

IN RE: PETITION FOR SPECIAL HEARING	* BEFORE THE
NE/S Putty Hill Avenue, 165' NW	* DEPUTY ZONING COMMISSIONER
of Wilson Avenue	* OF BALTIMORE COUNTY
(3034 Putty Hill Avenue)	* Case No. 96-357-SPH
14th Election District	*
6th Councilmanic District	
Bell Atlantic-Maryland, Inc.	
Petitioner	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 3034 Putty Hill Avenue, located in the vicinity of Harford Road in Parkville. The Petition was filed by the owners of the property, Bell Atlantic-Maryland, Inc., by R. Douglas Dale, Assistant Manager of Real Estate, through their attorney, Keith Truffer, Esquire. The Petitioners seek approval of a reduction of land area supporting a telephone company wire center building (approved by special exception) from 2.2169 acres to 1.441 acres. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were R. Douglas Dale, a representative of Bell Atlantic-Maryland, Inc., owner of the property, G. Dwight Little, a representative of W. Duvall and Associates, Inc., who prepared the site plan for this project, and Keith Truffer, Esquire, attorney for the Petitioner. Appearing as Protestants in the matter were numerous residents from the surrounding community including Michael N. Ziehl, Calvin and Marilyn Durm, Thomas and Ursula Cherry, Frederick and Madeline Wagner, Jim Rubeling, Jerome Beck, Bernard and Paulette Wallace, and Donald Groomes.

ORDER RECEIVED FOR FILING
 Date 6/12/96
 By [Signature]

MICROFILMED

Testimony and evidence offered revealed that the subject property consists of a gross area of 4.0393 acres, more or less, zoned D.R. 5.5, and is improved with a one-story brick building. The property was the subject of prior Case No. 2430-S in which the Petitioner was issued a special permit to locate a dial telephone central office on the subject property on December 17, 1952. The building was constructed towards the front of the property in the southeast corner of the site in 1953. Thereafter, in Case No. 81-21-SPH, the Petitioner was granted approval, by way of a special exception, of an amendment to the site plan approved in the prior case to construct an addition to the existing building and to decrease the area of the site dedicated to the special permit use to 2.2169 acres. The Petitioner now comes before me seeking a further reduction of the area dedicated to the special permit use, not for purposes of expanding the existing building, but for economic reasons. On behalf of the Petitioner, Mr. Dale testified that because of today's technology, Bell Atlantic-Maryland, Inc. has no plans to expand this site in any manner in the future and no longer needs all of the land originally set aside for this purpose. Therefore, the Petitioner wishes to sever the remaining portion of the property, leaving a total of 1.441 acres of land to be associated with the special exception use. The balance of the overall site will be offered for sale to a developer for the purpose of constructing single family homes.

This matter originally came before me on April 19, 1996 at which time the citizens who attended the hearing requested a postponement so that they might further investigate the matter and hire legal counsel, if necessary. The matter was rescheduled for June 3, 1996 during which time the community had the opportunity to discuss this matter further with Bell

MICROFILMED

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Date 6/11/96
By [Signature]

Atlantic-Maryland, Inc. and perform a more extensive review of the plan. At the close of that hearing, the community indicated that they were not opposed to the granting of the special hearing request. I informed them that the development of the remaining parcel for residential purposes would go through the development process and that they could participate in that process should they have any concerns. There being no community opposition to the relief requested and no adverse comments by any County reviewing agency, I believe it to be appropriate to grant the special hearing relief, subject to its compliance with the special exception requirements set forth in Section 502.1 of the B.C.Z.R.

It is clear that the B.C.Z.R. permits the use proposed in a D.R. 5.5 zone by special exception. It is equally clear that the proposed reduction in area of the special exception use will not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the reduction in area will not result in any detriment to the neighborhood and will not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in


ORDER RECEIVED FOR FILING
Date 6/17/86
By [Signature]

roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of June, 1996 that the Petition for Special Hearing seeking approval of a reduction of the special exception area supporting an existing telephone company wire center building from 2.2169 acres to 1.441 acres, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any building permits for that area of the subject property to be developed for residential purposes, the Petitioner shall submit a landscape plan depicting a landscape buffer along the west side of the driveway leading into the area of the special exception, to buffer this use from the proposed residential uses on the adjoining land.
- 3) When applying for any permits, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 6/19/96
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

June 17, 1996

(410) 887-4386

Keith Truffer, Esquire
Royston, Mueller, McLean & Reid
102 W. Pennsylvania Avenue, Suite 600
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
NE/S Putty Hill Avenue, 165' NW of Wilson Avenue
(3034 Putty Hill Avenue)
14th Election District - 6th Councilmanic District
Bell Atlantic-Maryland, Inc. - Petitioner
Case No. 96-357-SPH

Dear Mr. Truffer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. R. Douglas Dale, Asst. Mgr.-Real Estate, Bell Atlantic-Maryland,
One East Pratt Street, 8N, Baltimore, Md. 21202

Mr. Michael N. Ziehl, 8806 Wilson Avenue, Baltimore, Md. 21234
Mr. & Mrs. Calvin Durm, 8840 Wilson Avenue, Baltimore, Md. 21234
Mr. & Mrs. Thomas Cherry, 8853 Wilson Avenue, Baltimore, Md. 21234
Mr. & Mrs. Frederick Wagner, 8825 Wilson Avenue, Baltimore, Md. 21234
Mr. & Mrs. Bernard Wallace, 8823 Wilson Avenue, Baltimore, Md. 21234
Mr. Jim Rubeling, 3039 Putty Hill Avenue, Baltimore, Md. 21234
Mr. Jerome Beck, 8831 Wilson Avenue, Baltimore, Md. 21234
Mr. Michael Baxter, 8835 Wilson Avenue, Baltimore, Md. 21234
Mr. Donald Groomes, 3040 Putty Hill Avenue, Baltimore, Md. 21234

People's Counsel; Case File

MICROFILMED





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

#3034 Putty Hill Avenue - 14th E.D.

96-357-SPH

which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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 Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

a reduction of land area (special exception area) supporting an existing telephone company wire center building from 2.2169 acres + as approved by Special Hearing Case No. 81-21-SPH dated 7-28-80 to ~~1.3961~~ acres +. Reasons for this reduction request to be discussed at hearing. 1.441

*amended
TMK*

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.

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/Lessee:

N/A
(Type or Print Name)

Signature

Address

City State Zipcode

Legal Owner(s):

Bell Atlantic - Maryland, Inc.
(Type or Print Name)

[Signature]
Signature R. Douglas Dale, Asst. Manager
Real Estate

(Type or Print Name)

Signature

One East Pratt St. 8N 393-4058
Address Phone No.

Baltimore, Maryland 21202
City State Zipcode

Name, Address and phone number of representative to be contacted.

Sean Schmidt - W. Duvall & Assoc., Inc.
530 E. Joppa Rd.
Towson, MD 21286 583-9571
Address Phone No.

Attorney for Petitioner:

Keith Truffer
Royston, Mueller, McLean & Reid
(Type or Print Name)

[Signature]
Signature
Suite 600
102 W. Pennsylvania Ave. 823-1800
Address Phone No.

Towson, MD 21204
City State Zipcode

ORDER RECEIVED FOR FILING
Date 6/17/86
By [Signature]



MICROFILMED

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

355

W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners

DESCRIPTION TO ACCOMPANY PETITION
FOR SPECIAL HEARING

96-357-SPH

NO. 3034 PUTTY HILL AVENUE
PROPERTY OF BELL ATLANTIC - MARYLAND, INC.

BEGINNING for the same in the center line of Putty Hill Avenue, 40 feet wide, at the distance of 165 feet, more or less, northwesterly from the northwest side of Wilson Avenue, 50 feet wide, and running thence, binding on said center line of Putty Hill Avenue the four following courses and distances;

North 67 degrees 08 minutes 10 seconds West 50.81 feet; thence
North 61 degrees 25 minutes 10 seconds West 50.16 feet; thence
North 59 degrees 07 minutes 40 seconds West 50.04 feet; thence
North 53 degrees 07 minutes 40 seconds West 50.10 feet; thence leaving
said avenue
North 33 degrees 09 minutes 15 seconds East 304.91 feet; thence
South 56 degrees 50 minutes 40 seconds East 200.00 feet to the northwest
outline of the lands shown on Plats of "WILSONIA" in Plat Book GLB 19/10
and 19/145 and thence on said outline and continuing the same course, in
all,
South 33 degrees 09 minutes 20 seconds West 293.08 feet to the point of
beginning.

CONTAINING 60,771.29 square feet or 1.3951 acres of land, more or less.



MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
96-357-SPH

District 14th

Posted for: APRIL 19, 1996 HEARING Date of Posting 4/2/96

Petitioner: BELL ATLANTIC- MD

Location of property: 3034 Rty Mill Ave., 165' Nully

Wilson Ave

Location of Sign: Front to Wilson

Remarks:

Posted by

[Signature]

Signature

Number of Signs: 1

Date of return:

MICROFILMED

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #85-357-SPH
(Item 355)
3084 Pully Hill Avenue
centerline Pully Hill Avenue,
165 NMY Wilson Avenue
14th Election District
8th Councilmanic
Legal Owner(s):
Bell Atlantic - Maryland, Inc.

Special Hearing: to approve a reduction of lot area (special exception area) supporting an existing telephone company wire center building from 2.2169+/- acres as approved by special hearing case #81-21-SPH to 1.3951+/- acres.
Hearing: Friday, April 19, 1996 at 2:00 p.m. in Rm. 106, County Office Building.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call 887-3353.
(2) For information concerning the final hearing, Please Call 887-3391.

40652 April 4 041990

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/4, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/4, 1996.

THE JEFFERSONIAN,

A. H. Amick

LEGAL AD. - TOWSON

MICROFILMED

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

No. 96-357

DATE 20 Mar 96 ACCOUNT Item 355

AMOUNT \$ 285.00

RECEIVED FROM: W. Duvall Fee Bell Atlantic

FOR: 3034 Bay H. W. AVENUE

05A2L8027401CHRC \$285.00
BA 00003LAND03-21-96

VALIDATION OR SIGNATURE OF CASHIER
DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 24, 1996

NOTICE OF REASSIGNMENT

Continued from 4-19-96
CASE NUMBER: 96-357-SPH (Item 355)
3034 Putty Hill Avenue
centerline Putty Hill Avenue, 165' NWly Wilson Avenue
14th Election District - 6th Councilmanic
Legal Owner: Bell Atlantic - Maryland, Inc.

Special Hearing to approve a reduction of land area (special exception area) supporting an existing telephone company wire center building from 2.2169+/- acres as approved by case #81-21-SPH to 1.3951+/- acres.

HEARING: MONDAY, JUNE 3, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

ARNOLD JABLON
DIRECTOR

cc: Keith Truffer, Esq.
Bell Atlantic-MD Inc.
Sean Schmidt
Thomas Cherry
Mark Armatucci
Michael N. Ziehl
Calvin and Marilyn Durm
Donald Groomes
Jim Rubeling
Jerome Beck

*Yves - set
in for court'd
hr in 30-
45 days.*



TO: PUTUXENT PUBLISHING COMPANY
April 4, 1996 Issue - Jeffersonian

Please forward billing to:

Keith Truffer, Esq.
Royston, Mueller, McLean & Reid
102 W. Pennsylvania Avenue, Suite 600
Towson, MD 21204
823-1800

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-357-SPH (Item 355)
3034 Putty Hill Avenue
centerline Putty Hill Avenue, 165' NWly Wilson Avenue
14th Election District - 6th Councilmanic
Legal Owner: Bell Atlantic - Maryland, Inc.

Special Hearing to approve a reduction of land area (special exception area) supporting an existing telephone company wire center building from 2.2169+/- acres as approved by special hearing case #81-21-SPH to 1.3951+/- acres.

HEARING: FRIDAY, APRIL 19, 1996 at 2:00 p.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 29, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-357-SPH (Item 355)
3034 Putty Hill Avenue
centerline Putty Hill Avenue, 165' NWly Wilson Avenue
14th Election District - 6th Councilmanic
Legal Owner: Bell Atlantic - Maryland, Inc.

Special Hearing to approve a reduction of land area (special exception area) supporting an existing telephone company wire center building from 2.2169+/- acres as approved by special hearing case #81-21-SPH to 1.3951+/- acres.

HEARING: FRIDAY, APRIL 19, 1996 at 2:00 p.m. in Room 106, County Office Building.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Bell Atlantic-Maryland, Inc./R. Douglas Dale
W. Duvall & Assoc./Sean Schmidt
Keith Truffer, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



RECORDED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 12, 1996

Keith Truffer, Esquire
Royston, Mueller, McLean & Reid
Suite 600
102 W. Pennsylvania Avenue
Towson, MD 21204

RE: Item No.: 355
Case No.: 96-357-SPH
Petitioner: Bell Atlantic-MD Inc.

Dear Mr. Truffer:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 8, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



B A L T I M O R E C O U N T Y, M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: April 8, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 3034 Putty Hill Avenue

INFORMATION:

Item Number: 355

Petitioner: Bell Atlantic - Maryland, Inc.

Property Size: _____

Zoning: DR-5.5

Requested Action: Special Hearing

Hearing Date: _____ / _____ / _____

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided and analysis conducted, this office offers the following comment:

The existing screening of the rear and east sides of the building and parking lot should be contained within the special exception area. The lines of division should be moved back a distance adequate to include the existing screening and accommodate the root zones. The mature evergreens should be supplemented to provide a Class A screen.

If the west division line is not moved, a continuous landscape buffer area should be provided by removing the parking turnaround.

The depth of the proposed lot should be increased by at least 10 feet so that the existing evergreen screening is located within the lot and not on the rear property line.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kenna

PK/JL

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: April 5, 1996

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
For April 8, 1996
Item No. 355

The Development Plans Review Division has reviewed the subject zoning item. Putty Hill Avenue is an existing road which shall ultimately be improved as a 50-foot street cross section on a 60-foot right-of-way.

The Developer's responsibilities along the existing road frontage of the subdivision shall be as follows:

The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.

RWB:HJO:jrb

cc: File

ZONE5C

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 04/02/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APR. 01, 1996

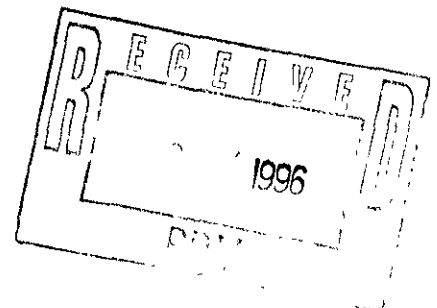
Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

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

- B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 351, 352, 354, 355, 356, 357, 358, 359, 360 AND 361. ⁹



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper





**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

3-29-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 355 (CAM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 3-28-96

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: meeting of 4/1/96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 352
353
354
355 ✓
356
357
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360
361
L

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED

B A L T I M O R E C O U N T Y, M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: May 22, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 3034 Putty Hill Avenue

INFORMATION:

Item Number: 355

Petitioner: Bell Atlantic - Maryland, Inc.

Property Size: _____

Zoning: DR-5.5

Requested Action: Special Hearing

Hearing Date: _____ / _____ / _____

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided and analysis conducted, this office offers the following comment:

The existing screening of the rear and east sides of the building and parking lot should be contained within the special exception area. The lines of division should be moved back a distance adequate to include the existing screening and accommodate the root zones. The mature evergreens should be supplemented to provide a Class A screen.

If the west division line is not moved, a continuous landscape buffer area should be provided by removing the parking turnaround.

The depth of the proposed lot should be increased by at least 10 feet so that the existing evergreen screening is located within the lot and not on the rear property line.

Prepared by: _____

Division Chief: _____

PK/JL

MICROFILMED

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
3034 Putty Hill Avenue, c/l Putty Hill Ave,		
165' NWly Wilson Avenue, 14th	*	ZONING COMMISSIONER
Election District, 6th Councilmanic		
	*	OF BALTIMORE COUNTY
Bell Atlantic, Maryland, Inc.		
Petitioner	*	CASE NO. 96-357-SPH

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of April, 1996, a copy of the foregoing Entry of Appearance was mailed to Keith Truffer, Esquire, Royston, Mueller, McLean & Reid, Suite 600, 102 W. Pennsylvania Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

Tim Kotroco

W. DUVALL & ASSOCIATES, INC. Re: Case # 96-357-SPH

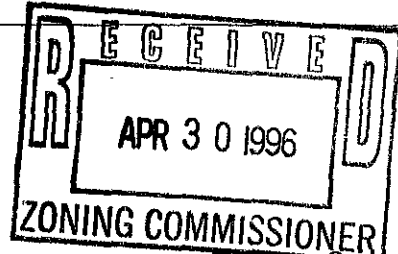
530 E. Joppa Rd. / Towson, Maryland 21286 / 410 583-9571 Engineers / Land Planning Consultants

Date: 4/25/96

To: Mr. Jerome Beck
8831 Wilson Ave.
Baltimore, MD 21234

Re: BAM - Potty Hill Ave.
96605A

Attention _____



- We are submitting
- We are forwarding
- We are returning
- We request

Herewith

Under Separate Cover

No.	Description
1	set of prints: Site Constraints Map Concept Plan

Remarks: As submitted to Baltimore County this date for initial
review, and requested at the Zoning Hearing. Please
share with your neighbors. Thanks.

- In accordance with your request
- For your review
- For processing
- Plans reviewed and accepted
- Plans reviewed and accepted as noted
- For revision by you

- For your use
- Please call when ready
- Please return to this office
- Approval requested
- Conference requested at your convenience

For further information, please contact the writer at this office

CC: file, Doug Dale, Keith Truffer, Tim Kotroco
Enclosed

Sincerely yours,

G. Dwight Little, Jr.
G. Dwight Little, Jr., P.E.
Executive Vice President

MICROFILMED

W. DUVALL & ASSOCIATES, INC.

530 E. Joppa Rd. / Towson, Maryland 21286 / 410 583-9571 Engineers / Land Planning Consultants

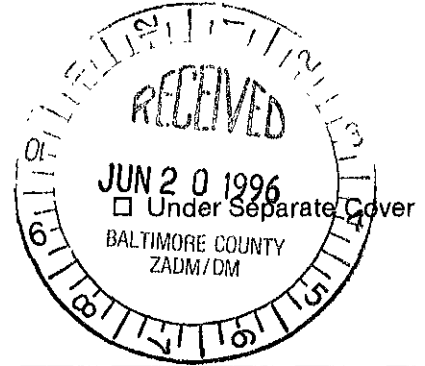
To: PDM

Attention: Chris Rorke

Date: 6/19/96
Re: 3034 Putty Hill Ave.
(Bell Atlantic)
96605A

- We are submitting
- We are forwarding
- We are returning
- We request

Herewith



No.	Description
1	copy - Notification to Parties
1	copy - List of Parties

96-357

Remarks: _____

- In accordance with your request
- For your review
- For processing
- Plans reviewed and accepted
- Plans reviewed and accepted as noted
- For revision by you

- For your use
- Please call when ready
- Please return to this office
- Approval requested
- Conference requested at your convenience

For further information, please contact the writer at this office

CC: file
Enclosed

MICROFILMED.

Sincerely yours,

G. Dwight Little, Jr., P.E.
Executive Vice President

file

ROYSTON, MUELLER, McLEAN & REID, LLP

ATTORNEYS AT LAW

SUITE 600

THE ROYSTON BUILDING

102 WEST PENNSYLVANIA AVENUE

TOWSON, MARYLAND 21204 - 4575

(410) 823-1800

TELECOPIER FAX (410) 828-7859

R. TAYLOR McLEAN
E. HARRISON STONE
THOMAS F. McDONOUGH
LAUREL PARETTA EVANS
KEITH R. TRUFFER
ROBERT S. HANDZO
EDWARD J. GILLISS
JOHN W. BROWNING

CHRISTINE J. SAVERDA
AARON J. VELLI
LAURENCE ANNE RUTH

OF COUNSEL

RICHARD A. REID
EUGENE W. CUNNINGHAM, JR., P. A.
CHARLES F. STEIN III, P. C.
H. EMSLIE PARKS

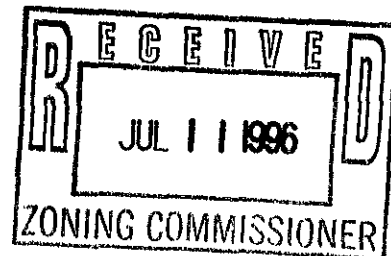
COUNSEL EMERITUS

H. ANTHONY MUELLER

CARROLL W. ROYSTON
1913-1991

July 9, 1996

Timothy M. Kotroco, Deputy Zoning Commissioner
Baltimore County Government
Office of Planning and Zoning
Suite 212 Courthouse
400 Washington Avenue
Towson, Maryland 21204



Re: PETITION FOR SPECIAL HEARING
NE/S Putty Hill Avenue, 165' NW of Wilson Avenue
(3034 Putty Hill Avenue)
14th Election District - 6th Councilmanic District
Bell Atlantic-Maryland, Inc. - Petitioner
Case No. 96-357-SPH

Dear Mr. Kotroco:

You may recall that this matter came before you for a Special Hearing and was decided by you by Order dated June 17, 1996. In the Order, you granted the relief requested concerning an amendment of the existing special exception on the property. One of the conditions of your Order required that:

“the Petitioner shall submit a landscape plan depicting a landscape buffer along the west side of the driveway leading into the area of the special exception, to buffer this use from the proposed residential uses on the adjoining land”.

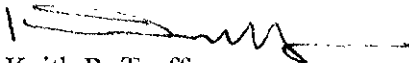
Pursuant to this requirement, I submit a schematic landscape buffer dated July 2, 1996 showing the proposed landscape screening and privacy fence for this area of the property.

MICROFILMED

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
July 9, 1996
Page Two.

I thank you for your cooperation in this matter. Please let me know if you have any questions or are in need of any further information concerning the project.

Sincerely,


Keith R. Truffer

KRT/sdr

cc: Mr. R. Douglas Dale
cc: Dwight Little, Jr., P.E.

NOV 1996

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

MICHAEL N. ZIEHL

8806 WILSON AVE 21234

BERNARD R WALLACE

8823 Wilson Ave 21234

Michael R. Baxter

8835 Wilson Ave 21234

FREDERICK L. WAGNER

8835 WILSON AVE 21234

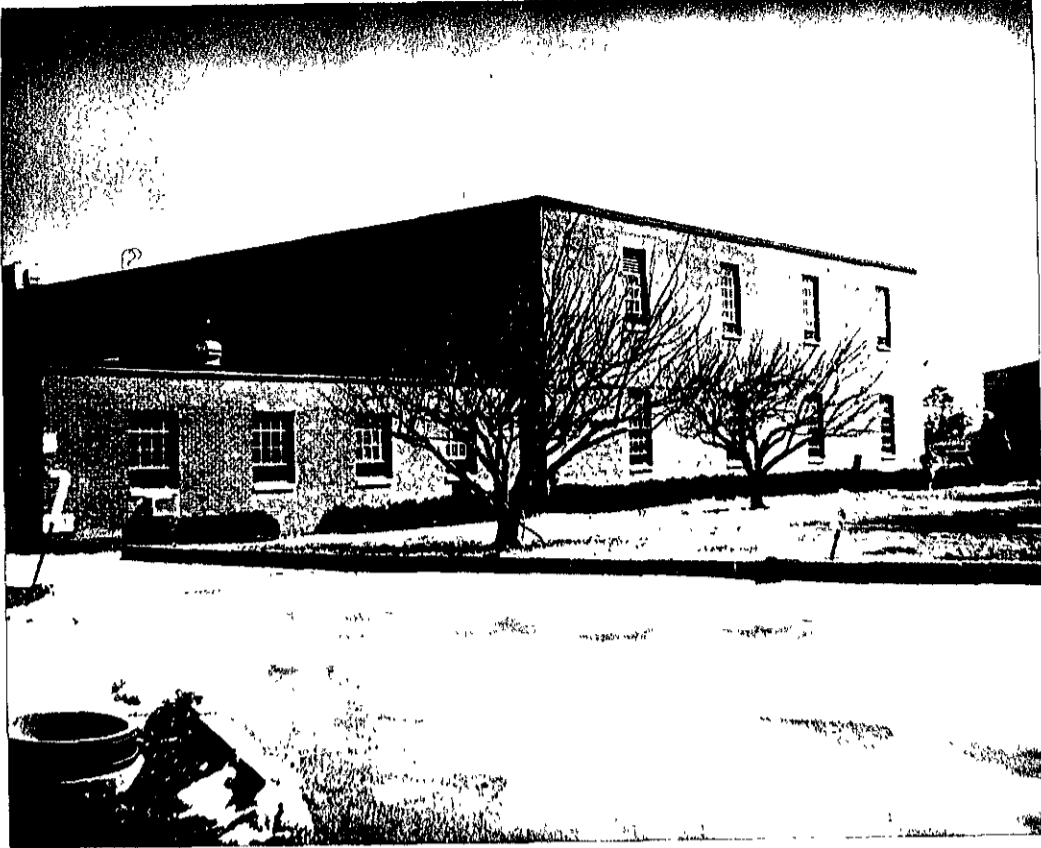
MARLENE M. WAGNER

8825 WILSON AVE 21234

PAULETTE WALLACE

8823 Wilson Ave 21234

B



FRONT OF BUILDING FROM
ENTRANCE DRIVE



FRONT OF BUILDING FROM
PUTTY HILL AVE.



WEST SIDE OF BUILDING



WEST CORNER OF BUILDING
SHOWING PARKING AREA &
SCREENING TREES

96-357-5PH



REAR OF BUILDING / PARKING
AREA



REAR OF BUILDING SHOWING
SCREENING TREES

MICROFILMED
356



EAST SIDE OF BUILDING



WILSON AVE. PROPERTY FRONTAGE



ADDITIONAL PROPERTY LOOKING
NORTH FROM PUTTY HILL AVE.



ADDITIONAL PROPERTY LOOKING
WEST TOWARD SHANAHAN PROP.

MICROFILMED

IN RE: PETITION FOR SPECIAL HEARING BEFORE THE NE/S Putty Hill Avenue, 165' NW DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY 6th Councilmanic District Case No. 96-357-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 3034 Putty Hill Avenue, located in the vicinity of Harford Road in Parkville. The Petition was filed by the owners of the property, Bell Atlantic-Maryland, Inc., by R. Douglas Dale, Assistant Manager of Real Estate, through their attorney, Keith Truffer, Esquire. The Petitioners seek approval of a reduction of land area supporting a telephone company wire center building (approved by special exception) from 2.2169 acres to 1.441 acres. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were R. Douglas Dale, a representative of Bell Atlantic-Maryland, Inc., owner of the property, G. Dwight Little, a representative of W. Duvall and Associates, Inc., who prepared the site plan for this project, and Keith Truffer, Esquire, attorney for the Petitioner. Appearing as Protestants in the matter were numerous residents from the surrounding community including Michael N. Ziehl, Calvin and Marilyn Darm, Thomas and Ursula Cherry, Frederick and Madeline Wagner, Jim Rubeling, Jerome Beck, Bernard and Paulette Wallace, and Donald Groomes.

Testimony and evidence offered revealed that the subject property consists of a gross area of 4.0393 acres, more or less, zoned D.R. 5.5, and is improved with a one-story brick building. The property was the subject of prior Case No. 2430-S in which the Petitioner was issued a special permit to locate a dial telephone central office on the subject property on December 17, 1952. The building was constructed towards the front of the property in the southeast corner of the site in 1953. Thereafter, in Case No. 81-21-SPH, the Petitioner was granted approval, by way of a special exception, of an amendment to the site plan approved in the prior case to construct an addition to the existing building and to decrease the area of the site dedicated to the special permit use to 2.2169 acres. The Petitioner now comes before me seeking a further reduction of the area dedicated to the special permit use, not for purposes of expanding the existing building, but for economic reasons. On behalf of the Petitioner, Mr. Dale testified that because of today's technology, Bell Atlantic-Maryland, Inc. has no plans to expand this site in any manner in the future and no longer needs all of the land originally set aside for this purpose. Therefore, the Petitioner wishes to sever the remaining portion of the property, leaving a total of 1.441 acres of land to be associated with the special exception use. The balance of the overall site will be offered for sale to a developer for the purpose of constructing single family homes.

This matter originally came before me on April 19, 1996 at which time the citizens who attended the hearing requested a postponement so that they might further investigate the matter and hire legal counsel, if necessary. The matter was rescheduled for June 3, 1996 during which time the community had the opportunity to discuss this matter further with Bell

Atlantic-Maryland, Inc. and perform a more extensive review of the plan. At the close of that hearing, the community indicated that they were not opposed to the granting of the special hearing request. I informed them that the development of the remaining parcel for residential purposes would go through the development process and that they could participate in that process should they have any concerns. There being no community opposition to the relief requested and no adverse comments by any County reviewing agency, I believe it to be appropriate to grant the special hearing relief, subject to its compliance with the special exception requirements set forth in Section 502.1 of the B.C.Z.R.

It is clear that the B.C.Z.R. permits the use proposed in a D.R. 5.5 zone by special exception. It is equally clear that the proposed reduction in area of the special exception use will not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the reduction in area will not result in any detriment to the neighborhood and will not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. *Schultz v. Pritte*, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in

roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this _____ day of June, 1996 that the Petition for Special Hearing seeking approval of a reduction of the special exception area supporting an existing telephone company wire center building from 2.2169 acres to 1.441 acres, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any building permits for that area of the subject property to be developed for residential purposes, the Petitioner shall submit a landscape plan depicting a landscape buffer along the west side of the driveway leading into the area of the special exception, to buffer this use from the proposed residential uses on the adjoining land.
- 3) When applying for any permits, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

TIMOTHY H. ROTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjjs

ORDER RECEIVED FOR FILING
DATE 6/12/96
BY [Signature]

ORDER RECEIVED FOR FILING
DATE 6/12/96
BY [Signature]

ORDER RECEIVED FOR FILING
DATE 6/12/96
BY [Signature]

- 4 -

- 2 -

- 3 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21286
June 17, 1996
(410) 887-4386

Keith Truffer, Esquire
Royston, Mueller, McLean & Reid
102 W. Pennsylvania Avenue, Suite 600
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
NE/S Putty Hill Avenue, 165' NW of Wilson Avenue
(3034 Putty Hill Avenue)
14th Election District - 6th Councilmanic District
Bell Atlantic-Maryland, Inc. - Petitioner
Case No. 96-357-SPH

Dear Mr. Truffer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjjs

cc: Mr. R. Douglas Dale, Asst. Mgr.-Real Estate, Bell Atlantic-Maryland, One East Pratt Street, 8N, Baltimore, Md. 21202

Mr. Michael N. Ziehl, 8806 Wilson Avenue, Baltimore, Md. 21234
Mr. & Mrs. Calvin Darm, 8840 Wilson Avenue, Baltimore, Md. 21234
Mr. & Mrs. Thomas Cherry, 8853 Wilson Avenue, Baltimore, Md. 21234
Mr. & Mrs. Frederick Wagner, 8825 Wilson Avenue, Baltimore, Md. 21234
Mr. & Mrs. Bernard Wallace, 8823 Wilson Avenue, Baltimore, Md. 21234
Mr. Jim Rubeling, 3039 Putty Hill Avenue, Baltimore, Md. 21234
Mr. Jerome Beck, 8831 Wilson Avenue, Baltimore, Md. 21234
Mr. Michael Baxter, 8835 Wilson Avenue, Baltimore, Md. 21234
Mr. Donald Groomes, 3040 Putty Hill Avenue, Baltimore, Md. 21234

People's Counsel; Case File

Petition for Special Hearing
to the Zoning Commissioner of Baltimore County
for the property located at #3034 Putty Hill Avenue - 14th E.D.
96-357-SPH which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. 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 Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a reduction of land area (special exception area) supporting an existing telephone company wire center building from 2.2169 acres to as approved by Special Hearing Case No. 81-21-SPH dated 7-28-80 to _____ acres. Reasons for this reduction request to be discussed at hearing: 1, 4, 41.

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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Correct Purchaser/Owner
Name: Bell Atlantic - Maryland, Inc.
Signature: [Signature]
Address: One East Pratt St. 8N
City: Baltimore, State: Maryland, Zipcode: 21202

Legal Owner(s)
Name: Bell Atlantic - Maryland, Inc.
Address: One East Pratt St. 8N
City: Baltimore, State: Maryland, Zipcode: 21202

Attorney for Petitioner
Name: Keith Truffer
Address: Suite 600, 102 W. Pennsylvania Ave.
City: Towson, State: MD, Zipcode: 21204

Special Hearing Officer
Name: Sean Schmidt - W. Duvall & Assoc., Inc.
Address: 4310 E. Joppa Rd., Towson, MD 21286
City: Towson, State: MD, Zipcode: 21286

ESTIMATED LENGTH OF HEARING
Unavailable for Hearing the following dates: _____ Next Two Months

ALL OTHER _____ DATE _____
REVIEWED BY: _____ DATE _____

355

W. DUVAL & ASSOCIATES, INC.
Engineers • Surveyors • Land Planners

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL HEARING 96-357-SPH
NO. 3034 PUTTY HILL AVENUE
PROPERTY OF BELL ATLANTIC - MARYLAND, INC.

BEGINNING for the same in the center line of Putty Hill Avenue, 40 feet wide, at the distance of 165 feet, more or less, northwesterly from the northwest side of Wilson Avenue, 50 feet wide, and running thence, binding on said center line of Putty Hill Avenue the four following courses and distances:

North 87 degrees 08 minutes 10 seconds West 50.81 feet; thence
North 61 degrees 25 minutes 10 seconds West 50.16 feet; thence
North 59 degrees 07 minutes 40 seconds West 50.04 feet; thence
North 53 degrees 07 minutes 40 seconds West 50.10 feet; thence leaving said avenue
North 33 degrees 09 minutes 15 seconds East 304.91 feet; thence
South 58 degrees 50 minutes 40 seconds East 200.00 feet to the northwest outline of the lands shown on Plats of "WILSONIA" in Plat Book GLB 19/10 and 19/145 and thence on said outline and continuing the same course, in all,
South 33 degrees 09 minutes 20 seconds West 293.08 feet to the point of beginning.

CONTAINING 60,771.29 square feet or 1.3851 acres of land, more or less.

530 East Joppa Road/Towson, Maryland 21286/(410) 583-9571

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th
Date of Posting: APRIL 19, 1996
Petitioner: BELL ATLANTIC - MD
Location of property: 3034 Putty Hill Ave., 165' Nwly Wilson Ave.
Location of Sign: [Signature]

Remarks: [Signature]
Posted by: [Signature] Date of return: _____
Number of Signs: 1

96-357-SPH

CERTIFICATE OF PUBLICATION

TOWSON, MD. 4/4, 1996

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/4, 1996.

THE JEFFERSONIAN,
LEGAL AD. - TOWSON
A. Henricson

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the County Act and Ordinances, has caused to be posted and advertised in the Baltimore County Official Gazette a notice of a public hearing on the petition of Bell Atlantic-Maryland, Inc. for a special hearing to determine whether or not the Zoning Commissioner should approve a reduction of land area (special exception area) supporting an existing telephone company wire center building from 2.2169 acres to as approved by Special Hearing Case No. 81-21-SPH dated 7-28-80 to _____ acres. Reasons for this reduction request to be discussed at hearing: 1, 4, 41.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 24, 1996

NOTICE OF REASSIGNMENT

Continued from 4-19-96
CASE NUMBER: 96-357-SPH (Item 355)
3034 Putty Hill Avenue
centerline Putty Hill Avenue, 165' NWly Wilson Avenue
14th Election District - 6th Councilmanic
Legal Owner: Bell Atlantic - Maryland, Inc.

Special Hearing to approve a reduction of land area (special exception area) supporting an existing telephone company wire center building from 2.2169 +/- acres as approved by case #81-21-SPH to 1.3951 +/- acres.

HEARING: MONDAY, JUNE 3, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

cc: Keith Truffer, Esq.
Bell Atlantic-MD Inc.
Sean Schmidt
Thomas Chery
Mark Armataucci
Michael N. Ziehl
Calvin and Marilyn Durm
Donald Grooms
Jim Rubeling
Jerome Beck

*Yates - old
in the building
14th Election District
45 days*

Printed with Soybean Ink on Recycled Paper

TO: PUTTY HILL PUBLISHING COMPANY
April 4, 1996 Issue - Jeffersonian

Please forward billing to:

Keith Truffer, Esq.
Esquire, Mueller, McLean & Reid
102 W. Pennsylvania Avenue, Suite 600
Towson, MD 21204
822-1800

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-357-SPH (Item 355)
3034 Putty Hill Avenue
centerline Putty Hill Avenue, 165' NWly Wilson Avenue
14th Election District - 6th Councilmanic
Legal Owner: Bell Atlantic - Maryland, Inc.

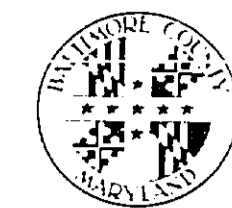
Special Hearing to approve a reduction of land area (special exception area) supporting an existing telephone company wire center building from 2.2169 +/- acres as approved by special hearing case #81-21-SPH to 1.3951 +/- acres.

HEARING: FRIDAY, APRIL 19, 1996 at 2:00 p.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE. FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

30N5C



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 29, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-357-SPH (Item 355)
3034 Putty Hill Avenue
centerline Putty Hill Avenue, 165' NWly Wilson Avenue
14th Election District - 6th Councilmanic
Legal Owner: Bell Atlantic - Maryland, Inc.

Special Hearing to approve a reduction of land area (special exception area) supporting an existing telephone company wire center building from 2.2169 +/- acres as approved by special hearing case #81-21-SPH to 1.3951 +/- acres.

HEARING: FRIDAY, APRIL 19, 1996 at 2:00 p.m. in Room 106, County Office Building.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

cc: Bell Atlantic-Maryland, Inc./R. Douglas Dale
W. Overall & Assoc./Sean Schmidt
Keith Truffer, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 12, 1996

Keith Truffer, Esquire
Royston, Mueller, McLean & Reid
Suite 600
102 W. Pennsylvania Avenue
Towson, MD 21204

RE: Item No.: 355
Case No.: 96-357-SPH
Petitioner: Bell Atlantic-MD Inc.

Dear Mr. Truffer:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 8, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soybean Ink on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM DATE: April 8, 1996
FROM: Arnold F. "Pat" Keller, III, Director, OP
SUBJECT: 3034 Putty Hill Avenue
INFORMATION:
Item Number: 355
Petitioner: Bell Atlantic - Maryland, Inc.
Property Size:
Zoning: DR-5.5
Requested Action: Special Hearing
Hearing Date:

SUMMARY OF RECOMMENDATIONS:
Based upon a review of the information provided and analysis conducted, this office offers the following comment:

The existing screening of the rear and east sides of the building and parking lot should be contained within the special exception area. The lines of division should be moved back a distance adequate to include the existing screening and accommodate the root zones. The mature evergreens should be supplemented to provide a Class A screen.

If the west division line is not moved, a continuous landscape buffer area should be provided by removing the parking turnaround.

The depth of the proposed lot should be increased by at least 10 feet so that the existing evergreen screening is located within the lot and not on the rear property line.

Prepared by: *Jeffrey M. Long*
Division Chief: *Carol Kline*
PK/JL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Date: April 8, 1996
Department of Permits & Development Management
FROM: Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development Management
SUBJECT: Zoning Advisory Committee Meeting
For April 8, 1996
Item No. 355

The Development Plans Review Division has reviewed the subject zoning item. Putty Hill Avenue is an existing road which shall ultimately be improved as a 50-foot street cross section on a 60-foot right-of-way.

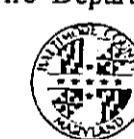
The Developer's responsibilities along the existing road frontage of the subdivision shall be as follows:

The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.

RWB:HCO:jrb
cc: File

30N5C

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-3880

DATE: 04/02/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

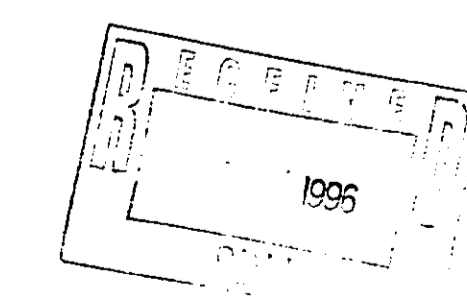
RE: Property Owner: SEE BELOW
Location: DISTRIBUTION MEETING OF APR. 01, 1996

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

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

B. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 351, 352, 354, 355, 356, 357, 358, 359, 360 AND 361.



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File
Printed with Soybean Ink on Recycled Paper



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 355 (254)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZACM DATE: 3-28-96
FROM: DEPRM Development Coordination
SUBJECT: Zoning Advisory Committee Agenda: Meeting of 4/1/96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

- Item #'s: 352
- 353
- 354
- 355 ✓
- 356
- 357
- 359
- 360
- 361

LS:sp

LETTYZ/DEPRM/TATSEB

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM DATE: May 22, 1996
FROM: Arnold F. "Pat" Keller, III, Director, OP
SUBJECT: 3034 Putty Hill Avenue
INFORMATION:
Item Number: 355
Petitioner: Bell Atlantic - Maryland, Inc.
Property Size: _____
Zoning: DR-5.5
Requested Action: Special Hearing
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided and analysis conducted, this office offers the following comment:

The existing screening of the rear and east sides of the building and parking lot should be contained within the special exception area. The lines of division should be moved back a distance adequate to include the existing screening and accommodate the root zones. The mature evergreens should be supplemented to provide a Class A screen.

If the west division line is not moved, a continuous landscape buffer area should be provided by removing the parking turnaround.

The depth of the proposed lot should be increased by at least 10 feet so that the existing evergreen screening is located within the lot and not on the rear property line.

Prepared by: _____

Division Chief: _____

PK/JL

RE: PETITION FOR SPECIAL HEARING BEFORE THE
3034 Putty Hill Avenue, c/o Putty Hill Ave., ZONING COMMISSIONER
165' NW of Wilson Avenue, 14th ELECTION DISTRICT, 6th COUNCILMANIC DISTRICT
Bell Atlantic, Maryland, Inc. OF BALTIMORE COUNTY
Petitioner CASE NO. 96-357-SPH

ENTRY OF APPEARANCE

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

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demelio
CAROLE S. DEMELIO
Deputy People's Counsel
Room 47, Courthouse
460 Washington Avenue
Towson, MD 21204
(410) 887-2188

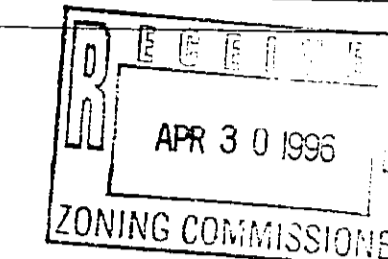
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of April, 1996, a copy of the foregoing Entry of Appearance was mailed to Keith Truffer, Esquire, Royston, Mueller, McLean & Reid, Suite 600, 102 W. Pennsylvania Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

W. DUVALL & ASSOCIATES, INC. *Tim Kotroco*
530 E. Joppa Rd. / Towson, Maryland 21286 / 410 583-9571 Engineers / Land Planning Consultants
Re: Case # 96-357-SPH

To: Mr. Jerome Beck Date: 4/23/96
8831 Wilson Ave. Re: 3034 Putty Hill Ave.
Baltimore, MD 21234 9660SA



We are submitting
 We are forwarding
 We are returning
 We request

No.	Description
1	set of prints: Site Constraints Map Concept Plan

Remarks: As submitted to Baltimore County this date for initial review, and requested at the zoning hearing. Please share with your neighbors. Thanks.

In accordance with your request
 For your review
 For processing
 Plans reviewed and accepted
 Plans reviewed and accepted as noted
 For revision by you

For further information, please contact the writer at this office.

CC: file, Doug Dale, Keith Truffer, Tim Kotroco
Enclosed

Sincerely yours,
G. Dwight Little, Jr., P.E.
Executive Vice President

W. DUVALL & ASSOCIATES, INC.

530 E. Joppa Rd. / Towson, Maryland 21286 / 410 583-9571 Engineers / Land Planning Consultants

To: FDA Date: 8/1/96
Re: 3034 Putty Hill Ave
(Bell Atlantic)
9660SA

We are submitting
 We are forwarding
 We are returning
 We request

No.	Description
1	copy - notification to parties
1	copy - list of parties 96-357

Remarks: _____

In accordance with your request
 For your review
 For processing
 Plans reviewed and accepted
 Plans reviewed and accepted as noted
 For revision by you

For further information, please contact the writer at this office.

CC: file
Enclosed

Sincerely yours,
G. Dwight Little, Jr., P.E.
Executive Vice President

ROYSTON, MUELLER, MCLEAN & REID, LLP

ATTORNEYS AT LAW
SUITE 600
THE ROYSTON BUILDING
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4975
410 823-1800
TELECOPIER FAX: 410 828-7899

July 9, 1996

Timothy M. Kotroco, Deputy Zoning Commissioner
Baltimore County Government
Office of Planning and Zoning
Suite 212 Courthouse
400 Washington Avenue
Towson, Maryland 21204

Re: PETITION FOR SPECIAL HEARING
NE S Putty Hill Avenue, 165' NW of Wilson Avenue
(3034 Putty Hill Avenue)
14th Election District - 6th Councilmanic District
Bell Atlantic-Maryland, Inc. - Petitioner
Case No. 96-357-SPH

Dear Mr. Kotroco:

You may recall that this matter came before you for a Special Hearing and was decided by you by Order dated June 17, 1996. In the Order, you granted the relief requested concerning an amendment of the existing special exception on the property. One of the conditions of your Order required that:

"the Petitioner shall submit a landscape plan depicting a landscape buffer along the west side of the driveway leading into the area of the special exception, to buffer this use from the proposed residential uses on the adjoining land".

Pursuant to this requirement, I submit a schematic landscape buffer dated July 2, 1996 showing the proposed landscape screening and privacy fence for this area of the property.

ROYSTON, MUELLER, MCLEAN & REID, LLP

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
July 9, 1996
Page Two.

I thank you for your cooperation in this matter. Please let me know if you have any questions or are in need of any further information concerning the project.

Sincerely,

Keith R. Truffer
Keith R. Truffer

KRT sdr

cc: Mr. R. Douglas Dale
cc: Dwight Little, Jr., P.E.

PLEASE PRINT CLEARLY CITIZEN SIGN-IN SHEET

NME	ADDRESS
<u>MICHAEL W. ZIEHL</u>	<u>8806 WILSON AVE 21294</u>
<u>CLAYTON DURN</u>	<u>8840 WILSON AVE 21294</u>
<u>MARILYN DURN</u>	<u>8840 WILSON AVE 21294</u>
<u>Demetrius Wallace</u>	<u>8823 Wilson Ave 21294</u>
<u>Quentin White</u>	<u>8823 Wilson Ave 21294</u>
<u>Jim ROBELING</u>	<u>3034 Putty Hill Ave 21284</u>
<u>Dan BRIDGES</u>	<u>3040 Putty Hill Ave 21284</u>
<u>Jerome R. BERK</u>	<u>8831 Wilson Ave 21294</u>

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
MICHAEL N. ZIEHL	8806 WILSON AVE 21234
CARIN DURM	8840 WILSON AVE 21234
MARILYN DURM	8840 WILSON AVE 21234
DAVID BEGONES	3040 PUTTY HILL AVE 21234
JIM RUBELING	3039 PUTTY HILL AVE 21234
JESSIE BECK	8821 WILSON AVE 21234
WANDA CHERRY	8853 WILSON AVE 21234

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

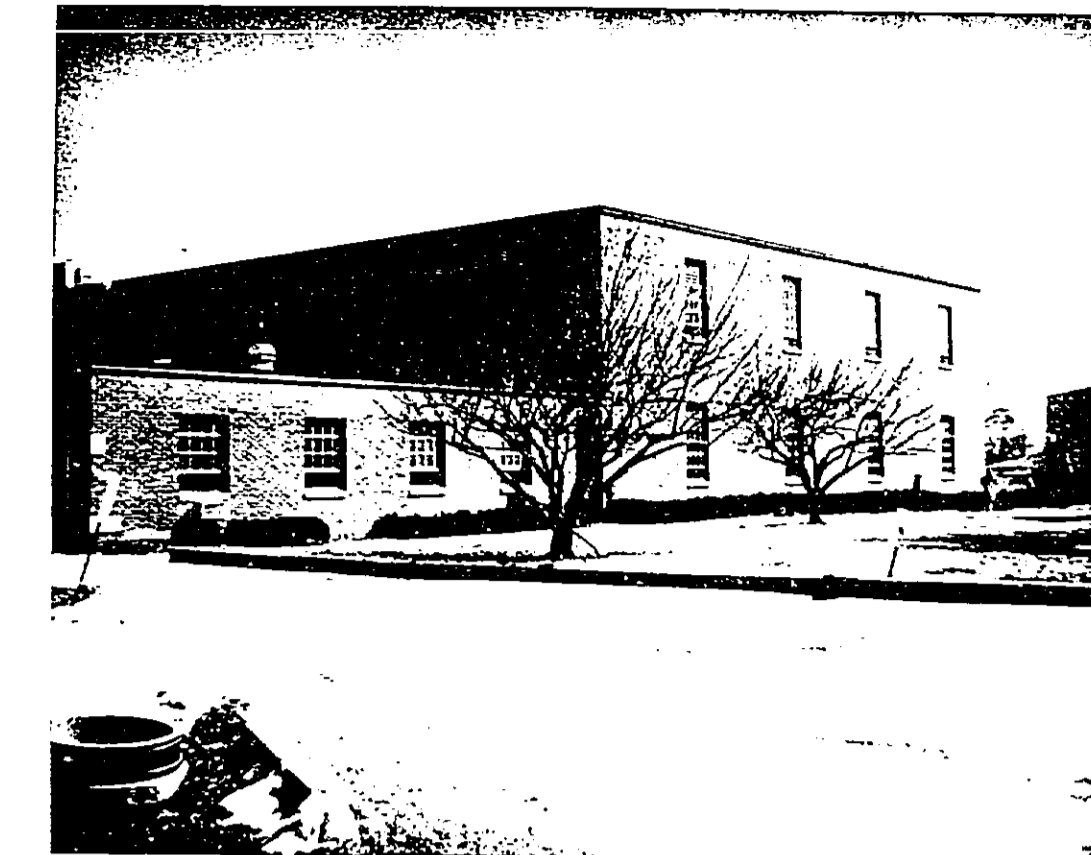
NAME	ADDRESS
MICHAEL N. ZIEHL	8806 WILSON AVE 21234
DAVID BEGONES	3040 PUTTY HILL AVE 21234
MARILYN DURM	8840 WILSON AVE 21234
JIM RUBELING	3039 PUTTY HILL AVE 21234
JESSIE BECK	8821 WILSON AVE 21234
WANDA CHERRY	8853 WILSON AVE 21234

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
R. Douglas Dale	Ben Atlantic - Maryland, Inc 16 PATT ST. Floor 500, Baltimore, MD 21202
G. Dwight Little, Jr.	10000 Joppa Rd., Towson, MD 21286

96-357-5PH

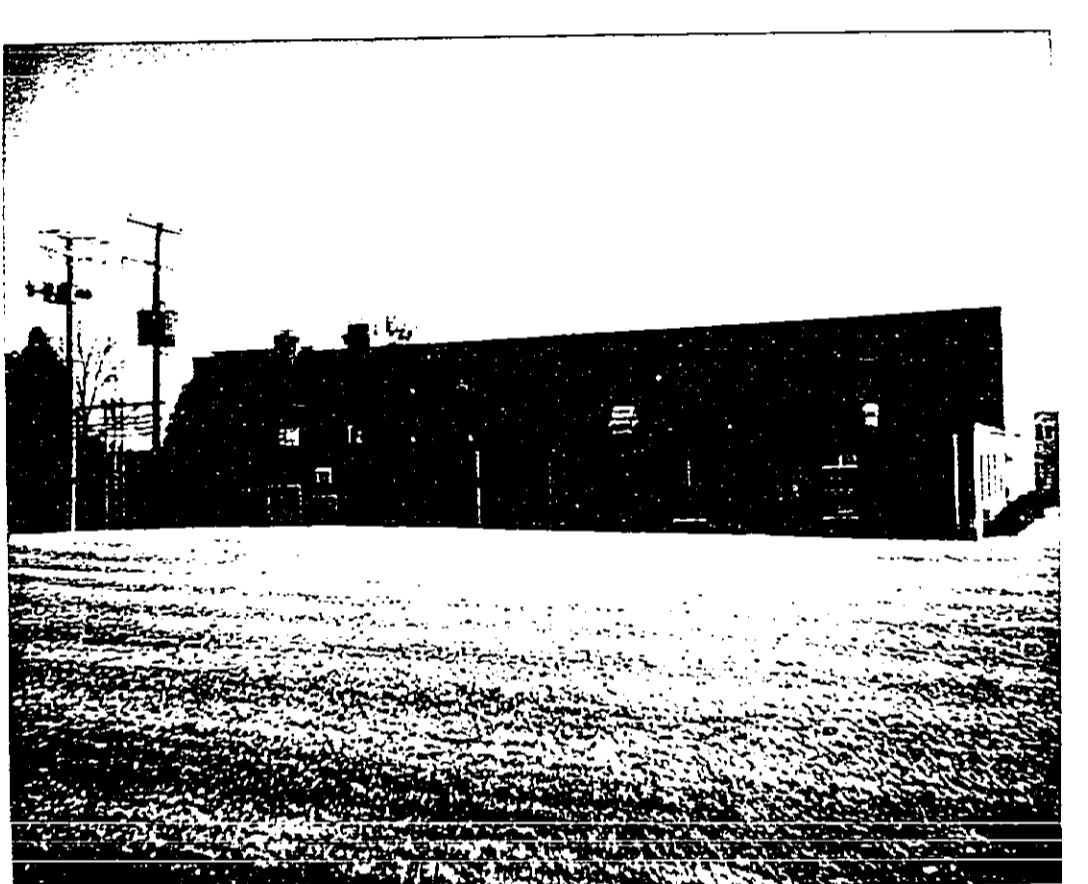


FRONT OF BUILDING FROM ENTRANCE DRIVE



FRONT OF BUILDING FROM PUTTY HILL AVE.

96-357-5PH



WEST SIDE OF BUILDING



WEST CORNER OF BUILDING SHOWING PARKING AREA & SCREENING TREES

355

96-357-5PH



REAR OF BUILDING/PARKING AREA



REAR OF BUILDING SHOWING SCREENING TREES

355

96-357-5PH



EAST SIDE OF BUILDING



WILSON AVE. PROPERTY FRONTAGE

355

96-357-5PH

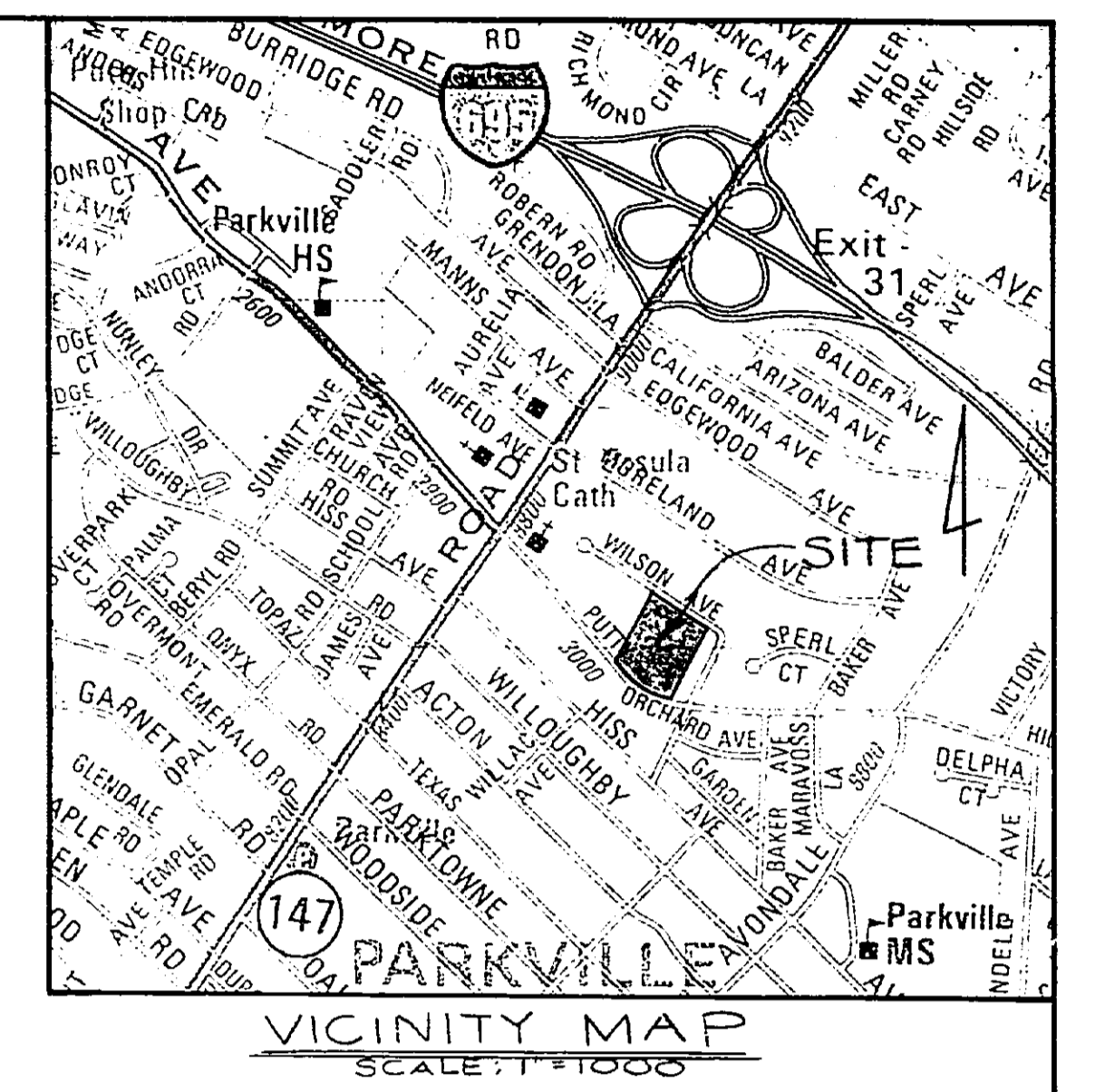
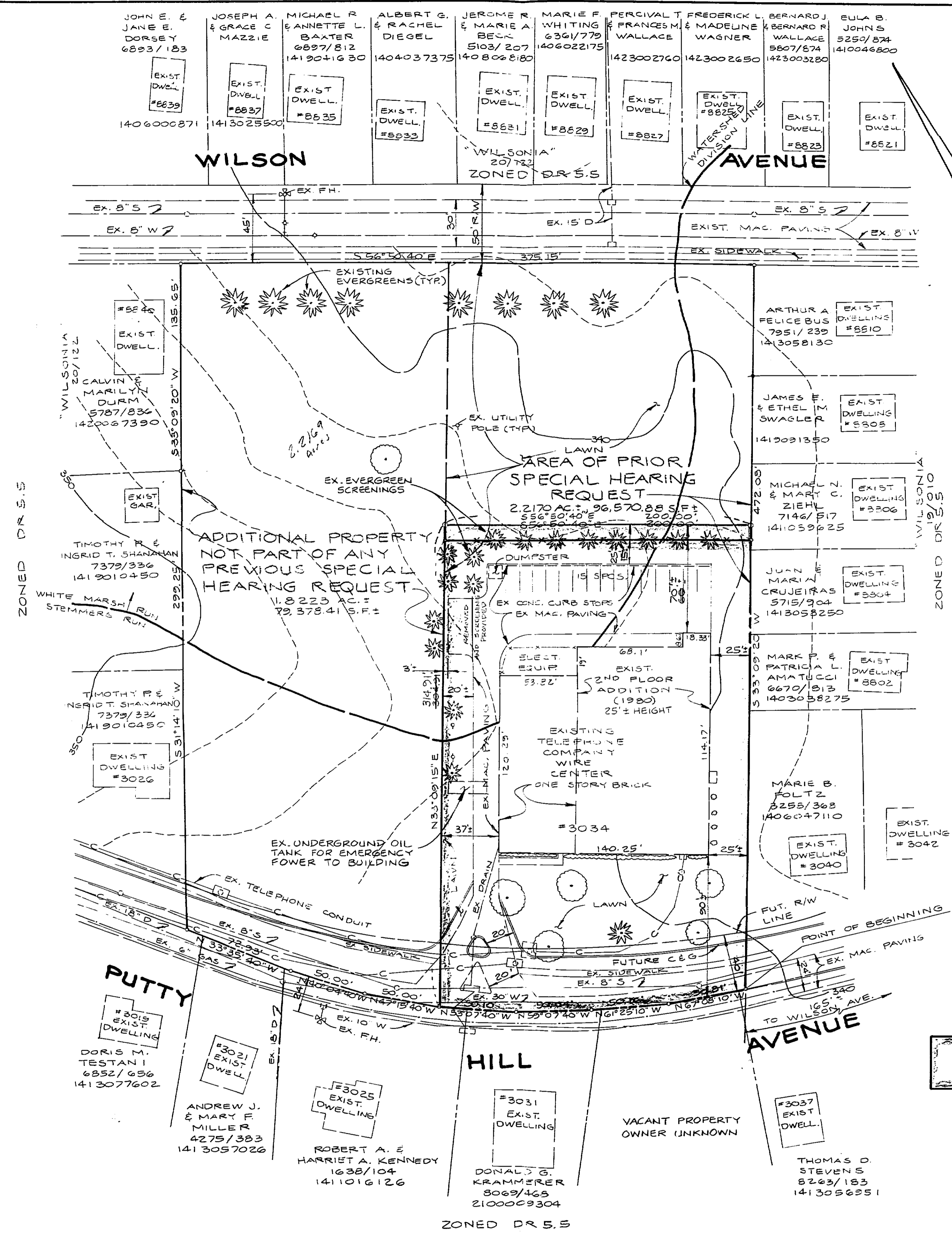


ADDITIONAL PROPERTY LOOKING NORTH FROM PUTTY HILL AVE.



ADDITIONAL PROPERTY LOOKING WEST TOWARD SHAWHAN PROP.

355



SITE DATA

GROSS AREA = 4.0393 AC.
 EX. ZONING = D.R. 5.5 (MAPS NE 8-D & NE 8-E)
 EX. USE = TELEPHONE COMPANY WIRE CENTER BUILDING
 EX. NO. OF EMPLOYEES (LARGEST SHIFT) = 11
 PARKING REQUIRED = 11
 PARKING PROVIDED = 15

GENERAL NOTES

1. TOPOGRAPHY SHOWN IS TAKEN FROM BALTIMORE COUNTY 200 SCALE TOPOGRAPHIC MAPS, AERIAL PHOTOS AND FIELD MEASUREMENTS.
2. PROPERTY OUTLINE SHOWN IS TAKEN FROM DEED INFORMATION AND PLATS OF SURROUNDING PROPERTIES.
3. THERE ARE NO KNOWN WETLANDS, STREAMS, FLOODPLAINS, ENDANGERED SPECIES HABITATS, ARCHEOLOGICAL OR HISTORICAL SITES OR CONTAMINATED AREAS ON THE SUBJECT PROPERTY.

ZONING CASE HISTORY

1. CASE NO. 2430-S PETITION FOR SPECIAL PERMIT FOR A DIAL TELEPHONE CENTRAL OFFICE WAS APPROVED BY THE ZONING COMMISSIONER ON 12-17-52.
2. CASE NO. 81-21-SPH PETITION FOR SPECIAL HEARING TO ALLOW AN AMENDMENT TO THE SITE PLAN OF CASE NO. 2430-S TO ALLOW AN ADDITION TO THE SECOND FLOOR OF THE EXISTING DIAL CENTER AND TO DECREASE THE AREA OF THE SITE THAT WAS PREVIOUSLY APPROVED WAS APPROVED BY THE DEPUTY ZONING COMMISSIONER ON 7-28-80.

DENOTES AREA OF CURRENT SPECIAL HEARING REQUEST
 1.4410 ACRES ±
 62,771 SQ. FT. ±

Pet Ex #1

REVISED 4/17/96

PLAN TO ACCOMPANY
 PETITION FOR SPECIAL HEARING
 #3034 PUTTY HILL AVENUE

14TH ELECT DIST BALTO. COUNTY, MD
 6TH COUNCIL DIST
 SCALE: 1" = 40'

OWNER DATE: MAR 14, 1996
 SEE REVISION BLOCK

BELL ATLANTIC - MARYLAND INC.
 ONE EAST PRATT ST.
 9 NORTH
 BALTIMORE, MARYLAND 21202

ATTN: MR. R. DOUGLAS DALE 393-4058
 DEED REFERENCE: 258/193
 TAX ACCT NO.: 1403023975

REVISION BLOCK

REV. 4-17-96 PER DEPT. OF PLANNING
 COMMENTS DATED 4/8/96



W. DUVALL & ASSOCIATES, INC.
 ENGINEERS, SURVEYORS, LAND PLANNERS
 530 EAST JOPPA ROAD
 TOWSON, MARYLAND 21286
 TEL. (410) 583-9571
 FAX (410) 583-1513

SITE DATA

Existing Zoning and Maximum Density Permitted

Zone	Acres	Units Allowed	Units Proposed
DR 5.5	4.0393	22.22	10
Total	4.0393	22.22	10

SITE DEVELOPMENT PROPOSAL

Building Type	Proposed Units	Parking Required	Parking Provided	Phase	Development Schedule
5-2.5.0 Single-Family	10	20	20	N/A	10-78
Total	10	20	20		

OPEN SPACE PROPOSAL

Open Space Type	Acres
Local Open Space	0.0
Baltimore County Greenway/Essement	N/A
Stormwater Management	0.0
Total Provided	0.0

ADDITIONAL INFORMATION

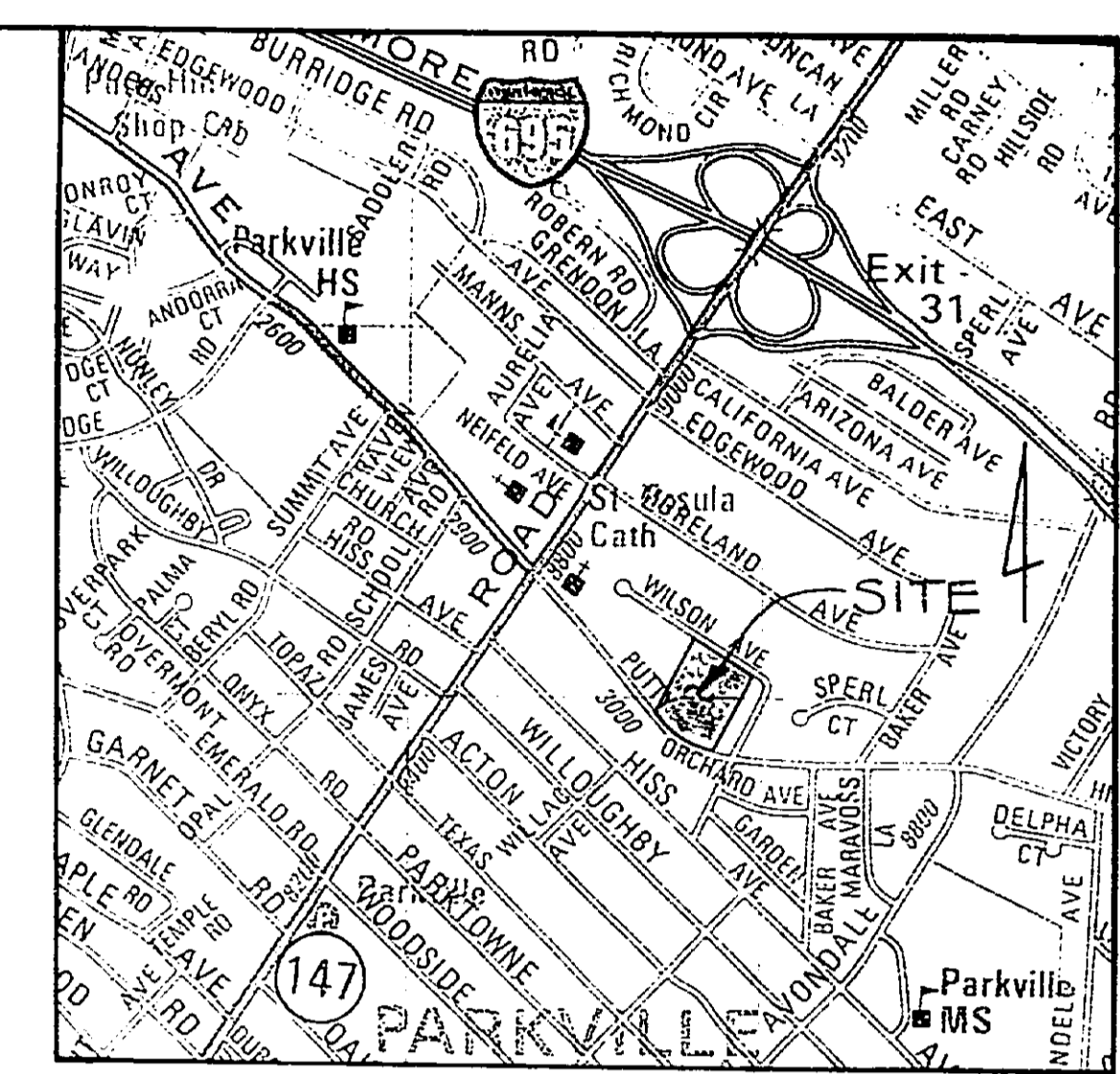
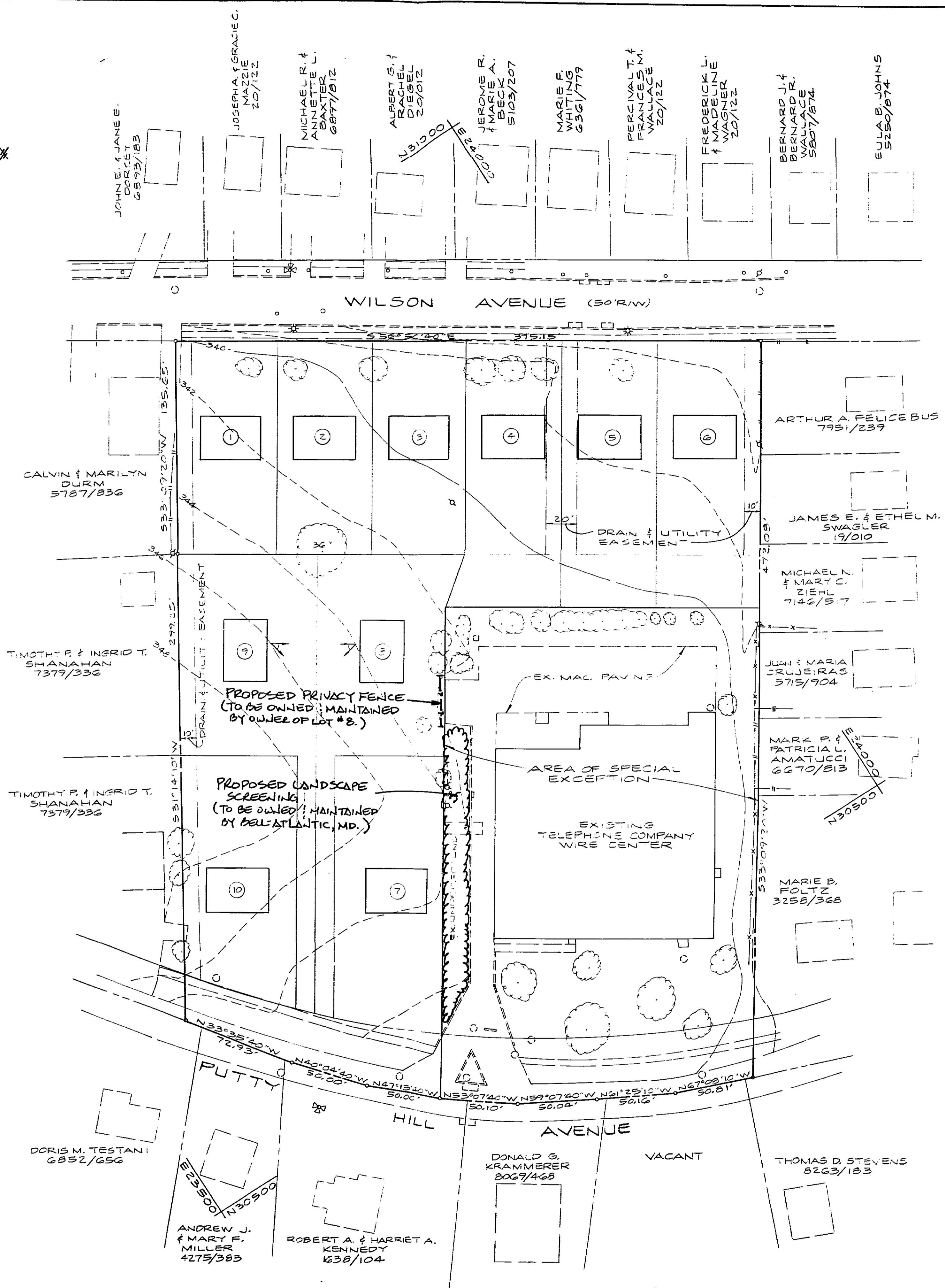
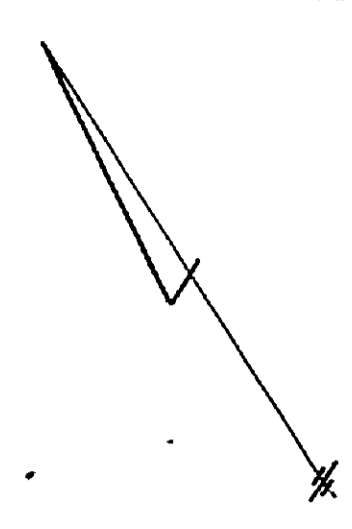
Anticipated Actions:

- Variances
- Waivers
- Special Exceptions
- Other

Consistency with design manual

ZONING SETBACK REQUIREMENTS (DR 5.5)

- From a front building face to a public street right-of-way or property line -- 25 feet
- Between side building faces -- 16 feet for buildings up to 20 feet in height, and 20 feet for buildings with heights greater than 20 feet
- From a rear building face to a rear property line or public street right-of-way -- 30 feet
- From a side building face to a public street right-of-way and/or tract boundary -- 15 feet
- From side or front building face to the edge of paving of a private road -- 25 feet



GENERAL NOTES

1. TOPOGRAPHY SHOWN IS BASED ON A FIELD SURVEY BY WINDUVAL & ASSOCIATES, INC.
2. PROPERTY OUTLINE SHOWN IS TAKEN FROM DEED INFORMATION AND PLATS OF SURROUNDING PROPERTY E.S.
3. ENTIRE SITE CONSISTS OF SOIL DESIGNATION S1B AS TAKEN FROM BALTO. COUNTY SOILS MAP NO. 35.
4. THERE ARE NO KNOWN WETLANDS, STREAMS, FLOODPLAINS, ENDANGERED SPECIES HABITATS, ARCHEOLOGICAL OR HISTORICAL SITES OR CONTAMINATED AREAS ON THE SUBJECT PROPERTY.
5. THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS ON SITE.
6. NO SLOPES EXIST WHICH ARE GREATER THAN 25%.
7. EXISTING LAND USE WITHIN 200' OF SITE IS SINGLE FAMILY RESIDENTIAL.
8. ENTIRE SITE IS ZONED DR 5.5.
9. THERE IS NO EXISTING FOREST COVER ON SITE.
10. A WAIVER OF LOCAL OPEN SPACE TO BE APPLIED FOR.
11. STORMWATER MANAGEMENT HAS BEEN APPROVED BY DEPRM. PER LETTER DATED 4-18-96. WATER QUALITY MANAGEMENT WILL BE PROVIDED.
12. TOTAL AVERAGE DAILY TRIPS (A.D.T.'S) FOR THE SITE IS 100.

SCHEMATIC LANDSCAPE BUFFER (7/2/96)

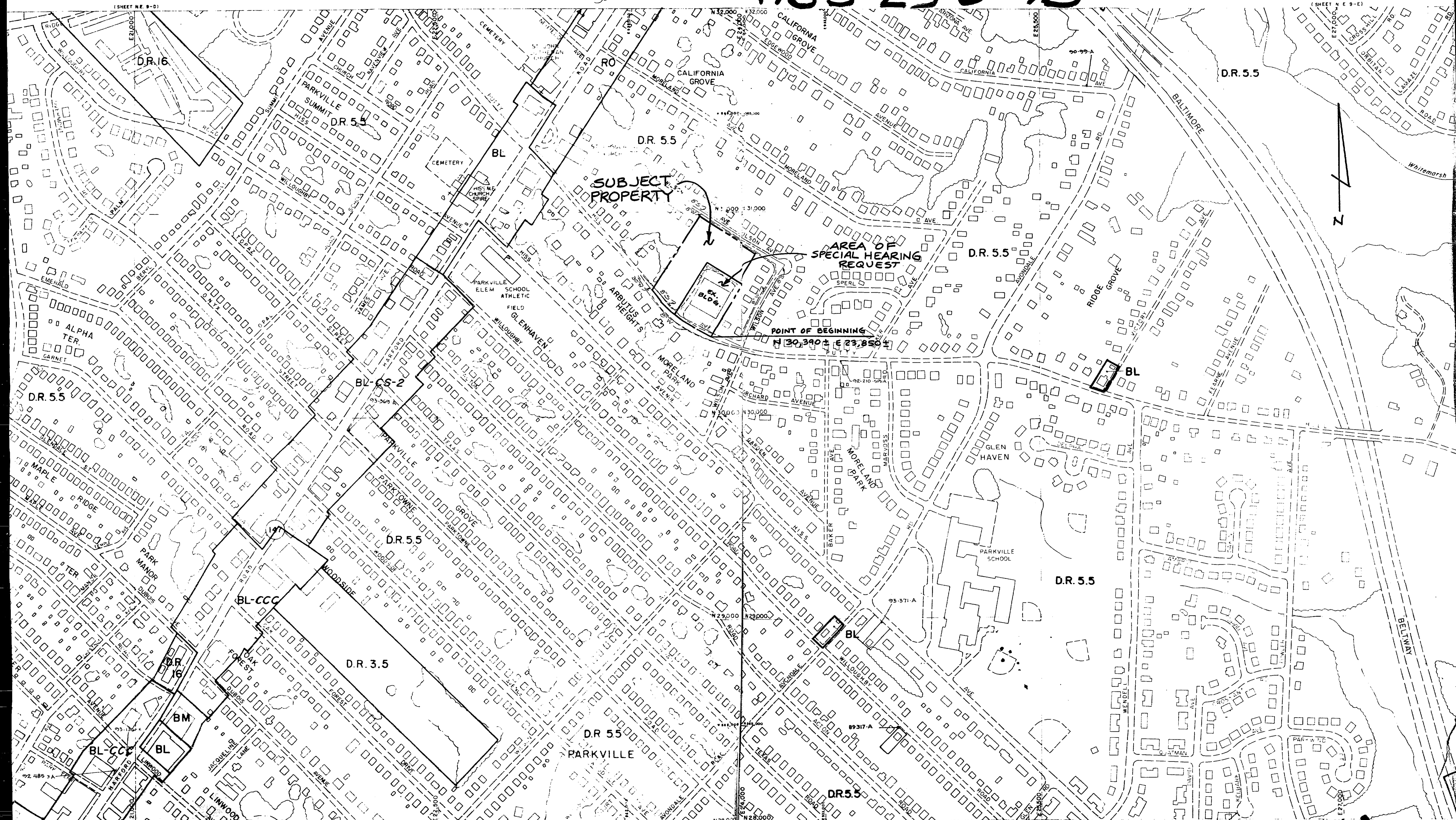
CONCEPT PLAN
#3034 PUTTY HILL AVENUE
 ELEC. DIST 14 COUNCILMANIC DIST. 6 BALTO. COUNTY, MD
 SCALE: 1"=43' DATE: APRIL 24, 1996
 PDM FILE #XIV-362



W. DUVALL & ASSOCIATES, INC.
 ENGINEERS, SURVEYORS, LAND PLANNERS
 530 EAST JOPPA ROAD
 TOWSON, MARYLAND 21286
 TEL. (410) 583-8571
 FAX (410) 583-1513

OWNER
 BELL ATLANTIC-MARYLAND, INC.
 ONE EAST PRATT ST.
 BALTO., MD. 21202
 ATTN: MR. R. DOUGLAS DALE
 PHONE (410) 393-4050
 DEED REF. 2595 / 376
 TAX ACCT NO. 14-03023975

96-357-SPH



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Howard
Chairman, County Council

SCALE
1" = 200'
DATE OF PHOTOGRAPHY
JANUARY 1986

LOCATION
PARKVILLE

SHEET
NE.
8-D

N-SE M-SW
N-NE M-NW
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Dec. 13, 1988
Bill Howard
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP
MAP NE 8-E