

CONSOLIDATED GAS ELECTRIC LIGHT AND POWER COMPANY
OF BALTIMORE

BALTIMORE-3, MD.

November
Twenty-ninth
1948

Mr. Charles H. Deing
Zoning Commissioner
Record Building
Towson - 4, Maryland

Re: Petition for Special Permit for Outdoor
Electric Utility Switching & Transformer
Station, Old Annapolis Road, 13th District
of Baltimore County, Charles L. Pumphrey,
Edna G. Pumphrey and Lily E. P. Smith &
Consolidated Gas Electric Light & Power Co.,
Petitioners.

Dear Mr. Deing,

On June 9, 1948 I wrote to you requesting that an appeal
in the above entitled matter be entered to the Board of Zoning Ap-
peals for Baltimore County. Since then, as you are aware, we made
a new application for a special permit to use the property east of
the right of way of the Baltimore and Annapolis Railroad Company
for the same purpose and you granted us a permit at the new location
on November 9, 1948.

Please enter an order dismissing the appeal in the above
captioned matter.

Yours very truly,

Benjamin Chambers

Attorney for Petitioners.

RECD JUN 10 1948

CONSOLIDATED GAS ELECTRIC LIGHT AND POWER COMPANY
OF BALTIMORE

EDNA G. PUMPHREY
DEARLY DEARLY

BALTIMORE-3, MD.

June
Ninth
1948

Mr. Charles H. Deing
Zoning Commissioner
Record Building
Towson - 4, Maryland

Re: Petition for Special Permit for Outdoor
Electric Utility Switching & Transformer Station, Old
Annapolis Road, 13th District of
Baltimore County, Charles L.
Pumphrey, Edna G. Pumphrey and
Lily E. P. Smith & Consolidated
Gas Electric Light & Power Co.,
Petitioners.

Dear Mr. Deing:

Please enter an appeal in the above entitled matter to
the Board of Zoning Appeals for Baltimore County on behalf of the
petitioners.

Yours very truly,

Benjamin Chambers

Attorney for Petitioners.

7/2/48
1:30

RE: PETITION FOR SPECIAL PERMIT FOR OUTDOOR ELECTRIC
UTILITY SWITCHING AND TRANSFORMER STATION - OLD
ANNAPOLIS RD. - WEST SIDE OF BALTIMORE & ANNAPOLIS
RAILROAD - 13th DISTRICT - CHARLES L. PUMPHREY,
EDNA G. PUMPHREY & LILLY E. P. SMITH AND CONSOLIDATED
GAS ELECTRIC LIGHT & POWER COMPANY, PETITIONERS.

The subject matter of this petition was heard on June 1,
1948. The petitioners and a small group of protesters were heard
at length. Subsequently the Zoning Commissioner made a personal
inspection of the site and the surrounding territory and he is of
the opinion that the petition should NOT be granted for the follow-
ing reasons:

The area around about is exclusively residential with
the exception of one small spot at the northeast corner of Hoffman
Avenue and Annapolis Road. On the south side of the twenty-five
acre tract in question there is a development of homes now in the
course of construction. Nearly on the north side of said area
there is a heavily populated area. On the west there is a large
undeveloped area which is ripe for development. To allow this huge
twenty-five acre power transfer station and the power transmission
lines on the proposed site would stifle a surrounding residential
development.

In passing upon a petition for a Special Permit the Zoning
Commissioner and the Board of Zoning Appeals, upon the basis of
the facts as presented by the case, shall be governed by the same principles and considerations as in passing
upon a petition for a rezoning. If the petition in question
were for a rezoning there can be no doubt but what the
granting of it would be "spot zoning".

The Zoning Regulations provide that "the use or structure
must be needed for the proper rendition of the public utility's
service and the location thereof shall not seriously impair the use
of the neighboring properties, in accordance with the Zoning Plan
embodied in these regulations."

It is clear that the intent and purpose of the Zoning
Regulations were to vest in the Zoning Commissioner, and the Board
of Zoning Appeals, upon appeal, discretion as to the location of
buildings and structures requiring a Special Permit. Otherwise,
such uses would have been allowed in a residential area without the
necessity of such a permit.

It is the opinion of the Zoning Commissioner that there
are other locations available in the vicinity of the proposed location
where the proposed structure would be a way time less offensive
and injurious than the proposed site.

THEREFORE, for the reasons above stated, it is this
day of JUNE, 1948, ORDERED that the foregoing petition for a
Special Permit be denied.

Charles H. Deing
Zoning Commissioner
of Baltimore County

PETITION FOR SPECIAL PERMIT #1200-3

Location - E. of Old Annapolis Rd., N. of Patuxent River, E. of Baltimore
& Annapolis R.R., 13th Dist.

Owners - Charles L. Pumphrey, Edna G. Pumphrey, Lily E. P. Smith

Present Zoning - "A" Residence Proposed Zoning - Special Permit for
outdoor electric utility switching
and transformer station

Date Submitted - May 14, 1948 Date of Reply - May 24, 1948

Contract Purchaser - Consolidated Gas Electric Light and Power Co. of Baltimore

We have examined this proposal in relation to planning factors that might be
involved and have found no apparent conflict or violation from the planning
standpoint.

Marion D. Hill
Marion D. Hill, Director
Baltimore County Planning Commission

cc: Charles H. Deing
Nathan L. Smith
Christian G. Kahl
William H. Manning

PETITION FOR SPECIAL PERMIT

IN THE MATTER OF

CONSOLIDATED GAS ELECTRIC LIGHT
AND POWER COMPANY OF BALTIMORE

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

For A Special Permit

To the Zoning Commissioner of Baltimore

Charles L. Pumphrey, Edna G. Pumphrey and Lily E. P. Smith and On Behalf
of Consolidated Gas Electric Light and Power Company of Baltimore

Contract
Purchaser

Whereby petitioners for a Special Permit, under the Zoning Regulations
and Restrictions passed by the County Commissioners of Baltimore
County, agreeable to Chapter 877 of the Acts of the General Assem-
bly of Maryland of 1943, for a certain permit and use, as provided
under said Regulations and Act, as follows:

A Special Permit to use the land (and improvements now
or be created thereon) hereinafter described for an outdoor electric
utility switching and transformer station as shown on Plat designated
"Planned Development of Pumphrey 110 KV Switching Station" and dated
April 8, 1948. For description of land see Exhibit A attached hereto

and shall include a parcel of land situated on east of Old Annapolis
Road, south of Patuxent River, on west side of Baltimore & Annapolis
Railroad, in the 13th District of Baltimore County.

RESISTING for the same at a point on the east side of
the Old Annapolis Road at a distance of 180.00' northward from
the north side of Hoffman Avenue, 50' wide and running thence
binding on the easterly side of an electric transmission tower
lines right-of-way 60' wide, on which a tower line is now located,
S 80° 48' East 649.00' to a point; thence S 84° 15' East 24.71'
to the north-easterly side of the right-of-way of the Baltimore
Annapolis Electric Railroad Company; thence binding on the north-
westerly side of said railroad right-of-way the four following
courses and distances viz: R 43° 40' East 35.00'; by a curve
18', by a curve to the left with a radius of 224.01', 40',
18', by a curve to the left with a radius of 224.01', 40',
more or less, thence, leaving said railroad S 72° 00' East, 4
77' West 12', more or less, thence S 76° West 800', thence
S 14° 00' East 302.15', thence S 88° 00' East 300', more or less,
thence R 80° 43' West 800' to the easterly side of the Old
Annapolis Road; thence binding on the easterly side of said Road
S 18° 40' West 146.82' to beginning. Containing 80.4 acres, more
or less. Being property of Charles L. Pumphrey, Edna G.
Pumphrey and Lily E. P. Smith as shown on plat filed with the
Zoning Department.

December 20, 1948

Benjamin Chambers, Require,
1707 Lexington Building,
Baltimore - 4, Md.

Dear Mr. Chambers:

Re: Petition for Special Permit
for Outdoor Electric Utility
Switching and Transformer
Station - Old Annapolis Road,
Charles L. Pumphrey, et al,
Petitioners.

You will find enclosed check for the
amount of \$12.00 which is a refund due on the appeal
filed in the above matter.

Very truly yours,

Enclosure

Zoning Commissioner

ORDERED by the Zoning Commissioner of Baltimore
County this 10th day of June, 1948,
that the subject matter of this petition be advertised in
a newspaper of general circulation throughout Baltimore
County and that the property be posted, as required by the
Zoning Regulations and Act of Assembly aforesaid, and that
a public hearing, thereon be held in the office of the Zoning
Commissioner of Baltimore County, Maryland, on the 1st
day of June, 1948, at 10:00 o'clock
A.M.

Zoning Commissioner
of Baltimore County

Nov. 30, 1948; Petition dismissed at request of counsel
for petitioners

June 10, 1948

\$12.00

RECEIVED of Benjamin Chambers, attorney for
Charles L. Pumphrey, Edna G. Pumphrey, Lily E. P. Smith
and Consolidated Gas Electric Light & Power Company,
petitioners, the sum of Twenty Two (\$22.00) Dollars, being
cost of appeal to the Board of Zoning Appeals of Baltimore
County from decision of Zoning Commissioner denying the
petition for special permit for Outdoor Electric Utility
Switching and Transformer Station, Old Annapolis Road,
13th District of Baltimore County.

Zoning Commissioner

PAID
JUN 10 1948
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

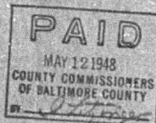
May 11, 1948

\$25.00 ✓

RECEIVED of Cons. G. E. L. & P. Co., the sum of Twenty Three (\$23.00) Dollars, being cost of petition for special permit, advertising and posting of property, east side of Old Annapolis Road, 15th District of Baltimore County.

Zoning Commissioner

Hearings:
Tuesday, June 1, 1948
at 10:00 a.m.



REC'D MAY 24 1948

#1211-5

ZONING DEPARTMENT OF BALTIMORE COUNTY, RE: PETITION FOR SPECIAL PERMIT—15TH DIST.

Pursuant to petition filed with the Zoning Commission of Baltimore County for Special Permit to use the property hereinafter described for an outdoor electric utility switching and transformer station, the Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing at the Zoning Office in the Board Room, Town, Baltimore County, Maryland, on Tuesday, June 1, 1948.

At 10:00 A. M. to determine whether or not the Special Permit application for an outdoor electric utility switching and transformer station, being particularly described as follows, be granted.

All that parcel of land situate east of Old Annapolis Road, north of Patapsco River, and on west side of Baltimore & Annapolis Railroad in the 15th District of Baltimore County.

Beginning for the same at a point on the east side of the Old Annapolis Road at a distance of 124.88 ft. southerly from the north side of Hoffman Avenue, 20 ft. wide and running thence, electric transmission tower line (right-of-way) 68 ft. wide, which is lower line is now located, S 84° 15' East 14.71 ft. to the north-easterly side of the right-of-way of the Baltimore and Annapolis Electric Railroad Company, thence bearing on the north-westerly side of said railroad right-of-way the four following courses and distances: viz. N 41° 15' East 393.28 ft. to a curve to the left with a radius of 2113.11', 142.25° S 40° 15' West 12 ft. to a P.C. curve to the left with a radius of 2113.11' at center of curve thence bearing said railroad right-of-way, S 4° West 200' thence N 14° to West 14.8 ft. thence S 48° West 120 ft. more or less; thence for new lines of electric utility, S 15° West 120 ft. more or less, thence N 86° 45' West 200 ft. to the easterly side of the Old Annapolis Road, thence bearing on the easterly side of said Road S 14° 45' West 142.25 ft. to beginning. Containing 21.4 acres, more or less. Being property of Charles L. Pumphrey, Edna G. Pumphrey and John W. P. Smith as shown on plat filed with the Zoning Department.

By Order of CHAR. H. DOING, Zoning Commissioner of Baltimore County, May 14-48.

CERTIFICATE OF PUBLICATION

TOWSON, MD.

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each 2 times before the 1st day of June 1948, the first publication appearing on the 14th day of May 1948.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

1236-T

District: 15
Posted for: Wardside Stand
Petitioner: David R. Wilson
Location of property: north side of Robinson Ave 168 feet northeast of Old North Point Road
Location of Signs: north side of Robinson Ave 183 feet northeast of Old North Point Road
Remarks:
Posted by: Harry C. Gartside
Date of return: June 15/48

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

1206-5

District: 15
Posted for: Outdoor Electric Utility Switching and Transformer Station
Petitioner: Chas. L. Pumphrey
Location of property: east side of the Annapolis Road 126 north of Hoffman Ave
Location of Signs: east side of Annapolis Road 126 north of Hoffman Ave
Remarks:
Posted by: Harry C. Gartside
Date of return: May 20/48

