

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, 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 for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan and order granting a special exception in case #80-213-X to provide drive up banking facilities.

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

I, or we, agree to pay expenses of the 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.

I We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

809 Eastern Boulevard

Address

Essex, Maryland 21221

City and State

Attorney's Telephone No.:

686-8274

Legal Owner(s): President

(Type or Print Name)

Signature

First Financial of Maryland Federal Credit Union

(Type or Print Name)

Signature

1215 York Road

Address

Lutherville, Maryland 21093

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Signature

Address

City and State

Name

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City and State

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IN RE: PETITION FOR SPECIAL HEARING
SE/cor. York & Greenridge Rds.
(1215 York Road)
9th Election District
4th Councilmanic District
First Financial of Maryland
Federal Credit Union,
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-413-SPH

The Petitioner herein requests a special hearing to approve an amendment to the site plan and Order rendered in Case No. 80-213-X, to provide drive-up banking facilities, as more particularly described on the plan submitted, prepared by Frank S. Lee, revised December 24, 1986 and identified herein as Petitioner's Exhibit 1.

Testimony by the Petitioner and evidence proffered by its Counsel indicated that the existing credit union, having met all restrictions required in the Order dated September 9, 1980 in Case No. 80-213-X, now proposes the utilization of drive-up facilities for the convenience of its customers, particularly the elderly and the handicapped. The use has and continues to meet the requirements of Section 502.1 of the Baltimore County Zoning Regulations (BCZR).

Pursuant to the advertisement, posting of property, and public hearing held on the Petition, and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, granting the approval requested would be in strict harmony with the spirit and intent of the BCZR, the requirements of Section 502.1 of the BCZR have been met, and the health, safety and general welfare of the community will not be adversely affected.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 21st day of April, 1987, that an amendment to the site plan and Order in Case No. 80-213-X, to provide drive-up banking facilities, in accordance with the plan submitted, be approved, and as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order.

PETITION FOR SPECIAL HEARING

9th Election District - 4th Councilmanic District

Case No. 87-413-SPH

LOCATION: Southeast Corner of York Road and Greenridge Road
(1215 York Road)

DATE AND TIME: Wednesday, April 15, 1987, at 11:00 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 to approve an amendment to the site plan and order in Case No. 80-213-X to provide for drive-up banking facilities

Being the property of First Financial of Maryland Federal Credit Union, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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 made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

ance with the plan submitted, be approved, and as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order.

Jan M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

Arnold Jablon
Zoning Commissioner

April 21, 1987

John O. Hennegan, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

Dennis F. Rasmussen
County Executive

RE: Petition for Special Hearing
SE/cor. York & Greenridge Rds.
(1215 York Road)
9th Election District
4th Councilmanic District
Case No. 87-413-A

Dear Mr. Hennegan:

Enclosed please find a copy of the decision rendered on the above-referenced case. Your Petition for Special Hearing has been Granted, in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Jan M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMS:jbs

Enclosures

cc: People's Counsel

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

ARNOLD JABLON
ZONING COMMISSIONER
April 8, 1987

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

John O. Hennegan, Esquire
809 Eastern Boulevard
Essex, Maryland 21221

RE: PETITION FOR SPECIAL HEARING
SE/cor. York Rd. and Greenridge Rd.
(1215 York Rd.)
9th Election District - 4th Councilmanic District
First Financial of Maryland Federal Credit Union -
Petitioner
Case No. 87-413-SPH

Dear Mr. Hennegan:

This is to advise you that \$91.93 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to 8. Towson, Maryland

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT		No. 35804	
DATE	4/15/87	ACCOUNT	R-01-615-000
SIGN & POST RETURNED		91.93	
First Financial Federal Credit Union of Md., 1215 York Rd., Lutherville, Md. 21093			
ADVERTISING & POSTING COSTS RE CASE #87-413-SPH			
No. 8 8032*****815314 41587			
VALIDATION OR CANCELLATION OF CHECK			

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SE/Corner of York Rd. & Green- : OF BALTIMORE COUNTY
ridge Rd. (1215 York Rd.) :
9th District :
FIRST FINANCIAL OF MARYLAND : Case No. 87-413-SPH
FEDERAL CREDIT UNION, Petitioner:

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 18th day of March, 1987, a copy of the foregoing Entry of Appearance was mailed to John O. Hennegan, Esquire, 809 Eastern Blvd., Essex, MD 21221, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

David O. Brooks & Associates, Inc.

Registered Professional Land Surveyors

Real Estate Development Consultants

P. O. BOX 388

PHOENIX, MARYLAND 21131

(301) 907-0101

ORDERED BY

DAVID O. BROOKS & ASSOCIATES, INC.

1987-007

PROPERTY OF PHOENIX, M.D.

1987-007

July 12, 1979

SECO 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:

RESIDING for the same at a point on the Eastern side of York Road, Maryland State Route 43 and in the bed of Greenridge Road, running thence and binding in the bed of said Greenridge Road North 63 degrees 17 minutes 00 seconds East 233.1 feet, thence leaving said Greenridge Road and binding on the outlines of the property of the petitioner thence the two following courses and distances South 23 degrees 43 minutes 00 seconds East 270.00 feet and South 68 degrees 17 minutes 00 seconds East 259.31 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 279.79 feet for a distance of 271.36 feet the chord of said arc bearing North 26 degrees 43 minutes 36 seconds East 271.05 feet to the place of beginning.

CONTAINING 1.493 acres of land more or less.

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

RECORDED

OFFICE COPY

ORDER RECEIVED FOR FILING
Date 4/15/87
By [Signature]

ORDER RECEIVED FOR FILING
Date 4/15/87
By [Signature]

ORDER RECEIVED FOR FILING
Date 4/15/87
By [Signature]

John O. Hennegan, Esquire
809 Eastern Boulevard
Essex, Maryland 21221

February 26, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
SE/cor. of York Rd. and Greenridge Rd.
(1215 York Rd.)
9th Election District - 4th Councilmanic District
First Financial of Maryland Federal Credit Union -
Petitioner
Case No. 87-413-SPH

TIME: 11:00 a.m.

DATE: Wednesday, April 15, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING

BALTIMORE COUNTY, MARYLAND
TOWSON, MARYLAND

District: 9th Date of Posting: 3/27/87
Posted for: *[Signature]*
Petitioner: *[Signature]*
Location of property: SE/cor. York Rd. & Greenridge Rd.
Location of Sign: 1215 York Rd.
Remarks: *[Signature]*
Posted by: *[Signature]* Date of return: 3/27/87
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 25, 1987
THIS IS TO CERTIFY, that the annexed advertisement was
published in the TOWSON TIMES, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
March 25, 1987

TOWSON TIMES,

[Signature]
Publisher

44,76

CERTIFICATE OF PUBLICATION

TOWSON, MD. Mar. 26, 1987
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
Mar. 26, 1987

THE JEFFERSONIAN,

[Signature]
Publisher

32.17

Alfred
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 025784
DATE: 4/1/87 ACCOUNT: 0165
AMOUNT: \$ 100.00
RECEIVED FROM: John O. Hennegan, Esq.
FOR: TOWSON TIMES, 447 So. E. Ave. Item 252
VALIDATION OR SIGNATURE OF CASHIER

87-413-SPH

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
day of January, 1987.

[Signature]
Arnold Jablon
Zoning Commissioner

Petitioner: *[Signature]* Received by: James E. Dyer
Petitioner's Attorney: *[Signature]*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO: Zoning Commissioner Date: April 8, 1987
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-397-A, 87-398-A, 87-399-A, 87-402-X,
87-404-A, 87-405-A, 87-406-A, 87-407-A,
87-412-A and 87-413-SPH

There are no comprehensive planning factors requiring comment
on these petitions.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:slb

RECEIVED
APR 8 1987

ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 8, 1987

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

John O. Hennegan, Esquire
809 Eastern Boulevard
Essex, Maryland 21221

RE: Item No. 292 - Case No. 87-413-SPH
Petitioner: SEBCO Federal Credit
Union
Petition for Special Hearing

Dear Mr. Hennegan:

The Zoning Plans Advisory Committee has reviewed the plans
submitted with the above-referenced petition. The following
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 suit-
ability of the requested zoning.

Enclosed are all comments submitted from the members of the
Committee at this time that offer or request information on
your petition. If similar comments from the remaining
members are received, I will forward them to you. Otherwise,
any comment that is not informative will be placed in the
hearing file. This petition was accepted for filing on the
date of the enclosed filing certificate and a hearing
scheduled accordingly.

Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kkt

Enclosures

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237



Maryland Department of Transportation
State Highway Administration

JAN 30 1987

William E. Hoffman
Secretary
Neil Russell
Assistant Secretary

January 27, 1987

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Baltimore County
Item #292
Property Owner:
Sebc Federal Credit
Union
Location: SE/C York Road
and Greenridge Road
Maryland Route 45
Existing Zoning: O-1
Proposed Zoning: Special
Hearing to approve an
amendment to the site
plan and Order granting
a Special Exception
in Case No. 80-213-X to
provide drive up banking
facilities
Acre: 1.695 acres
District: 9th

Att: James Dyer

Dear Mr. Jablon:

The existing entrances are acceptable to the State
Highway Administration. Proposal will have no adverse affect
on the State highway.

Very truly yours,

[Signature]
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Gosman

CL-GGies

cc: J. Ogle

My telephone number is 333-1350

Teletypewriter for Impaired Hearing or Speech
383 7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-482-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 30, 1987

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 292 -ZAC- Meeting of January 20, 1987
Property Owner: Sebco Federal Credit Union
Location: SE/C York Road and Greenridge Road
Existing Zoning: O-1
Proposed Zoning: Special Hearing to approve an amendment to the site plan and Order granting a Special Exception in Case #80-213-X to provide drive-up banking facilities
Area: 1.695 acres
District: 9th Election District

Dear Mr. Jablon:

Greenridge Road should be improved with a road widening, curb, gutter, and sidewalks.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:1E



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. REINCKE
CHIEF

January 27, 1987

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Sebco Federal Credit Union

Location: SE/C York Rd. and Greenridge Road

Item No.: 292

Zoning Agenda: Meeting of 1/20/87

Gentlemen:

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

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

REVIEWER: *Carl J. [Signature]* Noted and Approved:
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 292 Zoning Advisory Committee Meeting are as follows:

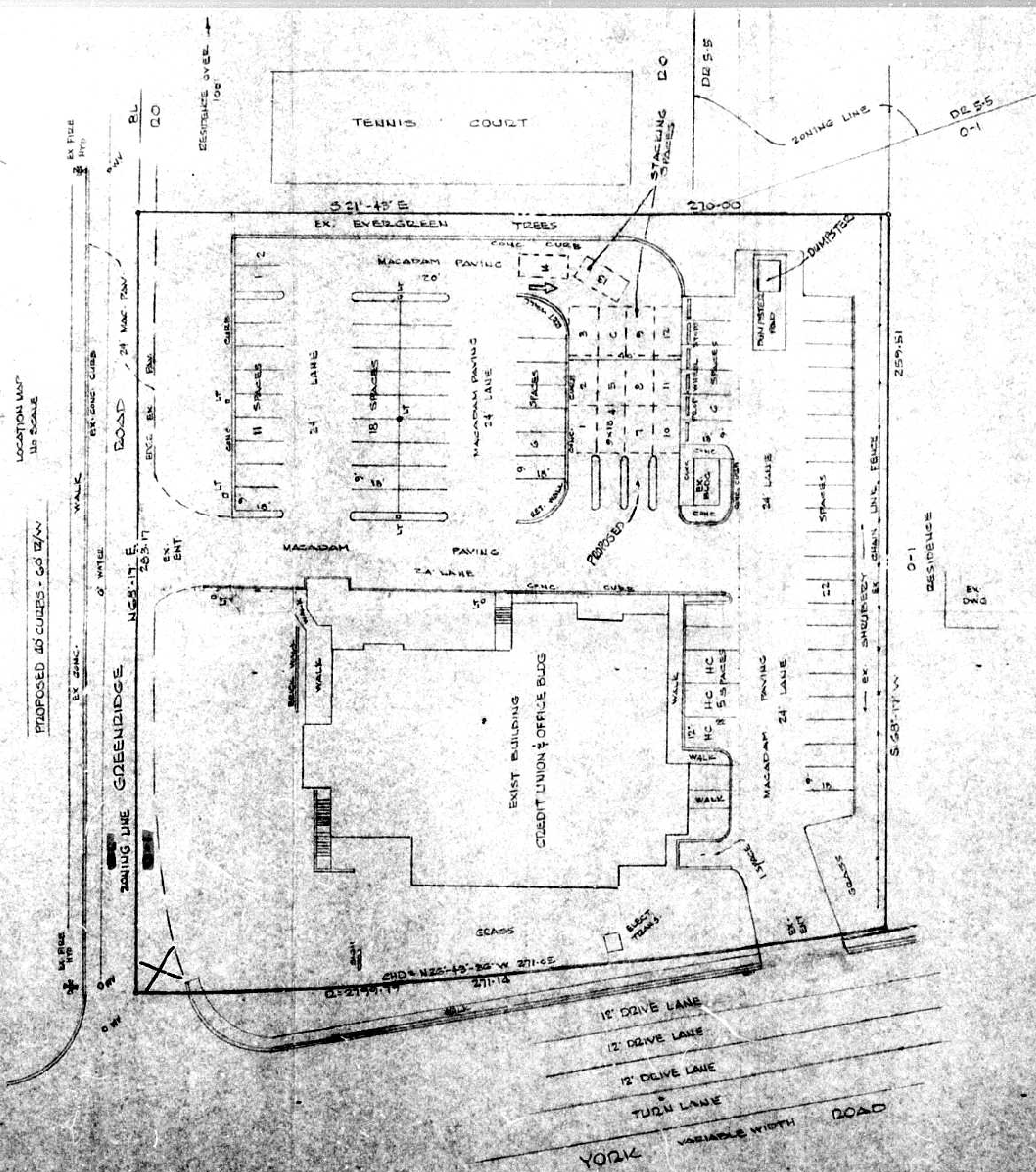
Property Owner: Sebco Federal Credit Union
Location: SE/C York Road and Greenridge Road
District: O-1

APPLICABLE STANDARDS AND COMMENTS:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Building and Code (A.S.C. 17-1 - 1985) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Stamped seals are not acceptable.
5. All One Group except B-4 Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. B-4 One Group require a one hour wall if closer than 5'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1107, Section 1104.2 and Table 1107. No openings are permitted in an exterior wall within 5'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
8. When filing for a required Group of Temporary Permit, an alteration permit application shall also be filed along with three sets of comparable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of the Group is from Two to One, to Two, or to Three. See Section 311 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 114.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
10. Comments
11. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark S. [Signature]
Mr. C. E. [Signature]
Building Plans Review

1/27/87

[illegible]

THE UTILITIES BOARD OF THE

PROPOSED MAKE-UP DRINKING FACILITIES
 FOR
 SEDCO FEDERAL CREDIT UNION
 400 DISTRICT EIGHTH AVE BOONVILLE, INDIANAPOLIS
 IN CASE 1:07-265 DATE 12-13-86
 REVISED 12-21-86

RECEIVED
MAY 1

222

OFFICE COPY



FRANK S. LEE
277 NEIGHBORS A
BALTIMORE, MD 21

THE PLAT MEASURED FROM A SURVEY AND SITE PLAN FOR
BY J. HENRY GALLAGHER, ESQ., AND FIELD