

See 1348

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO A LIGHT INDUSTRIAL ZONE AND A SPECIAL PERMIT - North Side of Stemmers Run Road, 1955 Feet N. W. of Morris Lane, 15th District - Consolidated Gas Electric Light & Power Co. of Baltimore, and H. Gerard Mueller, and Mary F. Mueller, Petitioners

The property which is the subject of this petition is located on the north side of Stemmers Run Road 1955 feet north-westerly from Morris Lane, 15th District. The petition is for the reclassification of property, from an "A" Residence Zone to an "L" Light Industrial Zone and for a special permit for a public utility use or structure.

The lot in question is adjacent to a larger parcel of land belonging to H. Gerard Mueller and Mary F. Mueller, which borders on the Pennsylvania Railroad and which is zoned "L" Light Industrial.

It is the intention of the Consolidated Gas Electric Light and Power Company of Baltimore, one of the petitioners, to use the lot which is the subject of this petition and portion of the parcel of land now zoned "L" Light Industrial bordering on the Railroad, for the operation of an office and storage warehouse in conjunction with the Company's business in serving the industries and residences in the area. It is the contention of the Gas Company that such service is badly needed as supervisory and maintenance personnel must now operate from Madison and Constitution Streets in Baltimore City. It is the contention of the Gas Company that to provide the proper service for the eighty thousand customers located in this area the operation must be carried on from headquarters centrally located in the area. The Gas Company contends that this location meets these requirements.

It was testified by Mr. L. G. Smith, Supervisor of the Electrical Distribution for the Gas Company, that the increase in the electrical load has been 300% in this area in the last fifteen years as against an increase of 100% for the County as a whole. Mr. Smith pointed out that there are now eight transformer stations in the area and two are planned. Mr. Smith also pointed out that very important military and civilian installations are served in this area, among them being the Bethlehem Steel Company, Glen L. Martin Company, Reliance Signal Depot, City Hospital and many others. Mr. Smith stated that the customers could be much better served from headquarters located on the property in question than from its present headquarters in the City.

It is the plan of the Gas Company to construct two buildings at this location, one building 76 feet by 64 feet, one story in height to constitute the office and locker-room and to house the supervisory personnel; the other building of dimensions 25 feet by 75 feet to be used for the storage of maintenance parts and materials.

The plan calls for these buildings to be set back 130 feet from Stemmers Run Road. The area in front and on the sides of the building, being 60 feet back from Stemmers Run Road, is planned for automobile and truck parking; the property in the rear of the building, bordering on the railroad, is planned for industrial use. The plan submitted by the Gas Company indicates screening of this entire project by landscaping the front and sides of the building and storage areas.

The area at the present time is sparsely developed. There are several houses on the south side of Stemmers Run Road opposite the location and the houses on the north side, one of which is under contract of sale to Dr. John C. Baker. Dr. Baker contends that the use of this lot for this purpose and the reclassification of the lot in question to light industrial use will have a devastating effect upon the value of the property which he has contracted to purchase. Other residents of the area who attended the hearing were more concerned with the installation of public utilities in the area, especially the water lines, as the water supply from the wells has not proven satisfactory.

Even though this area is sparsely developed, within the next few years this area will probably be intensively developed. The property on the north side of Stemmers Run Road, immediately to the east of Dr. Baker's property and extending to Morris Lane has been reclassified for the construction of group houses. The property to the south of Stemmers Run Road, opposite the lot in question, has been purchased by the Baltimore County Board of Education for the construction of a high school. These projects together with other developments in the area, will change the whole aspect of this section.

In addition, a road has been planned by the Baltimore County Planning Commission extending from Barclay Avenue heading on the east boundary line of the high school property, crossing Stemmers Run Road and connecting on the westward outline of the property of the petitioners and extending across the Pennsylvania Railroad and Queens Road and connecting with Capens Road. This road will allow easy access to the school property, to the property of the Gas Company, and provide traffic circulation in the area.

In view of the changes and the intense development which is planned in this area and the apparent need of the Gas Company for a central location to provide proper service to industrial and commercial enterprises and the residents of that area, and the fact that the development of this property will help in bringing badly needed public utilities to the area, it is the opinion of the Zoning Commissioner, however, that there is no need for the reclassification of property in question to light industrial use for such reclassification might be detrimental to the enjoyment of surrounding properties for residential use and that this reclassification should be denied.

It is the opinion of the Zoning Commissioner of Baltimore County that the special permit petitioned for a public utility use should be granted as this use will not be detrimental to the health, safety and general welfare of the community.

It is this 10th day of July, 1952, ORDERED by the Zoning Commissioner of Baltimore County that the above petition for reclassification from an "A" Residence Zone to an "L" Light Industrial Zone, be and the same is hereby denied and that the area described property or acreage and the same is hereby continued as an "A" Residence Zone.

It is further ORDERED that a special permit be granted for a public utility use or structure, subject to the following provisions:

That the buildings as shown on the plan and any other buildings to be constructed on the front portion of this property be of masonry construction, the fronts of which be brick masonry.

John C. Baker
Zoning Commissioner
of Baltimore County

PETITION FOR RECLASSIFICATION OF ZONE AND A SPECIAL PERMIT

IN THE MATTER OF: CONSOLIDATED GAS ELECTRIC LIGHT AND POWER COMPANY OF BALTIMORE

For a Reclassification of Zone and a Special Permit To the Zoning Commissioner of Baltimore County:

Consolidated Gas Electric Light and Power Company of Baltimore hereby petitions for a reclassification of zone and 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 Assembly of Maryland of 1943 and amendments thereto, for the reclassification of zone of a certain tract of land and for a certain permit and use thereof as provided under the said Regulations as follows:

1. For a reclassification of zone of a tract of land containing 7.475 acres situated on the northernmost side of Stemmers Run Road 1955 feet more or less westerly from Morris Lane in the Fifteenth Election District of Baltimore County, which tract of land is partially zoned Light Industrial and partially zoned Residential, as will more particularly appear from Petitioner's Exhibit A attached hereto and made part hereof. Said tract of land is described as follows:

Beginning for the same on the north side of Stemmers Run Road at the distance of 1955 feet northwesterly from the north corner of Stemmers Run Road and Morris Lane, thence heading on the north side of Stemmers Run Road the two courses and distances viz: North 75 degrees 13 minutes West 321 feet and North 73 degrees 25 minutes West 125 feet more or less, thence leaving said Road and running North 17 degrees 31 minutes East 174.2 feet to the Pennsylvania Railroad right of way, thence on said Railroad South 66 degrees 22 minutes East 101.16 feet and South 75 degrees 15 minutes East 229.19 feet, thence leaving said Railroad and running the three following courses and distances viz: South 14 degrees 15 minutes West 232.58 feet, South 78 degrees 56 minutes West 280 feet and South 61 degrees 51 minutes West 185 feet to the place of beginning.

Containing 7.475 acres of land more or less.

The Petitioner requests that that portion of the above-described tract of land which is now zoned Residential be reclassified and zoned Light Industrial.

2. A special permit for the construction of a utility distribution center to be used as offices for personnel, the storage of equipment and materials by the Petitioner's Electric Division on the aforesaid tract of land.

CONSOLIDATED GAS ELECTRIC LIGHT AND POWER COMPANY OF BALTIMORE

Bartham Chamber
1707 Lexington Bldg., Baltimore, Md.

John C. Baker
1707 Lexington Bldg., Baltimore, Md.

Attorneys for Petitioner

Vice President

1707 Lexington Bldg., Baltimore, Md.

H. Gerard Mueller

Mary F. Mueller
Mary F. Mueller

Owner

ORDERED by the Zoning Commissioner of Baltimore County this 8th day of May, 1952, 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 2nd day of June, 1952, at 11:00 o'clock A.M.

Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 5-29-52
Posted for: 15th day of May, 1952, Light Industrial Use.
Petitioner: Consolidated Gas Electric Light and Power Company
Location of property: Stemmers Run Road (See Plat)
Location of signs: One true copy 1955 ft. and 1/2 page 225 ft. on the north side of Stemmers Run Road, West of Morris Lane.
Remarks: None
Posted by: *Henry B. Hummel* Date of return: 5-29-52

FILED JUN 9 - 1952

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 6th., 1952

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 6th day of June 1952, before the 6th day of June 1952, the first publication appearing on the 30th day of May.

THE JEFFERSONIAN
Thos. Seely
Manager

Cost of Advertisement, \$

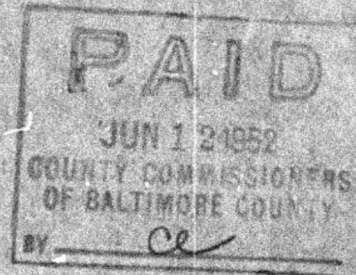
2265-PS

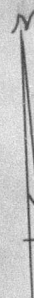
June 12, 1952

\$39.00

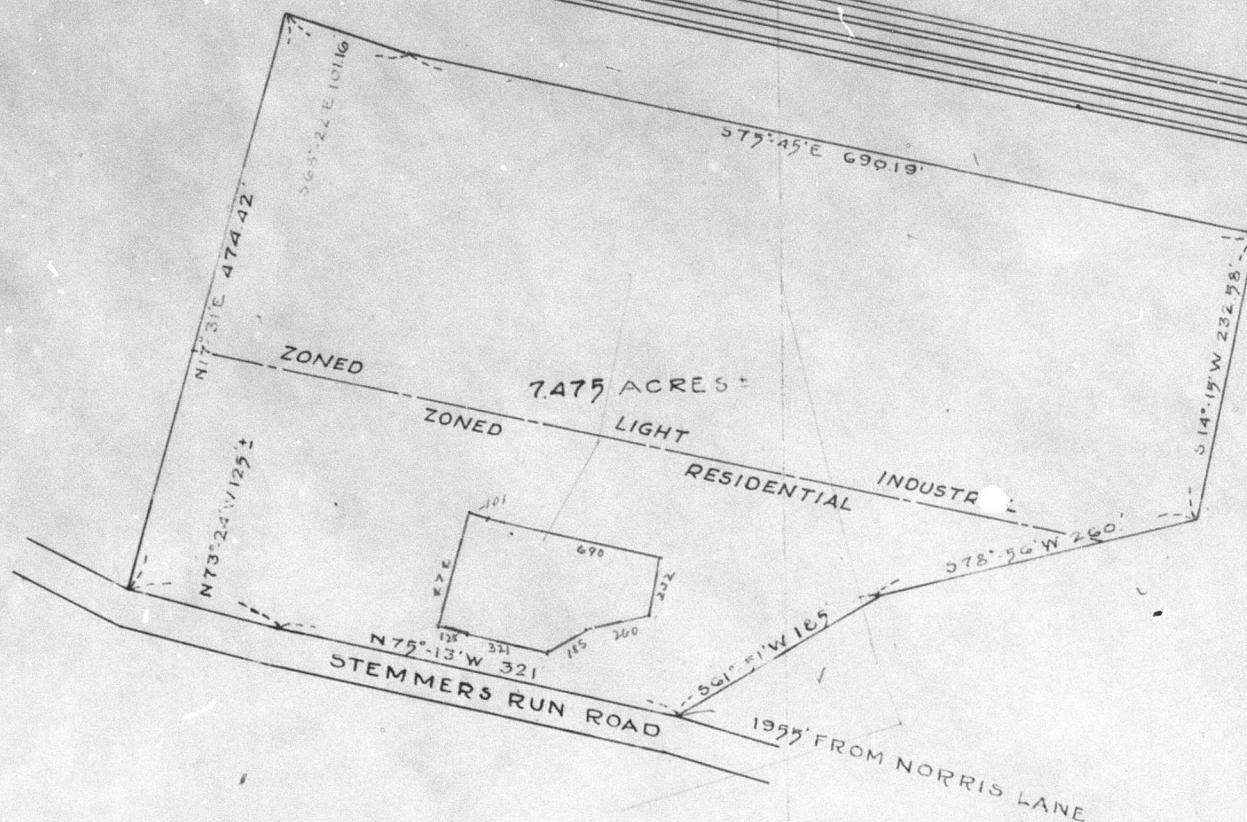
RECEIVED of Consolidated Gas Electric Light & Power Company of Baltimore County the sum of Thirty Nine (\$39.00) Dollars being cost of petition for reclassification and a special permit, advertising and posting property, Stemmers Run Road, 15th District of Baltimore County.

Zoning Commissioner





PENNSYLVANIA R.R.



PROPERTY
LOCATED IN
15TH DISTRICT BALTO. CO. MD.

Scale 1"=100' April 17, 1952.
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE. TOWSON, MD.

