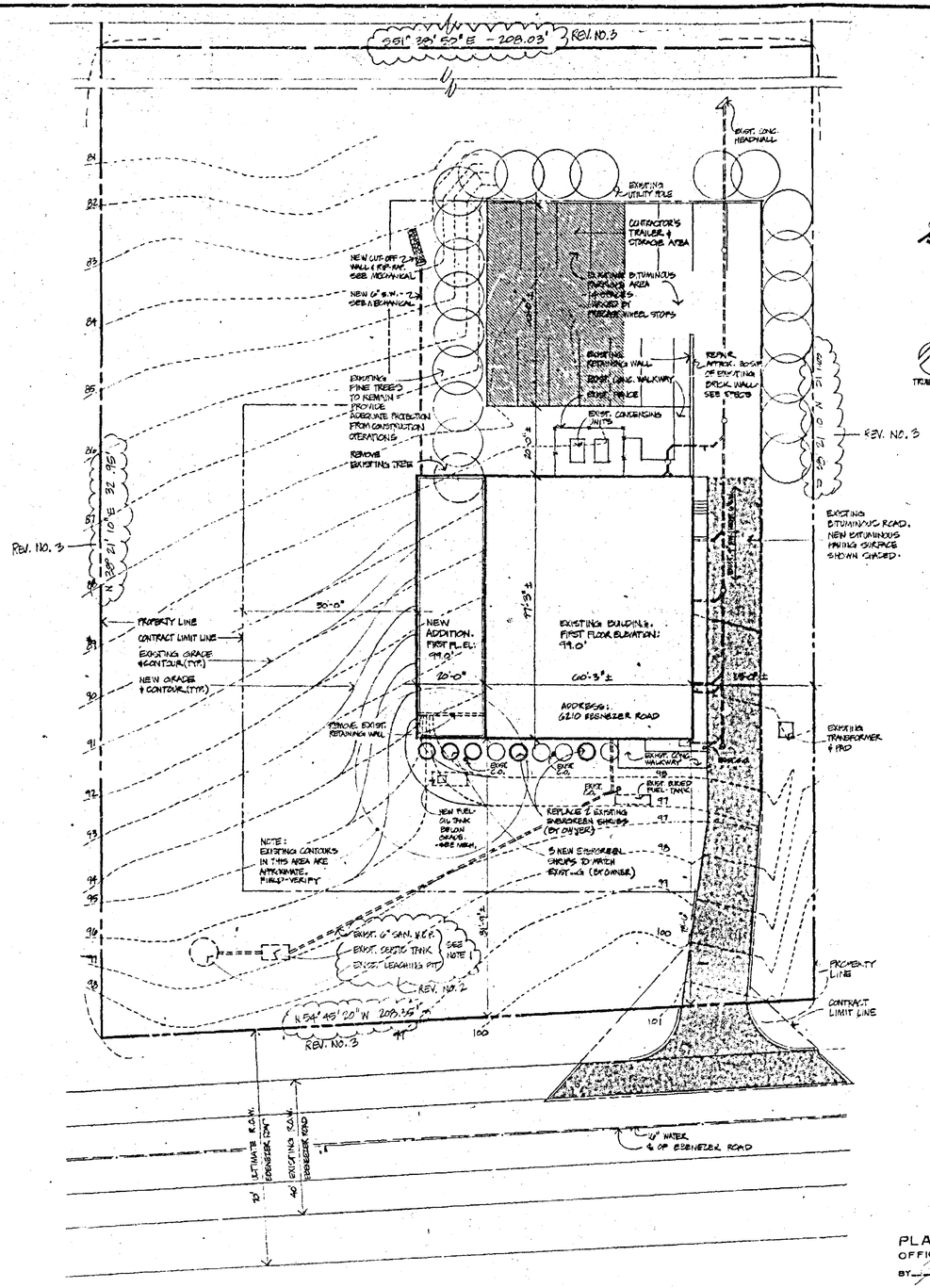
Addition to the
Chase Dial Center
Chase Maryland
C & P Telephone Company of Maryland

SITE PLAN

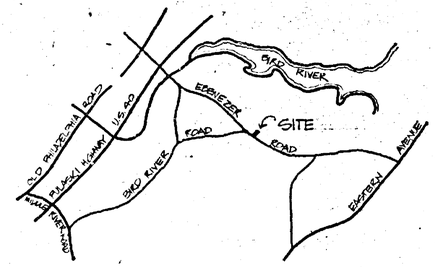
Date 4-8-80 | Job No. 80-02
Revisions No. Date

Dwg. No. A-1

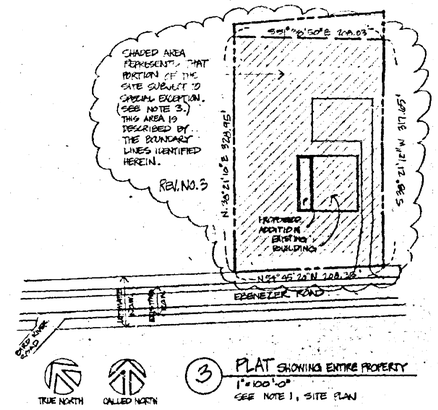
MICROFILMED



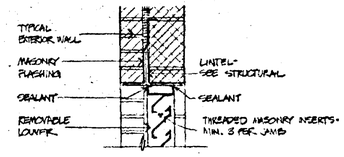
1 SITE PLAN
1" = 20'-0"



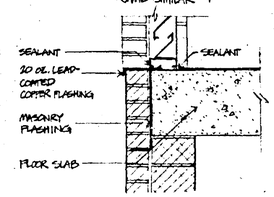
2 LOCATION MAP
1" = 1 MILE



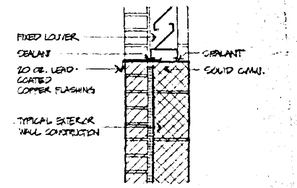
3 PLAT SHOWING ENTIRE PROPERTY
1" = 100'-0"
SEE NOTE 1, SITE PLAN



HEAD
JAMB SIMILAR



SILL
4 LOUVER DETAIL
1" = 1'-0"



SILL
5 LOUVER DETAIL
1" = 1'-0"
SEE 4 FOR HEAD CONDITION

ABBREVIATIONS

ADJ.	ADJACENT ; ADJOINING
BD.	BOARD
BLKHD	BULKHEAD
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
EL., ELEV.	ELEVATION
EXP.	EXPOSED, EXPANSION
EXIST.	EXISTING
EXT.	EXTERIOR
FIN.	FINISH, FINISHED
FL.	FLOOR
GYP.	GYPSUM
H.M.	HOLLOW METAL
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
MAS.	MASONRY
MET.	METAL
M.O.	MASONRY OPENING
N.I.C.	NOT · IN · CONTRACT
TYP.	TYPICAL
V.A.T.	VINYL ASBESTOS TILE
WD.	WOOD

SITE LEGEND

- PROPERTY LINE
- CONTRACT LIMIT LINE
- SANITARY PIPING
- STORM WATER PIPING
- EXISTING GRADE
- NEW GRADE
- CONTRACTOR'S TRAILER & STORAGE AREA
- NEW BITUMINOUS PAVING SURFACE

BUILDING LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- BRICK
- C.M.U.
- STEEL
- CONTINUOUS WOOD
- RIGID INSULATION
- COMPACTED EARTH

INDEX TO DRAWINGS

ARCHITECTURAL
A-1 SITE PLAN
A-2 FIRST FLOOR PLAN, DETAILS
A-3 PLANS, ELEVATIONS
STRUCTURAL
S-1 FOUNDATION AND FIRST FLOOR FRAMING PLANS
S-2 ROOF FRAMING PLAN
MECHANICAL
M-1 FLOOR PLANS
M-2 DETAILS
ELECTRICAL
E-1 FLOOR PLANS
E-2 DIAGRAMS

BUILDING SYMBOLS

- CENTER LINE OF CEILING STRUTS
- DETAIL, ETC. NUMBER / SHEET NUMBER
- WALL SECTION OR DETAIL
- BUILDING SECTION
- COLUMN CENTER LINE

CALLED NORTH

NOTE 1:
DATA TAKEN FROM LOCATION AND SITE PLANS PREPARED BY TAYLOR & FISHER, ARCHITECTS, BALTIMORE; DATED MAY 7, 1980 & AND FROM AS-BUILT SURVEY BY S.J. MARTENET & CO., SURVEYORS, BALTIMORE, DATED JUNE 10, 1974. CONTRACTOR SHALL CONFIRM LOCATIONS OF EXISTING SUB-SURFACE CONSTRUCTION AND UTILITIES BEFORE PROCEEDING WITH WORK.

NOTE 2:
AREA OF EXISTING BUILDING: 4054 S.F.
AREA OF PROPOSED ADDITION: 1540 S.F.
= 38.2% OF EXISTING BUILDING

AREA OF SITE: 1.543 ACRES ± REV. NO. 1

NOTE 3: THE "AREA OF THE SITE" 1.543 ACRES ±, REPRESENTS THAT PORTION OF THE SITE SUBJECT TO THE SPECIAL EXCEPTION GRANTED UNDER ZONING CASE NO. 80-82-XA, BASED ON THE DESCRIPTION OF THE PROPERTY DATED FEBRUARY 22, 1980, USED TO ADVERTISE THE SUBJECT PROPERTY FOR A PUBLIC HEARING.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY _____ PLANNING
DATE 4/11/80
BY _____ ZONING COMMISSIONER
DATE 4/11/80
80-236 SPH
937-60

ADDITION TO THE
CHASE DIAL CENTER
6210 EBENEZER ROAD CHASE, MARYLAND
5TH ELECTION DISTRICT BALTIMORE COUNTY
PROPERTY OF THE
CHESAPEAKE & POTOMAC TELEPHONE COMPANY OF MARYLAND
1 EAST PRATT STREET BALTIMORE, MARYLAND 21202

BOARD OF EXAMINERS AND REGISTRATION OF ARCHITECTS 909-A STATE OF MARYLAND

Richter Cornbrooks Matthai & Hopkins, Inc.
Architects/Planners

McNeill & Baldwin, Inc.
Mechanical & Electrical Engineers

Long & Tatum, Inc.
Structural Engineers

Addition to the Chase Dial Center
Chase, Maryland
C & P Telephone Company of Maryland

SITE PLAN

Date: MAR 1, 1980 Job No. 80-02
Revisions
No. Date
1 5/1/80 CHANGE PARKING
2 8/1/80 CHANGE PARKING
3 8/1/80 CHANGE PARKING
4 8/1/80 CHANGE PARKING
Dwg. No. A-1

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMOPE COUNTY:
The Chesapeake and Potomac Telephone

I, or we, Company of Maryland legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a 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 an amendment to the site plan of Special Exception Case No.: 5682 XA to allow an addition to the side of the existing Chase Dial Center and to decrease the area of the site that was previously approved.

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.

THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF MARYLAND

BY: L. L. Wells
Manager - Real Estate

Address 1 East Pratt Street
Baltimore, Maryland 21202

Contract Purchaser

Address

W. Lee Thomas, Esquire
Petitioner's Attorney
409 Washington Avenue, Suite 314
Address Towson, Maryland 21204
296-6777

Protestant's Attorney

ORDER RECEIVED FOR FILING
DATE
BY

ORDERED By the Zoning Commissioner of Baltimore County, this 10th day of March, 1980, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of May 1980, at 9:30 o'clock A. M.

Zoning Commissioner of Baltimore County

(over)

ORDER RECEIVED FOR FILING
DATE May 14 1980
BY Stella M. Pavlakis
ADMINISTRATIVE ASSISTANT

THIS ORDER RECEIVED THE SUM OF $250.00 FOR THE FILING OF APPEAL TO THE BOARD OF APPEALS

reduce the land area devoted to the special exception granted for a telephone dial center from 2.15 acres of land, more or less, to 1.543 acres, more or less, and to allow the construction of an addition to said telephone dial center, as requested in the herein Petition for Special Hearing, should be and the same are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the site plan dated February 22, 1980, within the area defined in the description dated May 20, 1980.
2. Approval of the aforesaid site plan by the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

Zoning Commissioner of
Baltimore County

RE: PETITION FOR SPECIAL HEARING
NE/S of Ebenezer Rd., 250'
SE of Bird River Rd., 15th District

THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF MARYLAND
Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 80-236-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.

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 May, 1980, a copy of the aforegoing Order was mailed to W. Lee Thomas, Esquire, 409 Washington Avenue, Suite 314, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hessian, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

BALTIMORE COUNTY MARYLAND

PETITION AND SITE PLAN

EVALUATION COMMENTS

W. Lee Thomas, Esquire
409 Washington Avenue
Towson, Maryland 21204

cc: Mr. Richard P. Tustin
9 E. Lexington St.
Balto. Md. 21202

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 10th day of March, 1980.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Chesapeake and Potomac Telephone Co. of Md.
Petitioner's Attorney W. Lee Thomas, Esq. Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

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

May 7, 1980

W. Lee Thomas, Esquire
409 Washington Avenue, Suite 314
Towson, Maryland 21204

RE: Item No. 178
Petitioner-Chesapeake and Potomac Telephone Company
Special Hearing Petition

Dear Mr. Thomas:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropiateness 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.

As a result of your client's proposal to construct an addition to the side of the existing Chase Dial Center and reduce the area that was previously granted as a result of Case No. 5682-X which permitted the existing use, this hearing is required.

At the time of this writing, the comments from the Department of Traffic Engineering and Health Department were not available. I suggest you contact Mr. Mike Flanigan at 494-3554 and Mr. Rob Powell at 494-2762 to discuss their comments prior to the scheduled hearing.

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
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: Mr. Richard P. Tustin
9 E. Lexington St.
Baltimore, Md. 21202

Item No. 178
Special Hearing Petition
May 7, 1980

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
DIRECTOR

April 7, 1980

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

Re: Item #178 (1979-1980)
Property Owner: The Chesapeake and Potomac Telephone Company of Maryland
N/ES Ebenezer Rd. 250' S/E Bird River Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Special Hearing to amend the site plan of Case No. 5682-XA to allow an addition to the existing building and to decrease the area of the approved site.
Acres: 1.663 District: 15th

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:

As indicated, the existing Electronic Switching Center building is situated on Lot No. 2 of the plat "Ebenezer Road Property of the C & P Telephone Co. of Md.", recorded R.R.G. 30, Folio 90.

Highways:

Ebenezer Road, an existing public road, formerly a State Highway, Md. Route 149, is proposed to be improved in the future as a 50-foot closed section roadway on a 70-foot right-of-way.

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

Sediment Control:

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

Storm Drains:

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

Pursuant to the advertisment, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

1. On November 1, 1962, an Order was rendered for the subject property by former Zoning Commissioner John G. Rose granting a special exception for a telephone dial center (Case No. 5682-XA) to be constructed on a tract or parcel of ground described therein as containing 2.15 acres of land, more or less.

2. Subsequent thereto, the telephone dial center was constructed within the time required by the Baltimore County Zoning Regulations.

3. In 1963, a portion of the 2.15 acres of land, more or less, was sold by The Chesapeake and Potomac Telephone Company of Maryland, Petitioner (formerly Contract Purchaser in Case No. 5682-XA), thereby reducing the land area devoted to the special exception, as originally granted, to 1.543 acres, more or less, which is now described as follows:

   "BEGINNING for the same on the northeast side of Ebenezer Road, 70 feet wide, as shown on the plat entitled "EBENEZER ROAD PROPERTY OF THE C. & P. TELEPHONE COMPANY OF MARYLAND" recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 30 folio 90 at the westernmost corner of Lot # 2 on said plat and at the distance of 250 feet, more or less, southeasterly from the center of Bird River Road, thence leaving said Ebenezer Road, North 38 degrees 21 minutes 10 seconds East 328.95 feet, thence South 51 degrees 38 minutes 50 seconds East 208.03 feet, thence South 38 degrees 21 minutes 10 seconds West 317.45 feet to said Ebenezer Road and thence, binding thereon, North 54 degrees 45 minutes 20 seconds West 208.35 feet to the place of beginning.

   CONTAINING 67,256 square feet or 1.543 acres of land, more or less."

4. The subject Petition for Special Hearing seeks "an amendment to the site plan of Special Exception Case No. 5682-XA to allow an addition to the side of the existing Chase Dial Center and to reduce the area of the site that was previously approved", all in accordance with the site plan prepared by S. J. Martenet & Co., dated February 22, 1980, and the property description, dated May 20, 1980.

5. The description dated May 20, 1980, as hereinbefore set forth, further reduces the land area covered by the description dated February 22, 1980, which was used to advertise the subject property for a public hearing, and the site plan submitted with the Petition for Special Hearing from 1.663 acres, more or less, to 1.543 acres, more or less.

6. The addition is designed and proposed to provide improved and increased service to the Petitioner's customers.

7. To approve the amendments will not be detrimental to the health, safety, and general welfare of the community and will be within the spirit and intent of the regulations.

and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of July, 1980, that the amendments to the site plan filed in Case No. 5682-XA to

ORDER RECEIVED FOR FILING
DATE July 16, 1980
BY Jean M. Gray
ADMINISTRATIVE ASSISTANT

Item #178 (1979-1980)
Property Owner: The Chesapeake and Potomac Telephone Company of Maryland
Page 2
April 7, 1980

Storm Drains: (Cont'd)

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.

Future drainage and utility easements are required within this property.

Water and Sanitary Sewer:

There is a public 16-inch water main in Ebenezer Road. Public sanitary sewerage is not available to serve this property, which is utilizing private onsite sewage disposal facilities.

This property is within the Baltimore County Metropolitan District and beyond the Urban-Rural Demarcation Line. Baltimore County Sewerage Plan S-17B indicates "Planned Service" in 11 to 30 years in the area.

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

END:EAM:FWR:SS

cc: J. Wimbley
J. Trenner

M-SE Key Sheet
26 & 27 NE 40 & 41 Pos. Sheets
NE 7 J & K Topo
83 Tax Map

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

JOHN D. SEYFFERT
DIRECTOR

April 30, 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 #178, Zoning Advisory Committee Meeting, March 18, 1980, are as follows:

Property Owner: The Chesapeake and Potomac Telephone Company of Maryland
Location: NE/S Ebenezer Road 250' SE Bird River Road
Existing Zoning: RC-2
Proposed Zoning: Special Hearing to amend the site plan of Case No. 5682-XA to allow an addition to the existing building and to decrease the area of the approved site.
Acres: 1.663
District: 15th

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
John L. Wimbley
Planner III
Current Planning and Development

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

March 26, 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: The Chesapeake and Potomac Telephone Company of Maryland
Location: NE/S Ebenezer Rd. 250' SE Bird River Rd.

Item No: 178 Zoning Agenda: Meeting of 3/18/80

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 Cpt. James Kelly 3/31/80 Noted and Approved: George M. Hegamyer
Planning Group
Special Inspection Division
Fire Prevention Bureau

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

April 1, 1980

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

Dear Mr. Hammond:

Comments on Item #178 Zoning Advisory Committee Meeting, March 18, 1980 are as follows:

Property Owner: The Chesapeake and Potomac Telephone Company of Maryland
Location: NES Ebenezer Road 250' SE Bird River Road
Existing Zoning: R.C. 2
Proposed Zoning: Special Hearing to amend the site plan of Case No. 5682-XA to allow an addition to the existing building and to decrease the area of the approved site.
Acres: 1.663
District: 15th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

X B. A building/ _____ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

I. Comments -

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

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: March 12, 1980

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

Z.A.C. Meeting of: March 18, 1980

RE: Item No: 177, 178, 179, 180, 181, 182
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no adverse effect on student population.

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

WNP/bp

---

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

STEPHEN E. COLLINS
DIRECTOR

May 6, 1980

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

Item No. 178 - ZAC - March 18, 1980
Property Owner: The Chesapeake & Potomac Telephone Company of Md.
Location: NE/S Ebenezer Road. 250' SE Bird River Road
Existing Zoning: R. C. 2
Proposed Zoning: Special Hearing to amend the site plan of Case No. 5682-XA to allow an addition to the existing building and to decrease the area of the approved site.
Acres: 1.663
District: 15th

Dear Mr. Hammond:

No traffic problems are anticipated by requested addition to the building and reduction in area of the existing telephone center.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/bza

10-1-80

W. LEE THOMAS, P.A.
ATTORNEYS AT LAW
SUITE 314
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
AREA CODE 301
296-4777

W. LEE THOMAS
DAVID A. WILSON

May 22, 1980

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

Re: The Chesapeake and Potomac Telephone Company of Maryland Item #178
Case No. 80-236-SPH

Dear Mr. Hammond:

I am enclosing an amended description which now outlines only the Petitioner's land which was subject to the original 1962 Special Exception. I am also enclosing a further copy of the plat which accompanied our original Petition for Special Hearing for addition to our Chase Center. The second plat copy has the area encompassed by the amended description outlined in red; has the metes and bounds and distances of the tract indicated in red and has the reduced square footage and acreage indicated in red.

It would seem that granting of the Petitioner's request as to the amended description area would be in complete conformity with the advertising in this case.

Very truly yours,
W. Lee Thomas

MAY 22 '80 AM
ZONING DEPARTMENT

WLT:gs

Enclosures

PETITION FOR SPECIAL HEARING

15th District

ZONING: Petition for Special Hearing

LOCATION: Northeast side of Ebenezer Road, 250' Southeast of Bird River Road

DATE & TIME: Tuesday, May 20, 1980 at 9:30 A.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 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 an amendment to the site plan of Special Exception Case No. 5682-XA to allow an addition to the side of the existing Chase Dial Center and to decrease the area of the site that was previously approved

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

Being the property of The Chesapeake and Potomac Telephone Company of Maryland, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, May 20, 1980 at 9:30 A.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

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

ROBERT B. SUTTON

ESTABLISHED 1849

S. J. MARTENET & CO.

LAND SURVEYORS
9 E. LEXINGTON STREET
BALTIMORE, MD. 21202
PHONE: 539-4263

SIMON J. MARTENET	1849-1892
HARRY G. JAVINS	1871-1894
SEPTIMUS P. TUSTIN	1870-1921
J. HOWARD SUTTON	1894-1940
WILLIAM O. ATWOOD	1897-1931
SAMUEL A. THOMPSON	1898-1944
GEORGE E. WIMMER	1907-1943
HOWARD D. TUSTIN	1907-1960
HOWARD C. SUTTON	1944-1969

LOT NO. 2, EBENEZER ROAD PROPERTY

6210 EBENEZER ROAD

BEGINNING for the same on the northeast side of Ebenezer Road, 70 feet wide, as shown on the plat entitled " Ebenezer Road Property of the C.&P. Telephone Company of Maryland " recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 30 folio 90 at the southernmost corner of Lot # 2 on said plat and running thence, binding on said side of said road, North 54 degrees 45 minutes 20 seconds West 208.35 feet, thence leaving said road North 38 degrees 21 minutes 10 seconds East 343.95 feet, thence South 57 degrees 08 minutes 50 seconds East 209.00 feet and thence South 38 degrees 21 minutes 10 seconds West 352.68 feet to the place of beginning.

CONTAINING 72,462 square feet or 1.663 acres of land, more or less.

BEING Lot No. 2 as shown on the plat above mentioned.

February 22, 1980

STATE OF MARYLAND · RICHARD PAUL TUSTIN · No. 3460 · REGISTERED · LAND SURVEYOR

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond, Zoning Commissioner — Date: May 1, 1980

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

SUBJECT: Petition No. 80-236-SPH Item 178

Petition for Special Hearing
Northeast side of Ebenezer Road, 250' Southeast of Bird River Road
Petitioner - The Chesapeake and Potomac Telephone Company of Maryland

Fifteenth District

HEARING: Tuesday, May 20, 1980 (9:30 A.M.)

This office is not opposed to the granting of the petitioner's request. If granted, it is requested that details of landscaping, submitted to and approved by the Division of Current Planning and Development, be required.

John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ab

April 24, 1980

W. Lee Thomas, Esquire
409 Washington Avenue, Suite 314
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Hearing - NE/S Ebenezer Road, 250' SE of Bird River Road - The C&P Telephone Co. of Md - Case No. 80-236-SPH

TIME: 9:30 A.M.

DATE: Tuesday, May 20, 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

May 12, 1980

W. Lee Thomas, Esquire
409 Washington Avenue, Suite 314
Towson, Maryland 21204

RE: Petition for Special Hearing
The C&P Telephone Co. of Md.
NE/S Ebenezer Rd., 150' SE of Bird River Road - Case No. 80-236-SPH

Dear Mr. Thomas:

This is to advise you that $60.50 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:sj

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

ROBERT B. SUTTON

ESTABLISHED 1849

S. J. MARTENET & CO.

LAND SURVEYORS
9 E. LEXINGTON STREET
BALTIMORE, MD. 21202
PHONE: 539-4263

SIMON J. MARTENET	1849-1892
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SAMUEL A. THOMPSON	1898-1944
GEORGE E. WIMMER	1907-1943
HOWARD D. TUSTIN	1907-1960
HOWARD C. SUTTON	1944-1969

AMENDED DESCRIPTION

6210 EBENEZER ROAD

BEGINNING for the same on the northeast side of Ebenezer Road, 70 feet wide, as shown on the plat entitled "EBENEZER ROAD PROPERTY OF THE C. & P. TELEPHONE COMPANY OF MARYLAND " recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 30 folio 90 at the westernmost corner of Lot # 2 on said plat and at the distance of 250 feet, more or less, southeasterly from the center of Bird River Road, thence leaving said Ebenezer Road,

North 38 degrees 21 minutes 10 seconds East 328.95 feet, thence

South 51 degrees 38 minutes 50 seconds East 208.03 feet, thence

South 38 degrees 21 minutes 10 seconds West 317.65 feet to said Ebenezer Road and thence, binding thereon, North 54 degrees 45 minutes 20 seconds West 208.35 feet to the place of beginning.

CONTAINING 67,256 square feet or 1.543 acres of land, more or less."

BEING part of Lot No. 2 as shown on the plat above mentioned.

May 20, 1980

Richard P. Tustin,
Reg. PLS # 3460

STATE OF MARYLAND · RICHARD PAUL TUSTIN · No. 3460 · REGISTERED · LAND SURVEYOR

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

ROBERT B. SUTTON

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CONTAINING 72,462 square feet or 1.663 acres of land, more or less.

BEING Lot No. 2 as shown on the plat above mentioned.

February 22, 1980

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

ROBERT B. SUTTON

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North 38 degrees 21 minutes 10 seconds East 343.95 feet, thence South 57 degrees 08 minutes 50 seconds East 209.00 feet and thence South 38 degrees 21 minutes 10 seconds West 352.68 feet to said Ebenezer Road and thence, binding thereon, North 54 degrees 45 minutes 20 seconds West 208.35 feet to the place of beginning.

CONTAINING 72,462 square feet or 1.663 acres of land, more or less.

BEING Lot No. 2 as shown on the plat above mentioned.

February 22, 1980

Item 178

July 16, 1980

W. Lee Thomas, Esquire
409 Washington Avenue, Suite 314
Towson, Maryland 21204

RE: Petition for Special Hearing
NE/S of Ebenezer Road, 250' SE of Bird River Road - 15th Election District
The Chesapeake and Potomac Telephone Company of Maryland - Petitioner
NO. 80-236-SPH (Item No. 178)

Dear Mr. Thomas:

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: Mr. Ben Olsen
Morrow Brothers
2315 North Charles Street
Baltimore, Maryland 21218

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

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

Your Petition has been received this 4 day of March, 1980.*

Filing Fee $ 25.00 Received: ✓ Check
___ Cash
___ Other

178

William E. Hammond, Zoning Commissioner

Petitioner C&P Tel. Co. Submitted by
Petitioner's Attorney W. Lee Thomas Reviewed by RJT

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

80-236-SPH

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 5/23/80
Posted for: Petition for Special Hearing
Petitioner: C & P Telephone Co. of Md.
Location of property: NE/S Ebenezer Rd. 250' SE Bird River Rd.
Location of Signs: front of property (Ebenezer Rd.)

Remarks:
Posted by Ken Gelman Signature Date of return: 5/23/80

1 sign

PETITION FOR SPECIAL HEARING
15th District
Zoning: Petition for Special Hearing
Location: Northeast side of Ebenezer road, 250' Southeast of Bird River Road.
Date & Time: Tuesday, May 20, 1980 at 9:30 A.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 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 an amendment to the site plan of Special Exception Case No. 5683-XA to allow an addition to the side of the existing Chase Dial Center and to decrease the area of the site that was previously approved.

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

Beginning for the same on the northeast side of Ebenezer road, 70 feet wide, as shown on the plat entitled "Ebenezer Road Property of the C&P Telephone Company of Maryland" recorded among the Land Records of Baltimore County in Plt Book R.R.G. No. 80 folio 90 at the westernmost corner of Lot No. 2 on said plat and at the distance of 250 feet more or less, southeasterly from the center of Bird River road, thence leaving said Ebenezer road North 38° 21 minutes 10 seconds East 343.95 feet, thence South 57° 08 minutes 50 seconds East 209.00 feet and thence South 38° 21 minutes 10 seconds West 352.68 feet to said Ebenezer road and thence, binding thereon, North 54° 45 minutes 20 seconds West 208.35 feet to the place of beginning.

Containing 72,462 square feet or 1.663 acres of land, more or less.

Being Lot No. 2 as shown on the plat above mentioned.

Being the property of the Chesapeake and Potomac Telephone Company of Maryland, as shown on plat plan filed with the Zoning Department.

Hearing Date:
TUESDAY, MAY 20, 1980
AT 9:30 A.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

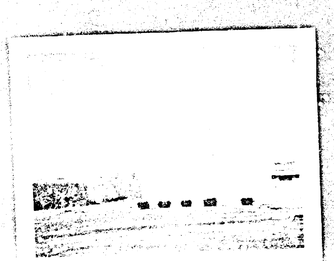
Essex, Md., May 1 19 80

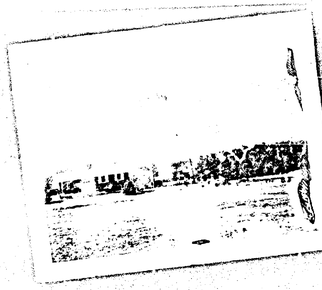
This is to Certify, That the annexed
Special Hearing
was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 1st day of May, 19 80
Scott D. White, II
Publisher.

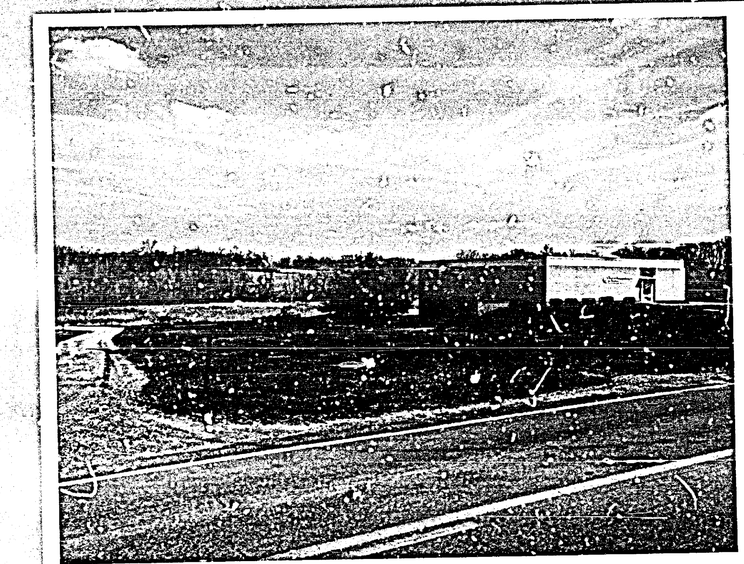
PETITION MAPPING PROGRESS SHEET

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: RJT Revised Plans:
Change in outline or description ___Yes ___No
Previous case: 5683-XA Map # _____







PETITION FOR SPECIAL HEARING
15th DISTRICT

ZONING: Petition for Special Hearing
LOCATION: Northeast side of Ebenezer Road, 250' Southeast of Bird River Road
DATE & TIME: Tuesday, May 20, 1980 at 9:30 A.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 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 an amendment to the site plan of Special Exception Case No. 5683-XA to allow an addition to the side of the existing Chase Dial Center and to decrease the area of the site that was previously approved.

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Hearing Date: Tuesday, May 20, 1980 at 9:30 A.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

May 1.

DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD., May 1, 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 in each of one successive weeks before the 1st day of May, 1980, the first publication appearing on the 1st day of May 1980.

THE JEFFERSONIAN,
L. Leander Shrieve
Manager.

Cost of Advertisement, $ 28.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 86410

DATE April 24, 1980 ACCOUNT 01-662
AMOUNT $25.00
RECEIVED FROM: W. Lee Thomas, Esquire
FOR: Filing Fee for Case No. 80-236-SPH

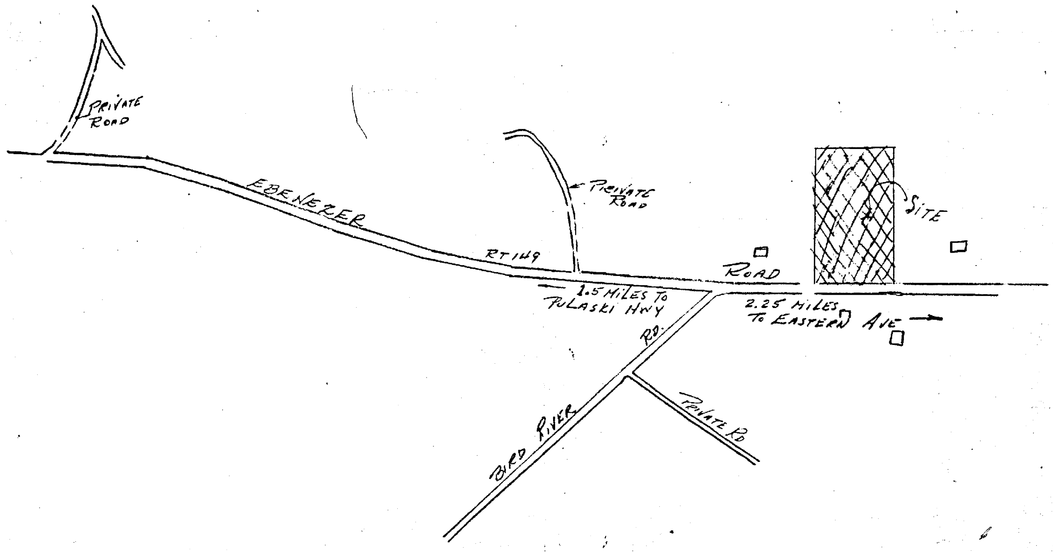
B 04 PAID 25.00
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 088830

DATE May 20, 1980 ACCOUNT 01-662
AMOUNT $60.50
RECEIVED FROM: W. Lee Thomas, Esquire
FOR: Advertising and Posting for Case No. 80-236-SPH

5.50

VALIDATION OR SIGNATURE OF CASHIER



VICINITY MAP 1" = 200'

PETITIONER'S EXHIBIT 3

RC 2 RES. (VACANT)

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING FOR ADDITION TO CHASE CENTER

RC 2 RESIDENTIAL

5682-X

RC 2 - 1.663A. ±
LOT Nº 2
RRG Nº 30 FOLIO 90

PINE TREES - 10" TRUNKS 10' to 15' SPREAD

MAC. PARKING LOT

RC2 RES.

PARKING REQ'MTS.
Nº EMPLOYEES PRESENT - 1
PROPOSED 1
PARKING SPACES PRESENT 14
PROVIDED PROPOSED 14

EXISTING CENTER AS RESULT OF CASE Nº 5682-X
(SHADED OUTLINES)
2.15A ±

PROPERTY OF
THE CHESAPEAKE & POTOMAC TELEPHONE CO OF MD
Nº 6210 EBENEZER ROAD
CHASE - MARYLAND
15TH ELECTION DIST BALTO CO.

Scale 1" = 20'
S J MARTENET & CO. - SURVEYORS
9 E. LEXINGTON ST. BALTO. 21202
FEB 22-1980
Richard P. Austin #3460

EXISTING 1 STORY BUILDING
ELECTRONIC SWITCHING CENTER

PROPOSED ADDITION
SAME USE
RET. WALL
DRIVEWAY

DRAIN FIELD

MAC.

N-38°-21'-10" E

S-38°-21'-10" W

N-54°-45'-20" W

S-57°-08'-50" E

284'

209.00'

313.5'

352.68'

248'

250' ± TO BIRD RIVER ROAD

209' OF EBENEZER (STATE #149) ROAD

C.L. WATER LINE

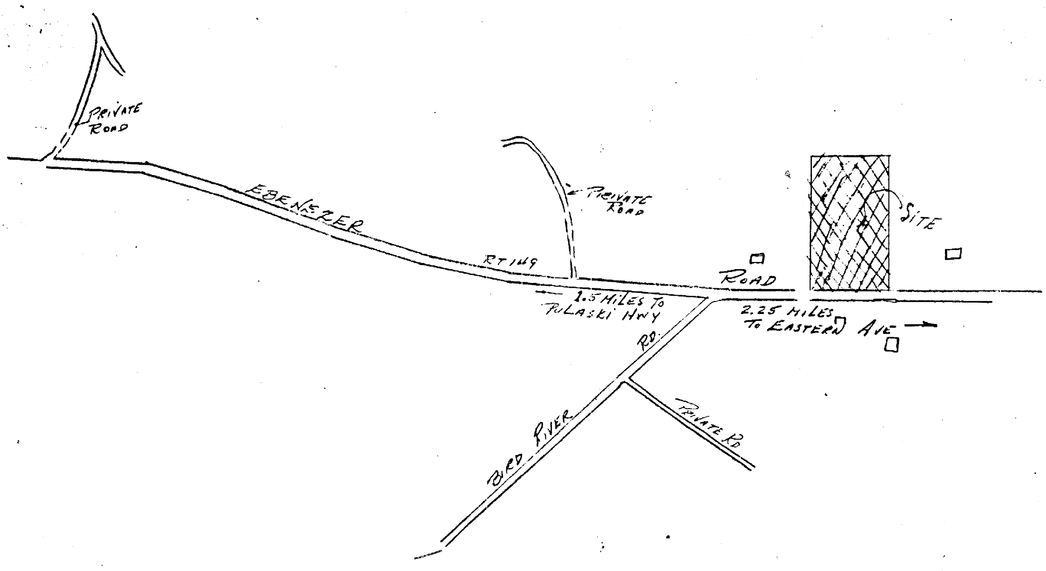
200' ± TO FIRE HYD

250' ± TO FIRE HYD

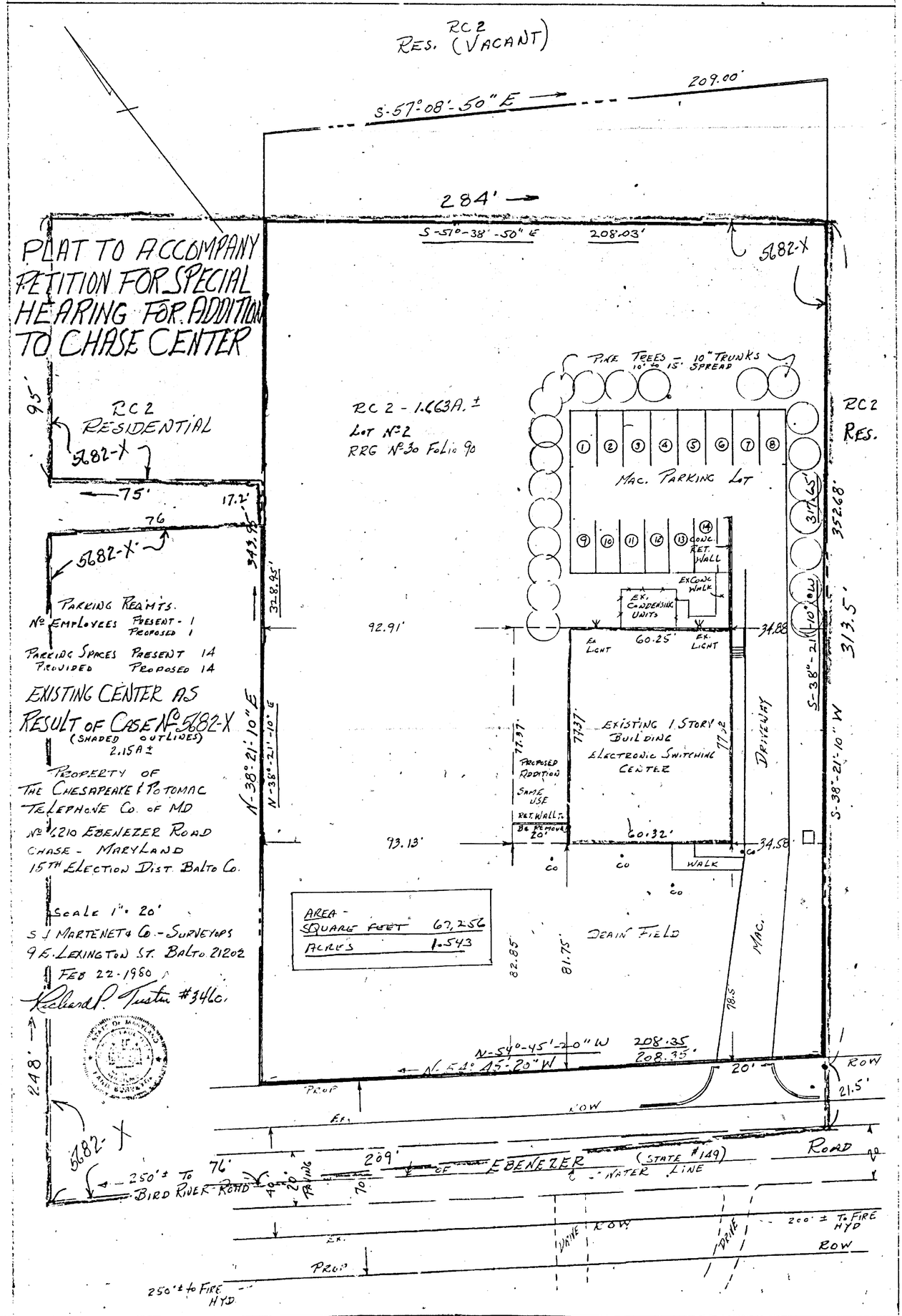
PROP

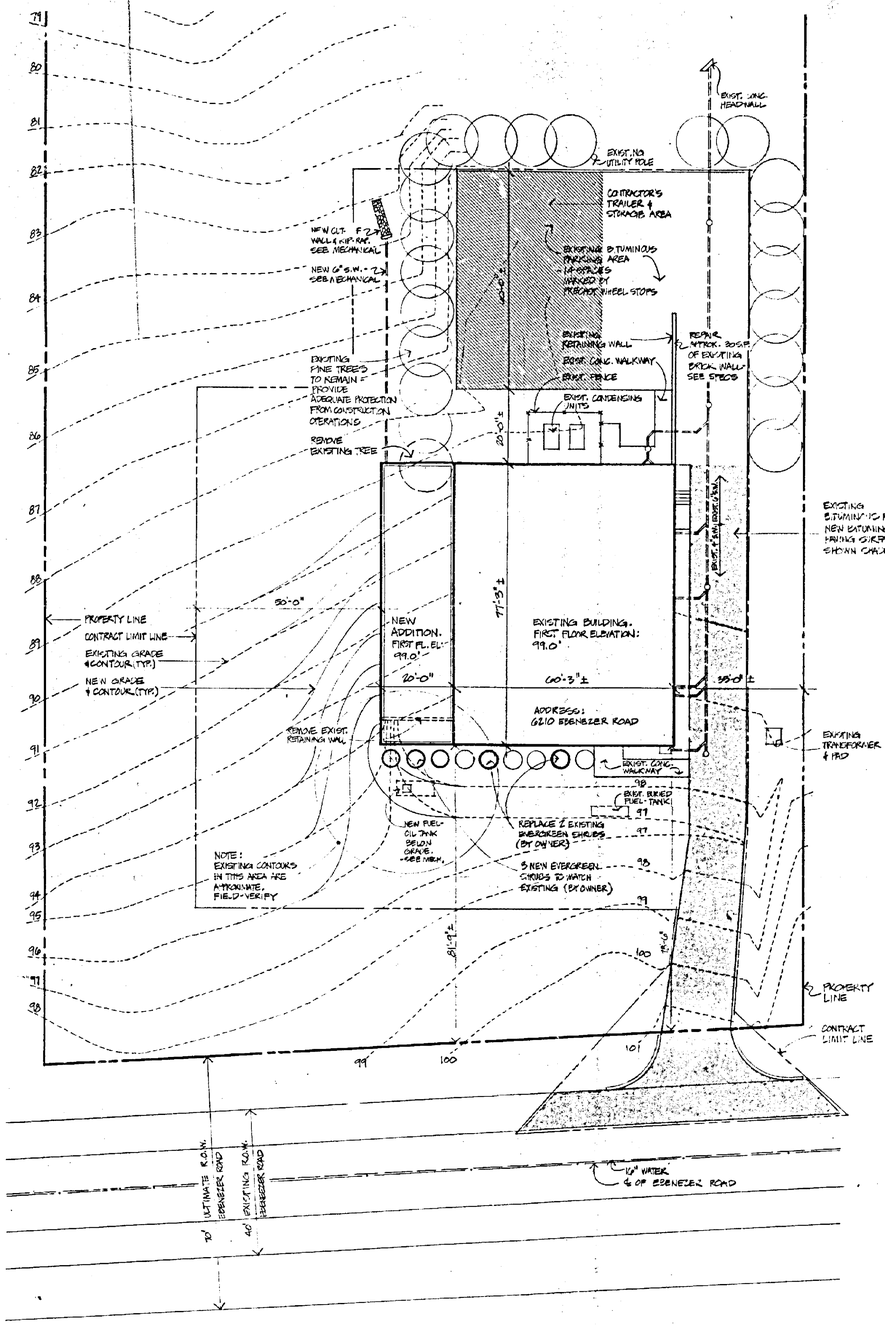
EX.

ROW



VICINITY MAP 1" = 200'





1 SITE PLAN
1" = 20'-0"

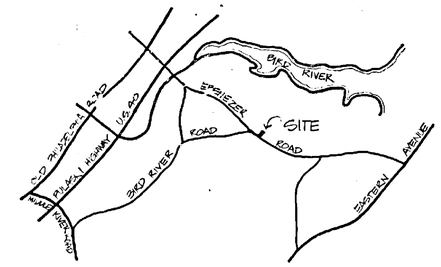
CALLED NORTH

NOTE 1:
DATA TAKEN FROM LOCATION AND SITE PLANS PREPARED BY TAYLOR & FISHER, ARCHITECTS, BALTIMORE, DATED MAY 7, 1963; AND FROM AS-BUILT SURVEY BY S.J. MACKENZIE & CO., SURVEYORS, BALTIMORE, DATED JUNE 10, 1974. CONTRACTOR SHALL CONFIRM LOCATION OF EXISTING SUB-SURFACE CONSTRUCTION AND UTILITIES BEFORE PROCEEDING WITH WORK.

NOTE 2:
AREA OF EXISTING BUILDING: 4054 G.S.F.
AREA OF PROPOSED ADDITION: 1340 G.S.F.
= 33.2% OF EXISTING BUILDING

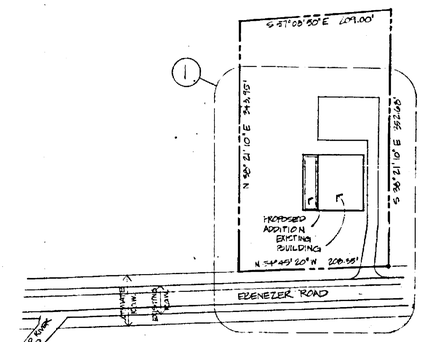
AREA OF SITE: 2.45 ACRES ±
1.663

PETITIONER'S EXHIBIT R



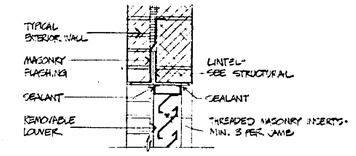
TRUE NORTH

2 LOCATION MAP
1" = 1 MILE

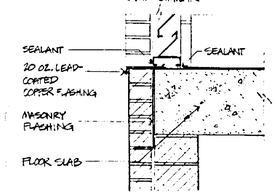


TRUE NORTH CALLED NORTH

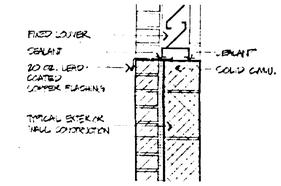
3 PLAT SHOWING ENTIRE PROPERTY
1" = 100'-0"
SEE NOTE 1, SITE PLAN



HEAD
JAMB SIMILAR



4 SILL
LOUVER DETAIL
1" = 1'-0"



5 SILL
LOUVER DETAIL
1" = 1'-0"
SEE 4 FOR HEAD CONDITION

ABBREVIATIONS

ADJ.	ADJACENT ; ADJOINING
BD.	BOARD
BLKHD	BULKHEAD
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
EL., ELEV.	ELEVATION
EXP.	EXPOSED, EXPANSION
EXIST.	EXISTING
EXT.	EXTERIOR
FIN.	FINISH, FINISHED
FL.	FLOOR
GYP.	GYPSUM
H.M.	HOLLOW METAL
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
MAS.	MASONRY
MET.	METAL
M.O.	MASONRY OPENING
N.I.C.	NOT-IN-CONTRACT
TYP.	TYPICAL
V.A.T.	VINYL ASBESTOS TILE
WD.	WOOD

SITE LEGEND

- PROPERTY LINE
- CONTRACT LIMIT LINE
- SANITARY PIPING
- STORM WATER PIPING
- EXISTING GRADE
- NEW GRADE
- CONTRACTOR'S TRAILER & STORAGE AREA
- NEW BITUMINOUS PAVING SURFACE

BUILDING LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- BRICK
- C.M.U.
- STEEL
- CONTINUOUS WOOD
- RIGID INSULATION
- COMPACTED EARTH

INDEX TO DRAWINGS

	ARCHITECTURAL
A-1	SITE PLAN
A-2	FIRST FLOOR PLAN, DETAILS
A-3	PLANS, ELEVATIONS
	STRUCTURAL
S-1	FOUNDATION AND FIRST FLOOR FRAMING PLANS
S-2	ROOF FRAMING PLAN
	MECHANICAL
M-1	FLOOR PLANS
M-2	DETAILS
	ELECTRICAL
E-1	FLOOR PLANS
E-2	DIAGRAMS

BUILDING SYMBOLS

- CENTER LINE OF CEILING STRUTS
- DETAIL, FIG. NUMBER / SHEET NUMBER
- WALL SECTION OR DETAIL
- BUILDING SECTION
- COLUMN CENTER LINE

ADDITION TO THE
CHASE DIAL CENTER
6610 EBENEZER ROAD CHASE, MARYLAND
5TH ELECTION DISTRICT BALTIMORE COUNTY
PROPERTY OF THE
CHESAPEAKE & POTOMAC TELEPHONE COMPANY OF MARYLAND
1 EAST PRATT STREET BALTIMORE, MARYLAND 21202

Richter Cornbrooks Matthai Hopkins, Inc.
Architects/Planners
2120 North Charles Street
Baltimore, Maryland 21218

McNeill & Baldwin, Inc.
Mechanical & Electrical Engineers

Long & Tann, Inc.
Structural Engineers

Addition to the
Chase Dial Center
Chase Maryland
C & P Telephone Company of Maryland

SITE PLAN

Date 4-8-80 | Job No. 80-02
Revisions No. Date

Dwg. No. A-1

MICROFILMED