

IN RE: PETITION FOR SPECIAL HEARING
NW/S St. Thomas Lane, 229.10' NE of
Reisterstown Road
(4 St. Thomas Lane)
4th Election District
3rd Council District

Verizon Maryland, Inc.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-181-SPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Verizon Maryland, Inc., through its attorney, C. William Clark, Esquire. The Petitioners request a special hearing to approve an amendment to the previously approved site plan and special exception granted in Case No. 67-75-X to permit the addition of a second story to an existing public utility building. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request was K. Ron Wollein, Construction Manager for Verizon Maryland, Inc., owner of the subject property. Also appearing in support of the request were Alan Bowman, Architect, Steven A. McCurdy, Landscape Architect with Site Resources, Inc., the engineering firm that prepared the site plan for this property, and C. William Clark, Esquire, attorney for the Petitioner. Mr. & Mrs. David Simonetti, adjacent property owners, appeared as Protestants in the matter.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the northwest side of St. Thomas Lane, just east of that road's intersection with Reisterstown Road in Owings Mills. The property consists of a gross area of 1.15 acres, more or less, predominantly zoned D.R.16, with a small sliver along the rear property line zoned B.L., and a small portion along the side property line zoned D.R.3.5. The property is improved with a

ORDER RECEIVED FOR FILING

Date

By

one-story brick building which houses electronic equipment used by Verizon Maryland, Inc. to facilitate it's telephone network. The building has existed on the property since 1966 pursuant to the special exception relief granted the Petitioner's predecessors in prior Case No. 67-75-X for a telephone dial center. The property has been used in this fashion since that time. It is to be noted that the use of the site does not involve many employees. It was indicated that no more than six individuals are on the site at any one time and that their purpose is to perform routine maintenance and service to the equipment contained in the building.

Mr. Wollein testified that due to the increased demand for telephone service in the area, the Petitioner needs more space to house the additional electronic equipment required to meet that demand. Thus, a second story addition of 8,000 sq.ft. is proposed to be added to the existing building. The proposed addition will generally encompass the footprint of the existing building, which contains 9,000 sq.ft. in area, of which 1,000 sq.ft. relates to an overhang/vestibule on the front of the building. Upon completion, the building will contain an overall area of approximately 17,000 sq.ft. It is to be noted that the existing building was originally designed to contain a second story; thus, the proposed addition is practical from an engineering standpoint.

There will be no increase in the number of employees at this site, and no additional parking required. Mr. Bowman testified about the existing building, and produced a schematic drawing of the proposed addition, marked as Petitioner's Exhibit 3. It was indicated that the building is presently approximately 15 feet tall and upon completion of the proposed addition, will be approximately 30 feet in height. Other testimony offered related to existing and proposed landscaping. In this regard, it is to be noted that the subject property serves as a buffer between incompatible uses. Specifically, to the west, the property abuts the rear of lots which adjoin Reisterstown Road and are used by the Wendy's and Popeye's Chicken fast-food restaurants. To the east, the property abuts D.R.3.5 zoned land and the residence owned by Mr. & Mrs. Simonetti.

Mr. & Mrs. Simonetti expressed certain concerns about the impact of the proposed construction on their property. Although they are not opposed to the construction, per se, they

wanted the imposition of conditions or assurances that the proposed construction will not adversely impact their property.

Based upon the testimony and evidence presented, I am persuaded to grant the requested special hearing relief. I find that the proposed addition will not detrimentally impact the health, safety or general welfare of the surrounding locale and that the relief requested complies with the requirements of Section 502.1 of the B.C.Z.R. However, as a condition to the grant of this relief, I will impose certain conditions/restrictions to insure that the proposed addition/construction will not cause adverse impacts to the Simonetti property.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 5th day of January, 2001 that the Petition for Special Hearing to approve an amendment to the previously approved site plan and special exception granted in Case No. 67-75-X to permit the addition of a second story to an existing public utility building, in accordance with Petitioner's Exhibits 1 and 3, be and is hereby GRANTED, subject to the following restrictions:

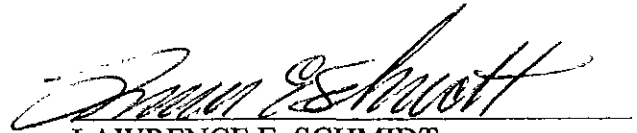
- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) All exterior construction will be performed during the hours of 7:00 AM to 9:00 PM. There will be no exterior construction or construction on the property that will result in any appreciable, detectable noise levels other than during those hours.
- 3) Air compressors and other mechanical equipment essential to the operation of the building will be located adjacent to existing equipment and situated in a manner so as not to result in inappropriate noise levels into the neighboring residential property.
- 4) Any mechanical equipment on the roof will be screened and designed so as not to result in any inappropriate noise levels into the neighboring residential property.

ORDER RECEIVED FOR FILING

Date

By

- 5) The Petitioner will install landscaping substantially in accordance with that shown on Petitioner's Exhibit 1, including the installation of additional screening along the east side of the building to buffer the Simonetti property. The Petitioner shall not remove any existing landscaping, but for a crab apple tree in the front portion of the site which is presently in poor condition. All landscaping for the property shall be subject to the review and approval of the County's Landscape Architect, Mr. Avery Harden. Therefore, the Petitioner shall submit a landscape plan for review and approval prior to the issuance of any permits.
- 6) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 11/5/11
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

January 5, 2001

C. William Clarke, Esquire
Nolan, Plumbhoff & Williams
502 Washington Avenue, Suite 700
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
NW/S St. Thomas Lane, 229.10' NE of Reisterstown Road
(4 St. Thomas Lane)
4th Election District – 3rd Council District
Verizon Maryland, Inc. - Petitioner
Case No. 01-181-SPH

Dear Mr. Clarke:

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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. K. Ron Wollein, Verizon Maryland, Inc.
99 Shawan Road, Rm. 503, Cockeysville, Md. 21030
Mr. Alan Bowman, Marshall Craft Assoc., 6112 York Road, Baltimore, Md. 21212
Mr. Steven A. McCurdy, Site Resources, Inc.,
14307 Jarrettsville Pike, Phoenix, Md. 21131
Mr. & Mrs. David Simonetti, 6 St. Thomas Lane, Owings Mills, Md. 21117
Mr. Avery Harden, DPDM; People's Counsel; Case File

Census 2000

For You, For Baltimore County

Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County
4th Election District 3rd Councilmanic District
for the property located at 4 St. Thomas Lane, Owings Mills
which is presently zoned DR16

This Petition shall be filed with the Department of Permits and 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 an amendment to the Special Exception approved in Case No. 67-75X to permit the addition of a second story to an existing public utility building (telephone dial center) as shown on the accompanying site plan and architectural drawings.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

C. William Clark

Name - Type or Print _____ City _____

Signature _____

Nolan, Plumhoff & Williams, Chartered
Company

502 Washington Ave. #700, (410) 823-7800
Address _____ Telephone No. _____

Towson MD 21204
State _____ Zip Code _____

Legal Owner(s):

Verizon Maryland, Inc.

Signature _____

Rob Wollein

Name - Type or Print _____

Signature _____

99 Shawan Road, Rm. 503 (410) 393-0118
Address _____ Telephone No. _____

Cockeysville MD 21030
State _____ Zip Code _____

Representative to be Contacted: Steve McCurdy

Site Resources, Inc.

Name _____

14307 Jarrettsville Pike (410) 683-3388
Address _____ Telephone No. _____

Phoenix MD 21131
City _____ State _____ Zip Code _____

OFFICE USE ONLY

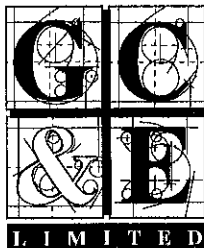
ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JNP Date 10/31/00

ORDER RECEIVED FOR FILING
Date 11/10/00
By [Signature]

Case No. 01-181-SPH



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

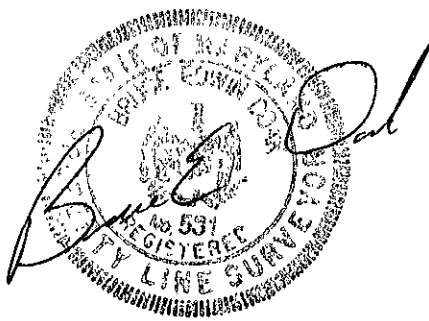
July 27, 2000

**ZONING DESCRIPTION
FOURTH ELECTION DISTRICT, THIRD COUNCILMANIC DISTRICT
OF BALTIMORE COUNTY, MARYLAND
ST. THOMAS LANE**

Beginning for the same on the northwest side of St. Thomas Lane 40 feet wide at the distance of 229.10 feet measured northeasterly along the north west side of St. Thomas Lane from the centerline of Reisterstown Road, 66 feet wide and referring the courses and distances of this description to the meridian as shown on a survey plat dated September 9, 1966 by S.J. Martenent and company thence running and binding on the northwest side of St. Thomas Lane, (1) North 40 degrees 14 minutes East 170.38 feet, thence leaving St. Thomas Lane and binding on the land of the herein petitioner, the three following courses and distances viz: (2) North 47 degrees 57 minutes West 272.00 feet, (3) South 42 degrees 44 minutes West 168.11 feet and, (4) South 47 degrees 30 minutes East 279.42 feet to the place of beginning.

Containing 1.07 Acres of land, more or less, 46,646 square feet, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purpose of conveyance.



01-181-SPH

01-181-SPH

BALTIMORE COUNTY, MAF AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 0670

DATE

10/31/00

ACCOUNT

001-6150

AMOUNT \$

250.00

RECEIVED
FROM:

Mr. Plunkett & Williams, Portico

FOR:

4 St Thomas Lane, Swings Mills, MD

01-181-SPH

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

DATE 10/31/2000 10:31/2000 15:07:40

RECEIVED BY CASHIER JRIC JNO DRIVER

RECEIVED BY 5700 BUDGET REPLICATION

RECEIVED BY 01967

CR. NO. 006704

Print Tot 250.00
250.00 OK
Baltimore County - 35-1000

01-181-SPH

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

**RE: CASE # 01-181-SPH
PETITIONER/DEVELOPER
(Verizon Maryland , Inc.)
DATE OF Hearing
(1-2-01)**

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

4 St. Thomas Lane Baltimore , Maryland 21117_____

THE SIGN(S) WERE POSTED ON_____ 12-15-00_____
(MONTH, DAY, YEAR)

SINCERELY,



(SIGNATURE OF SIGN POSTER & DATE)

_____THOMAS P. OGLE SR._____

_____325 NICHOLSON ROAD_____

_____BALTIMORE, MARYLAND 21221_____

_____410-687-8405_____
(TELEPHONE NUMBER)

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #01-181-SPH
4 St. Thomas Lane
NW/SE St. Thomas Lane,
229.1" NE of Reisterstown
Road

4th Election District
3rd Councilmanic District
Legal Owner(s): Verizon
Maryland, Inc.

Special Hearing: to approve
an amendment to zoning
case number 67-75-X.

Hearing: Tuesday, January
2, 2001 at 2:00 p.m. in
Room 407, County Courts
Building, 401 Bosley Ave-
nue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

12/080 Dec. 14 C439272

CERTIFICATE OF PUBLICATION

TOWSON, MD, 12/14/, 2000

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 12/14/, 2000.

J. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

RE: PETITION FOR SPECIAL HEARING
4 St. Thomas Lane, NW/S St. Thomas Ln,
229' NE of Reisterstown Rd
4th Election District, 3rd Councilmanic

Legal Owner: Verizon Maryland, Inc.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-181-SPH

* * * * *

ENTRY OF APPEARANCE

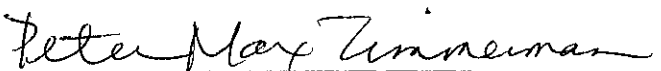
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of November, 2000 a copy of the foregoing Entry of Appearance was mailed to C. William Clark, Esq., Nolan, Plumbhoff & Williams, 502 Washington Avenue, Suite 700, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

ZONING NOTICE

Case # 01-181-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE *RM 407 Court House Along 4th Street Ave*
TIME & DATE *2:00 PM TUES. JANUARY 2, 2001*

*SPECIAL HEARING TO A REOPEN AN AGREEMENT TO
ZONING CASE NUMBER 01-181-SPH*

4 St. Thomas Lane



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

November 24, 2000

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-181-SPH
4 St. Thomas Lane
NW/S St. Thomas Lane, 229.1' NE of Reisterstown Road
4th Election District – 3rd Councilmanic District
Legal Owner: Verizon Maryland, Inc.

Special Hearing to approve an amendment to zoning case number 67-75-X

HEARING: Tuesday, January 2, 2001 at 2:00 p.m. in Room 407, County Courts
Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with the initials "GJZ" written below it.

Arnold Jablon
Director

C: C. William Clark, Nolan, Plumhoff & Williams, Chartered, 502 Washington Avenue,
#700, Towson 21204
Verizon Maryland, Inc., Rob Wollein 99 Shawan Road, Room 503, Cockeysville
21030
Site Resources, Inc., 14307 Jarrettsville Pike, Phoenix 21131

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, DECEMBER 15, 2000.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, December 14, 2000 Issue – Jeffersonian

Please forward billing to:

C. William Clark 410 823-7800
C/o Nolan, Plumhoff & Williams, Chartered, Suite 700
Nottingham Centre
502 Washington Avenue
Towson, MD 21204

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-181-SPH

4 St. Thomas Lane

NW/S St. Thomas Lane, 229.1' NE of Reisterstown Road

4th Election District – 3rd Councilmanic District

Legal Owner: Verizon Maryland, Inc.

Special Hearing to approve an amendment to zoning case number 67-75-X

HEARING: Tuesday, January 2, 2001 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt
672

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 01-181-SPH

Petitioner: Verizon Maryland, Inc.

Address or Location: 4 St. Thomas Lane

PLEASE FORWARD ADVERTISING BILL TO:

Name: C. William Clark

Address: c/o Nolan, Plumbhoff & Williams, Chartered
Suite 700, Nottingham Centre, 502 Washington Avenue, Towson, MD 21204

Telephone Number: 410-823-7800

Revised 2/20/98 - SCJ

01-181-SPH

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: November 29, 2000

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 27, 2000
Item Nos. 178 (5113 Old Court Road), 180,
181, 182, 183, 184, 185, 186, 187, 188, 189,
191, 192, 193, 194, 195, 196, 198, 199, 201,
and 202

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

November 28, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: Verizon Maryland, Inc. - 181
Summit Country Club - 191
Shri Shiva Corporation - 199

Location: DISTRIBUTION MEETING OF November 20, 2000

Item No.: 181, 191, and 199

Dear Ms. Stephens:

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.

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", 1994 edition prior to occupancy.

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *ku/RBS*

DATE: December 1, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of November 20, 2000

DEPRM has no comments for the following zoning petitions (page 1 of 2):

Item #	Address
178	5113 Old Court Road
181	4 St. Thomas Lane
182	1912 Wilson Lane
184	1214 Blue Mount Road
185	10911 Reisterstown Road
186	7 Henderson Hill Court
187	11504 Hannibal Road
188	7419 Beech Avenue
189	3300 Willoughby Road
191	6823 Old Pimlico Road
192	3900 Beckleysville Road
194	2315 Benson Mill Road
195	Security Blvd. & Rolling Road
196	1250 Sulphur Spring Road

Ho
1/2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 28, 2000

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

28

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-181, 01-184, 01-185, 01-186, 01-192,
01-194, and 01-204.

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For any further questions, or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Long

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 11.27.00

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

RE: Baltimore County
Item No. 181 (JNP)

Dear Ms. Jackson:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

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

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Alan Bowman

STEVEN A. MCURDY

K. RON WOLLEN

C. William Clark

6112 York Rd. Baltimore, MD 21292
40 SITE RESOURCES, INC.

14307 JARRETTEVILLE PIKE
PHOENIX, MD 21131

99 SHAWAN Rd Room 503
COCKEYSVILLE MD 21030

502 WASHINGTON AVE 21204



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

David Simonetti

ADDRESS

6 St. Thomas Lane, Owings Mills

2/11/17





SITE RESOURCES

incorporated

Comprehensive Land Planning & Site Design Services

STEVEN A. McCURDY, RLA, CSI
Associate

(410) 683-3388
fax (410) 683-3389

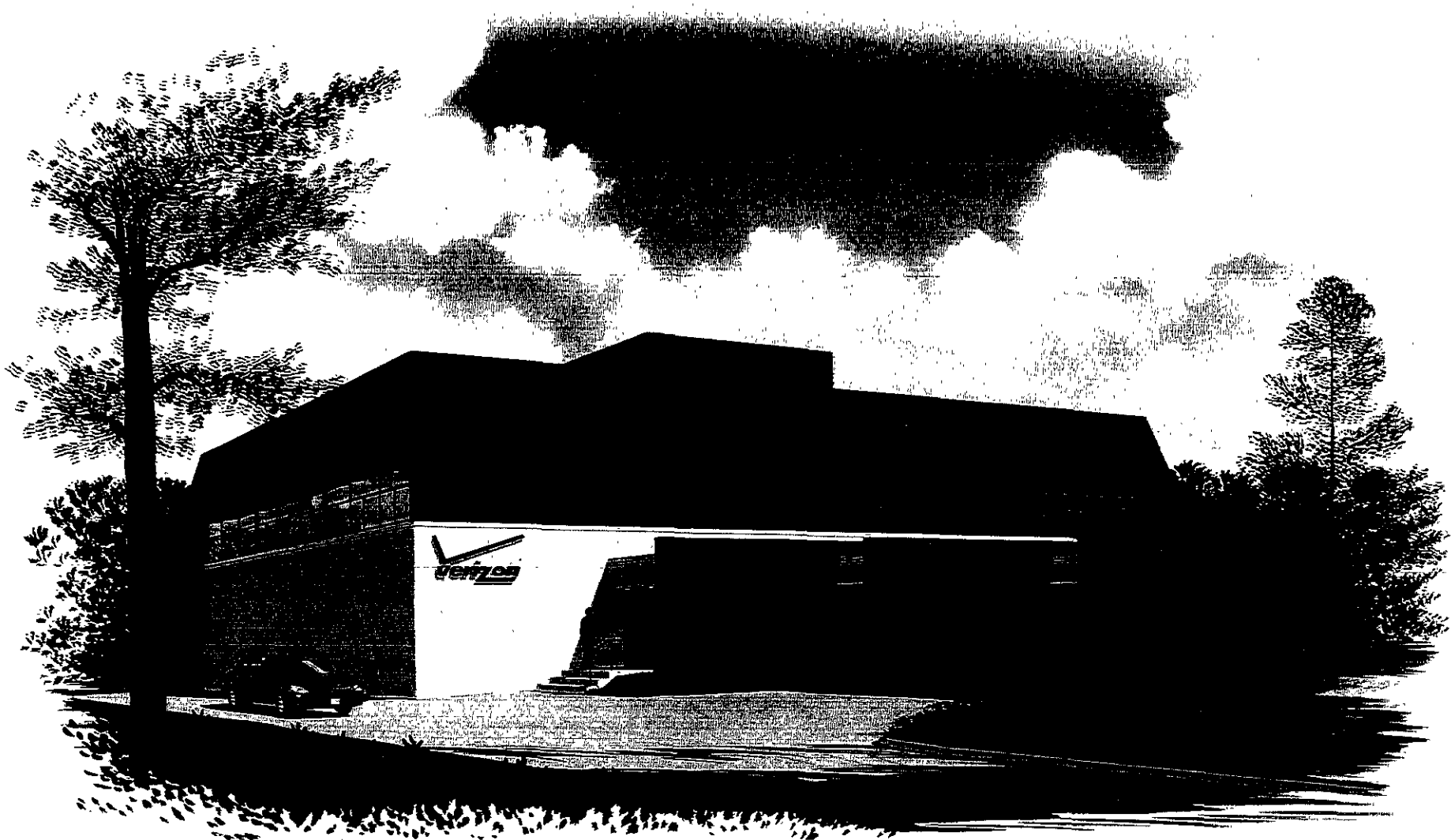
14500 Juretsville Pike • Phoenix, MD 21131

OFFICE: (410) 823-7800
E-MAIL: cwclark@nolanplumhoff.com

C. WILLIAM CLARK
Attorney at Law

NOLAN, PLUMHOFF & WILLIAMS, CHTD.
SUITE 700, NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4528
FAX: (410) 296-2765

12



Red No 4



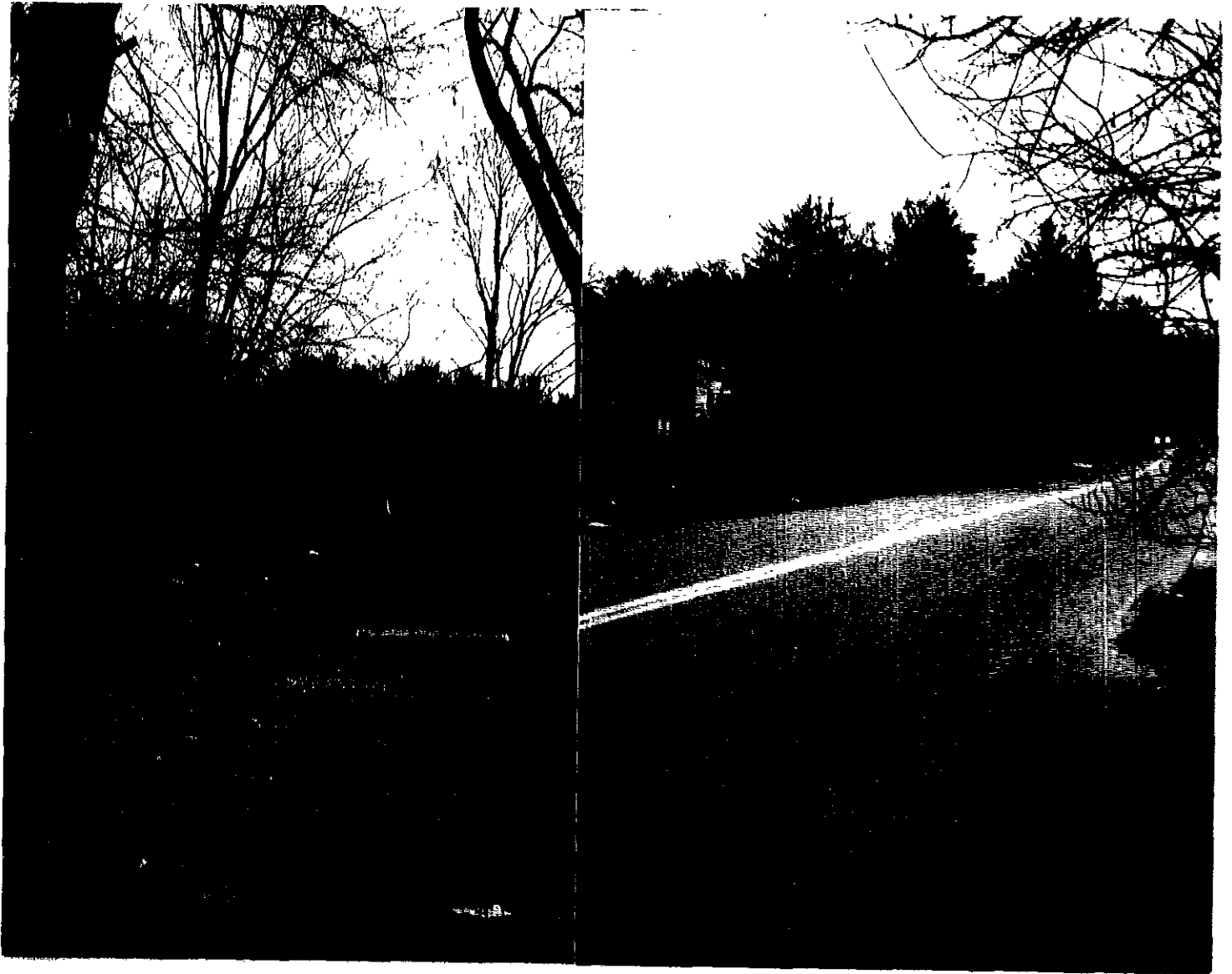




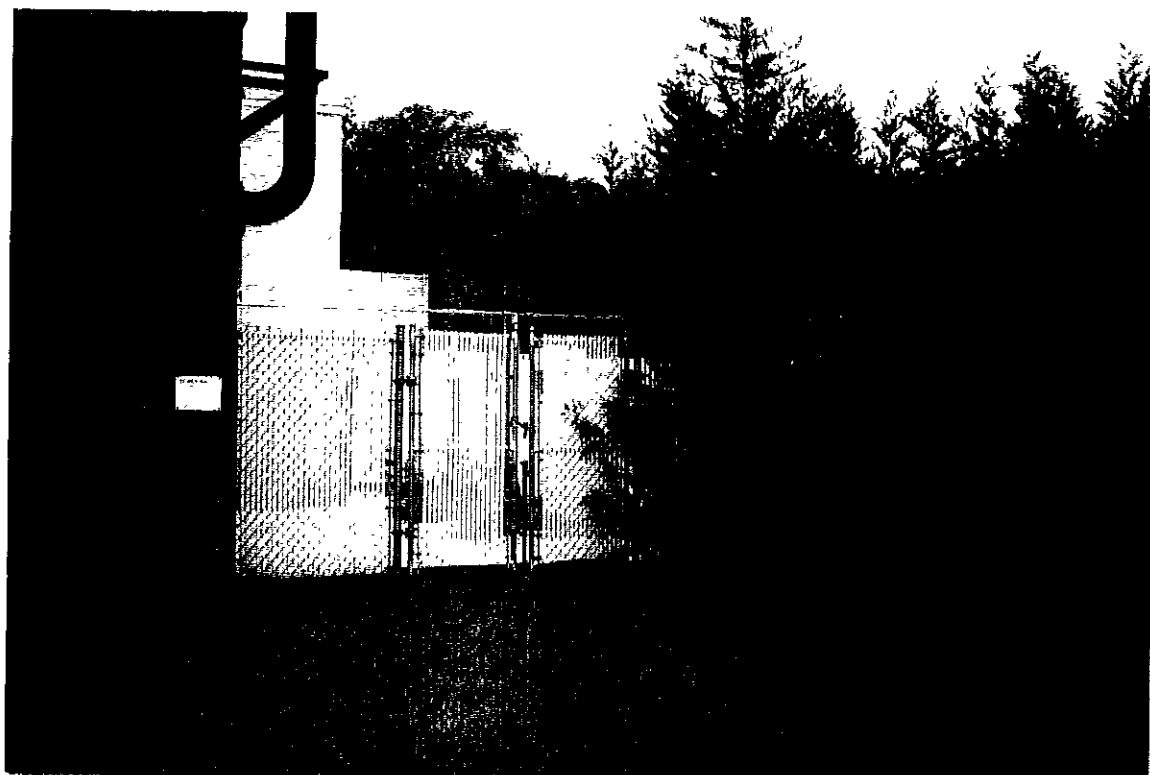


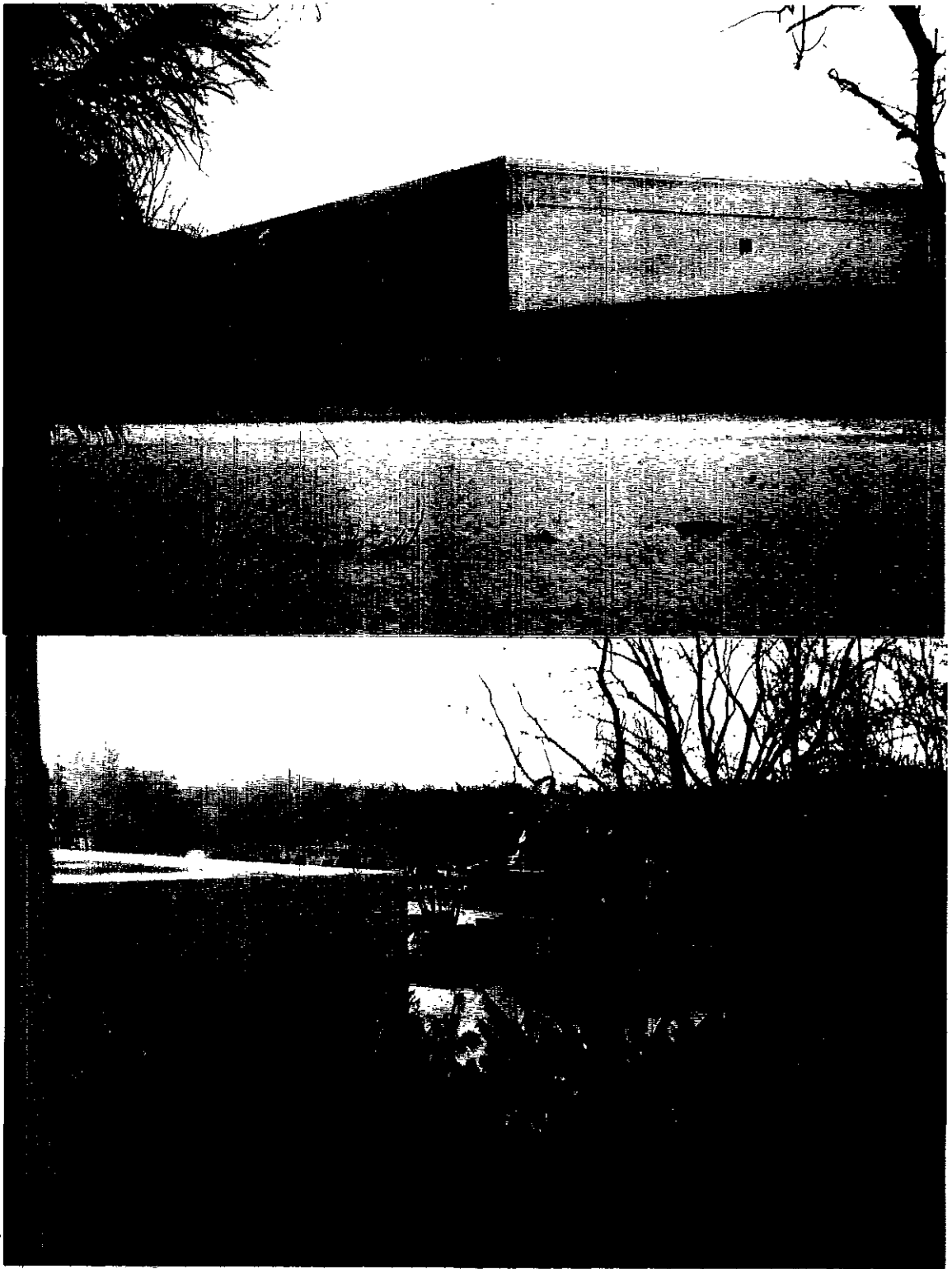


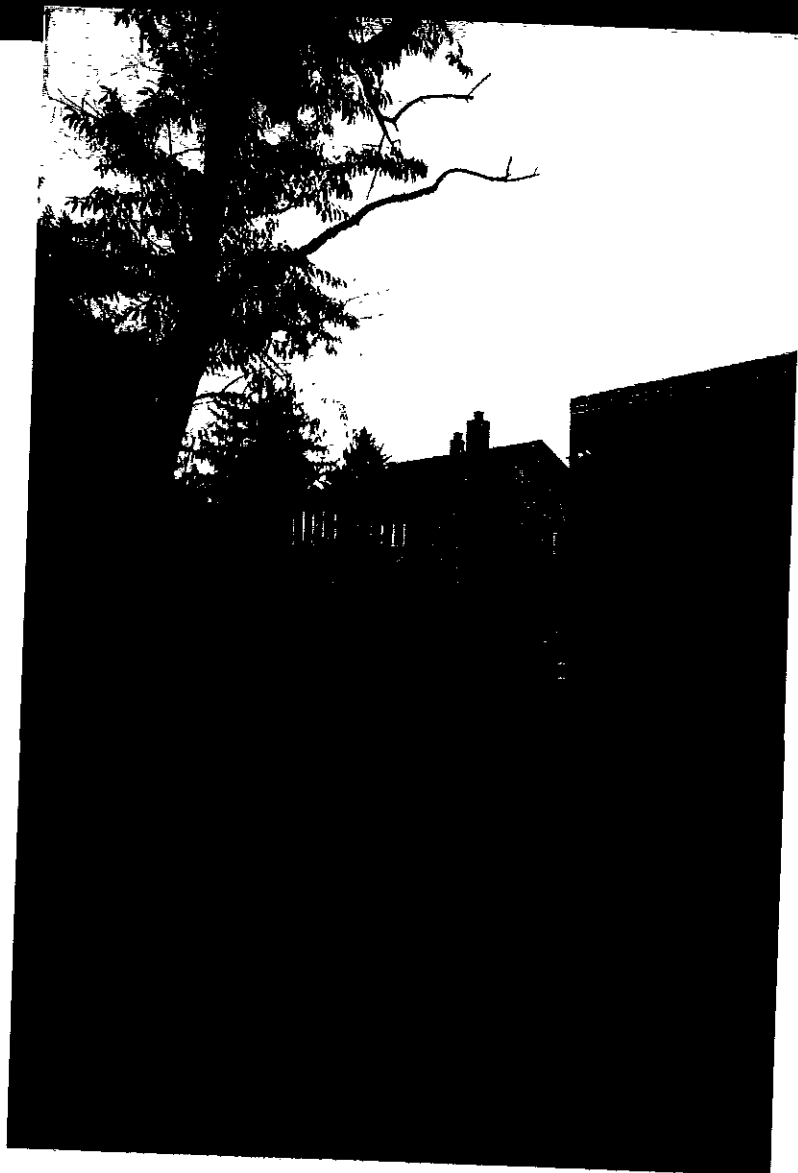




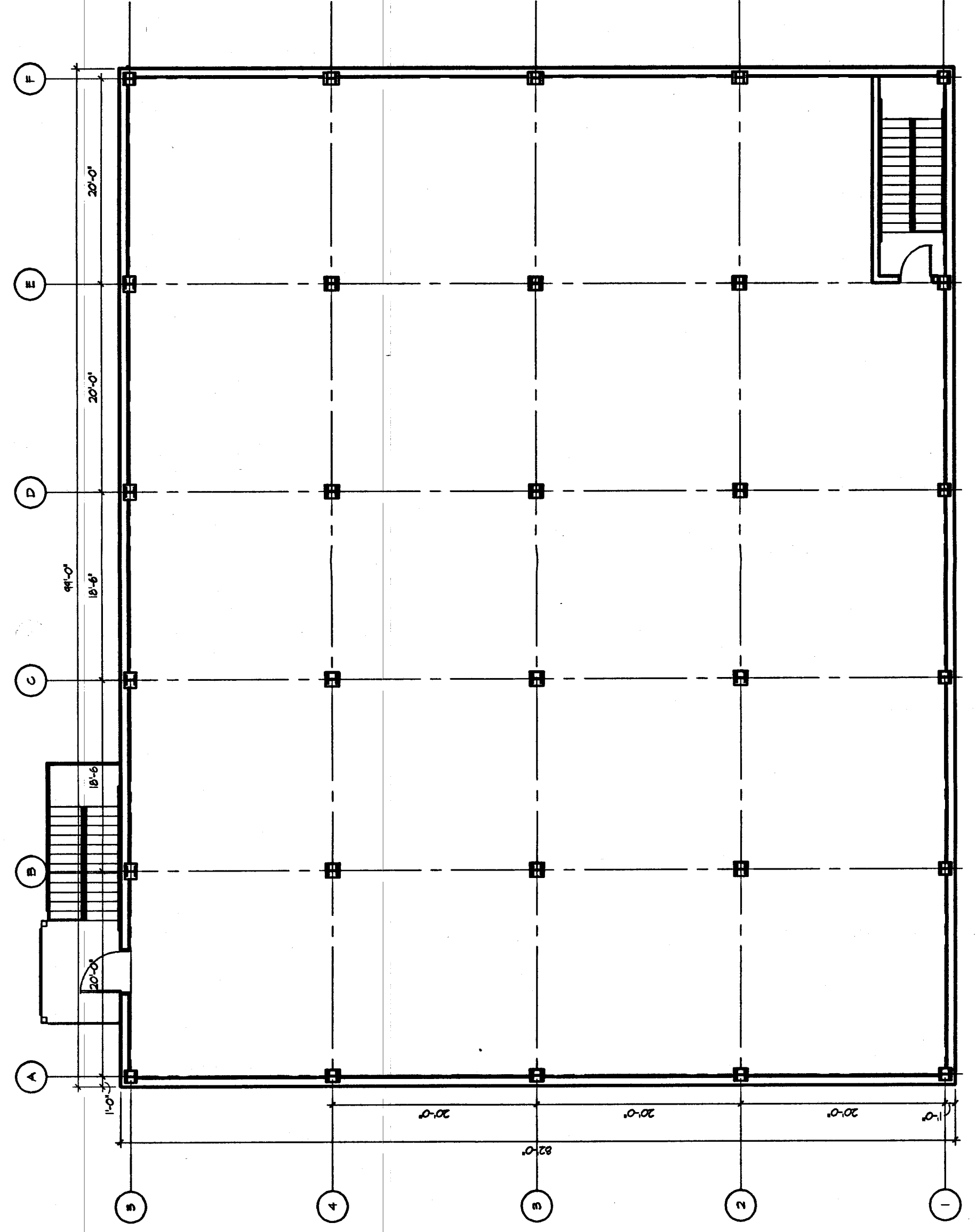
Petitioner's
Exhibits 6
and
Protestants
Exhibits
1A-1C
photographs
01-181-SPH



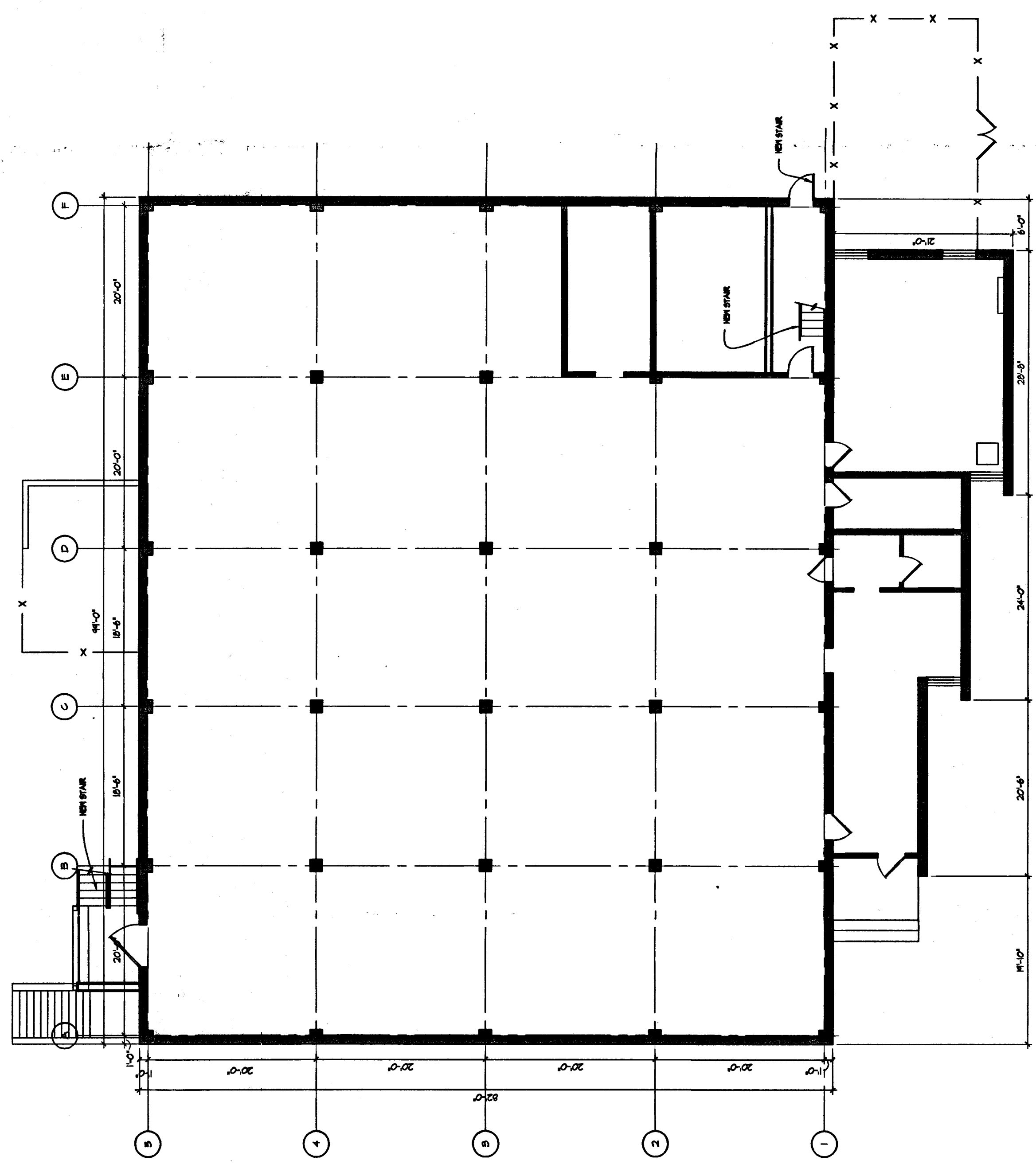




Revisions



 **SECOND FLOOR ADDITION PLAN**
SCALE: 1"=10'-0"



FIRST FLOOR PLAN
SCALE: 1"=10'-0"



It is the responsibility of the Construction Manager/Contractor General Contractor and all Sub-Contractors to verify all dimensions and accept conditions of prior work by related trades before proceeding with any work.

Project Title
**VERIZON COMMUNICATIONS
MARYLAND, INC.**

OWINGS MILLS
DIAL CENTER ADDITION

4 ST. THOMAS LANE
OWINGS MILLS, MARYLAND

Date **23 OCTOBER 2000**

Drawn By _____ Designed By _____ Checked By _____

Scale
AS NOTED
Verizon Comm Application No. Building Code (GLC)

Drawing Title and Number	FLOOR PLANS
1.00	1.00
2.00	2.00
3.00	3.00
4.00	4.00
5.00	5.00
6.00	6.00
7.00	7.00
8.00	8.00
9.00	9.00
10.00	10.00
11.00	11.00
12.00	12.00
13.00	13.00
14.00	14.00
15.00	15.00
16.00	16.00
17.00	17.00
18.00	18.00
19.00	19.00
20.00	20.00
21.00	21.00
22.00	22.00
23.00	23.00
24.00	24.00
25.00	25.00
26.00	26.00
27.00	27.00
28.00	28.00
29.00	29.00
30.00	30.00
31.00	31.00
32.00	32.00
33.00	33.00
34.00	34.00
35.00	35.00
36.00	36.00
37.00	37.00
38.00	38.00
39.00	39.00
40.00	40.00
41.00	41.00
42.00	42.00
43.00	43.00
44.00	44.00
45.00	45.00
46.00	46.00
47.00	47.00
48.00	48.00
49.00	49.00
50.00	50.00
51.00	51.00
52.00	52.00
53.00	53.00
54.00	54.00
55.00	55.00
56.00	56.00
57.00	57.00
58.00	58.00
59.00	59.00
60.00	60.00
61.00	61.00
62.00	62.00
63.00	63.00
64.00	64.00
65.00	65.00
66.00	66.00
67.00	67.00
68.00	68.00
69.00	69.00
70.00	70.00
71.00	71.00
72.00	72.00
73.00	73.00
74.00	74.00
75.00	75.00
76.00	76.00
77.00	77.00
78.00	78.00
79.00	79.00
80.00	80.00
81.00	81.00
82.00	82.00
83.00	83.00
84.00	84.00
85.00	85.00
86.00	86.00
87.00	87.00
88.00	88.00
89.00	89.00
90.00	90.00
91.00	91.00
92.00	92.00
93.00	93.00
94.00	94.00
95.00	95.00
96.00	96.00
97.00	97.00
98.00	98.00
99.00	99.00
100.00	100.00

SPECIAL EXCEPTION SET

Atlantic Service Alliance Headquarters

Ontic Service Alliance Tracking No.

Project Architectural Firm

Consultant



MARYLAND, INC.

DIAL CENIER

OWINGS MILLS,

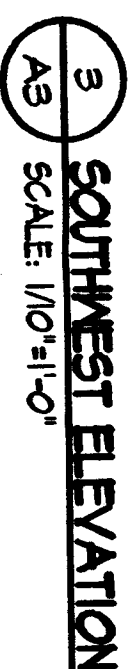
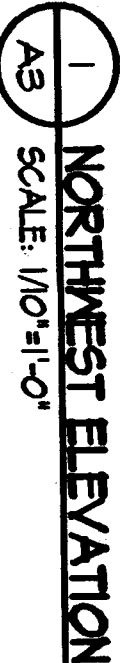
ELEVATIONS

AS NOIEL

[illegible]

ELEVATIONS

SPECIAL EXCEPTION SET



BUILDING MATERIALS
EXISTING EXTERIOR BUILDING MATERIAL IS BRIDGE CONCRETE BRICKS. THE NEW ADDITION IS TO BE FACED WITH BROWN FRAMING WITH BROWN METAL PANEL AND GLASS INFILLS. A BROWN STANDING SEAM METAL MAHOGANY ROOF WILL BE CONSTRUCTED AROUND THE TOP OF THE BUILDING.

ORDER RECEIVED FOR PLANNING

DATE: 10/26/00

BY: [Signature]

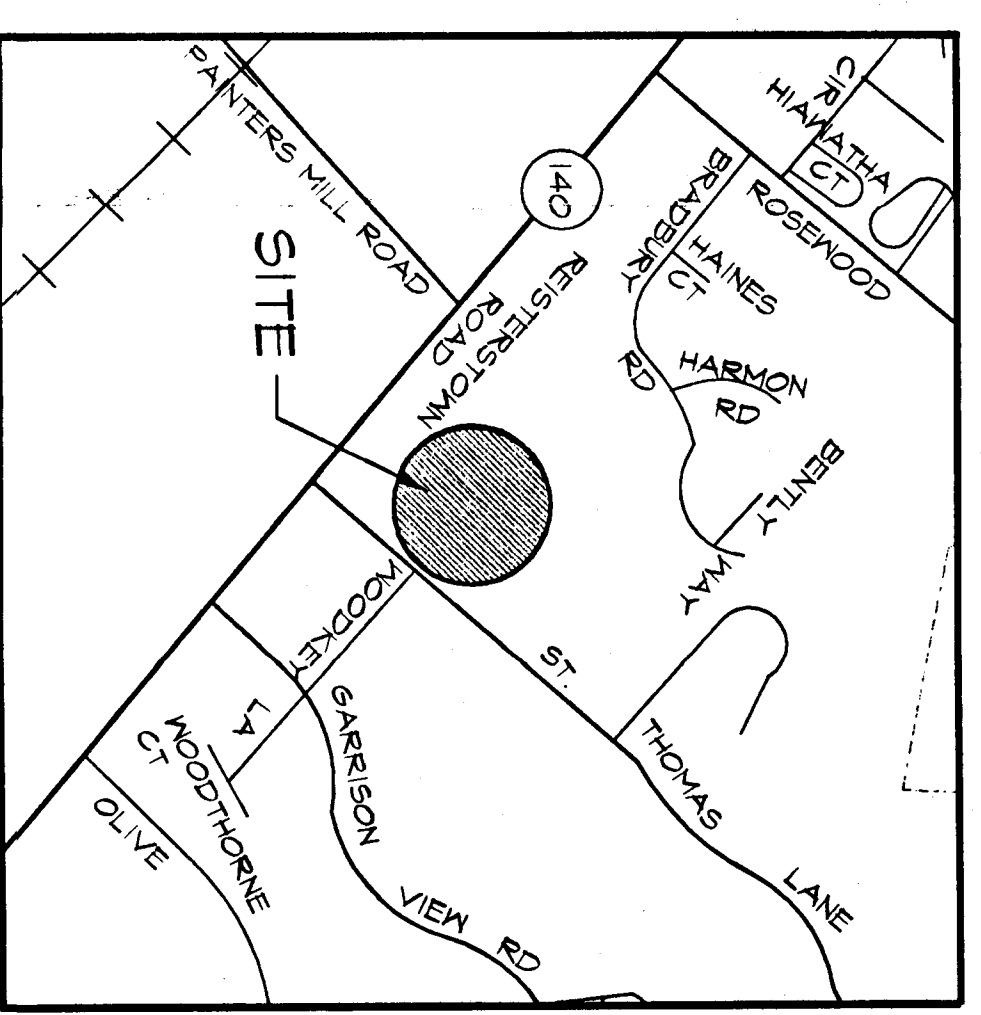
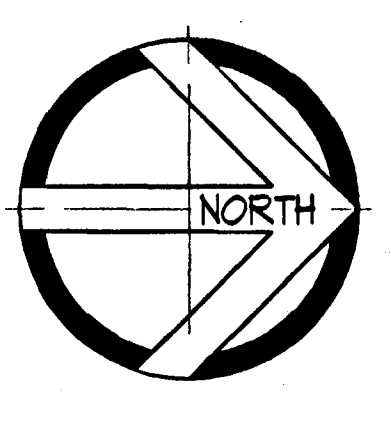
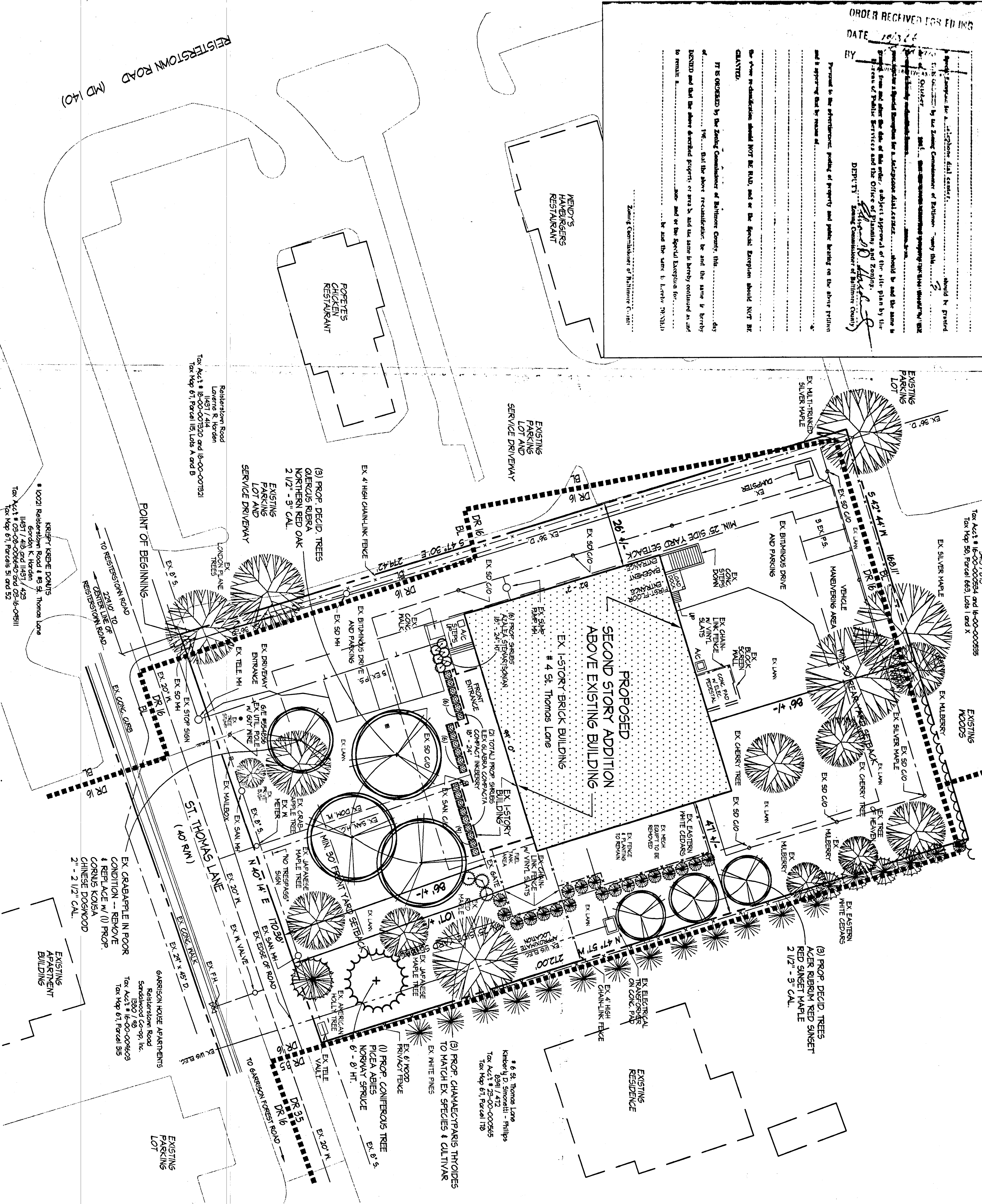
DEPUTY: [Signature]

IT IS ORDERED by the Planning Commission of Baltimore County, this...

...that the above described property be and the same is hereby...

...and that the above described property be and the same is hereby...

...and that the above described property be and the same is hereby...



Vicinity Map

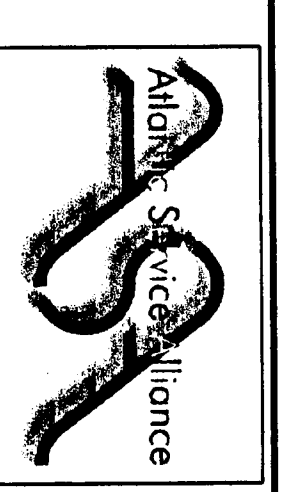
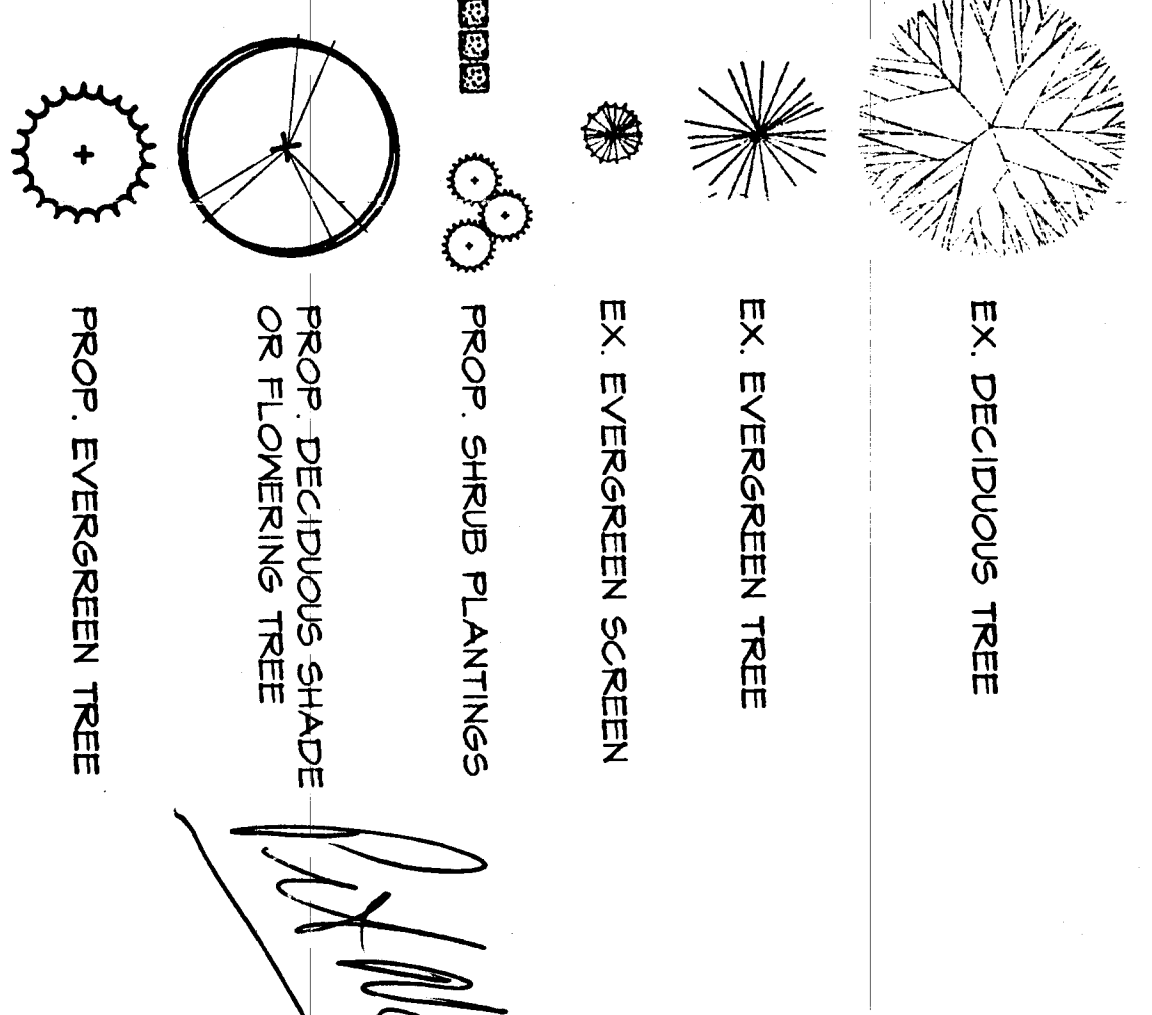
Scale: 1" = 1000'

General Plan Notes:

1. Owner: Verizon Maryland, Inc. (Bell Atlantic - Maryland, Inc.)
1 E. Pratt Street
Baltimore, MD 21202-1038
Attention: Ron Nolan 410-943-0016
2. Property Location: 44 St. Thomas Lane
Baltimore, MD 21117
3. Property Area: 1.07 acres +/- net, 1.16 acres +/- gross
4. Existing Use: Telephone switching equipment building with service parking
5. Existing Use: Telephone switching equipment building with service parking
6. Site Data: Tax Map 67, Parcel 17B
Tax Map 67, Parcel 17B
Election District 17B
Zoning Map: UM, UM-L (Urban Mills, Green Spring Junction)
Existing Zoning: B, DR 35 and DR 16

1. Construction: Construct second story addition with penthouse above the existing 1-story building to house additional telephone switching and mechanical equipment. Provide additional landscaping to enhance and screen the proposed development. Maximum building height shall not exceed 40 feet.
2. Previous Special Exception Hearing: October 8, 1996
Case No. 67-75X
3. No new driving entrances or on-site parking improvements are proposed as part of this development.
4. No signs are proposed with the new development.
5. No new public utility uses are proposed with the new site development. Existing utility uses are shown on the drawing. The existing facility is served by public water and sewer.
6. There are no streams, ponds, wetlands or other environmental features on the subject property.
7. Floor Area Ratio (FAR): 0.35
Proposed FAR: 0.35
Existing FAR: 0.16
8. No new open space is required for the project.
9. On-site parking: On-site parking is required for the proposed development. The existing parking is not open to the general public. The existing facility has a maximum of 6 employees on the largest shift. No additional employees are required for the proposed development.
10. Existing parking spaces: 8, plus on-site area for maneuvering of company service vehicles.
11. No additional impervious area is proposed as part of the proposed development.
12. The existing plant material and landscaping will be retained.
13. Additional landscaping will be provided as shown on the drawing.

LEGEND



VERIZON MARYLAND, INC.

BUILDING ADDITION

#4 ST. THOMAS LANE
OWINGS MILLS, MARYLAND

Date: 26 OCTOBER 2000
Drawn By: AUB
Designed By: AUB
Checked By: MSC
Scale: 1" = 20'
Version: 1
Version Control Application No.: Building Code (B/C)

SITE PLAN TO ACCOMPANY PETITION
FOR SPECIAL HEARING TO AMEND
SPECIAL EXCEPTION 67-75X

01-181-SPH

Copyright Site Resources, Inc.
10/26/00 11:15 AM PETITION.qxd 48g



**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96
Kevin Kamenev
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210