

BGE

Arnold Jablon
Director, Baltimore County Department of Permits
and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Subject: Improvements to Kingsville Substation
Belair Road opposite Goettner Road

July 21, 1999

Dear Mr. Jablon,

Baltimore Gas and Electric Company owns and operates the Kingsville Outdoor Electric Substation located on Belair Rd., directly opposite Goettner Rd. Special Exception Case No. 3748-X was granted on March 5, 1956 and the station was built shortly thereafter. During the ice storm of this past winter equipment on the electric lines supplying the station sustained significant damage, causing undue stress on the transformer. Repairs were made and the transformer is now operating safely. However, our engineers have determined that the best way to ensure continued reliable electric service to the Kingsville area is to replace the aging transformer and associated equipment with a more efficient, modern design.

The original equipment was installed in 1961. The original zoning classification was R6 but the property is now zoned RC5. The parcel contains 0.682 acres, of which the station itself occupies approximately 1,400 square feet. A seven-foot high chain link fence topped with three strands of barbed wire surrounds this area. Residential properties behind the station are also zoned RC5 and are screened from the station by existing vegetation. Lassahn Funeral Home, zoned BL, abuts the property to the north. Two commercial properties, zoned BR and BM, are on the opposite side of Belair Rd.

The project consists of removing the existing transformer and replacing it with a unit of the same approximate physical dimensions. An oil retention pit will be constructed around the base of the transformer to protect against release of insulating oil to the environment in the unlikely event of a catastrophic failure. To accomplish this the fenced area must be increased from its current size of approximately 1,400 square feet, to approximately 3,500 square feet. As in all

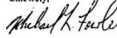
7/21/99
To: T.L. Lewis
Re: 3748-X
7/21/99

Baltimore Gas and Electric Company
P.O. Box 1475
Baltimore, Maryland 21201-1475

BGE substations, a 4" layer of stone will be placed within the fenced area. The stone acts as both an insulating gap for personnel protection and to inhibit the growth of vegetation within the station. However, all current RC5 setbacks will be maintained. Aesthetic improvements to the site will be made through additional landscape plantings and the removal of three (3) wooden poles, which currently parallel the station driveway. The poles to be removed are the three that are closest to the equipment. The neighbor located directly behind our property has been informed of the project plan and was invited to participate in the landscape design, but declined. A copy of the plan has been forwarded to him. Attached you will find a site plan accompanied by photographs of the site. Each photo is referenced to a location on the plan. Also included are a copy of the landscape plan prepared for BGE by American Land Concepts, Inc. and a copy of a fact sheet distributed to residents in the area.

Therefore, BGE respectfully requests that this project be determined to be within the spirit and intent of Special Exception No. 3748-X, granted March 5, 1956, and that we be permitted to proceed with construction in the fall of this year. If you have any questions or require additional information, please contact me at 410-787-6495. Thank you for your attention to this matter.

Sincerely,



Michael L. Fowler
Water and Natural Resources Unit.

Attachments:

- 1) Site Plan w/ Grading, Fence & Roadway (Dwg. No. 76-643-0 Rev B)
- 2) Landscape Plan (Dwg. No. 76-674-D Rev. B)
- 3) photographs - Locations A through E
- 4) fact sheet

11th Election District
July 28, 1999

The proposed transformer replacement, construction of an oil retention pit, and increase in fenced area as described in this letter is approved as being within the spirit and intent of the approved special exception (zoning case 3748-X).

cc: D. Agnes
R. Ransom


John L. Lewis
Planner II, Zoning Review

cc: zoning case 3748-X

KINGSVILLE SUBSTATION

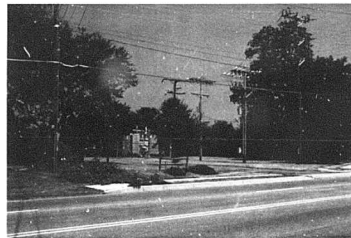
Location A - view from across Belair Road

KINGSVILLE SUBSTATION

Location B - view from across Belair Road

KINGSVILLE SUBSTATION

Location C - view from across Belair Road

KINGSVILLE SUBSTATION

Location D - view from Longfield Drive

KINGSVILLE SUBSTATION

Location E - view from intersection of Longfield Drive and Longcreek Court





KINGSVILLE RELIABILITY PROJECT:

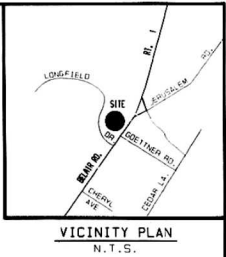
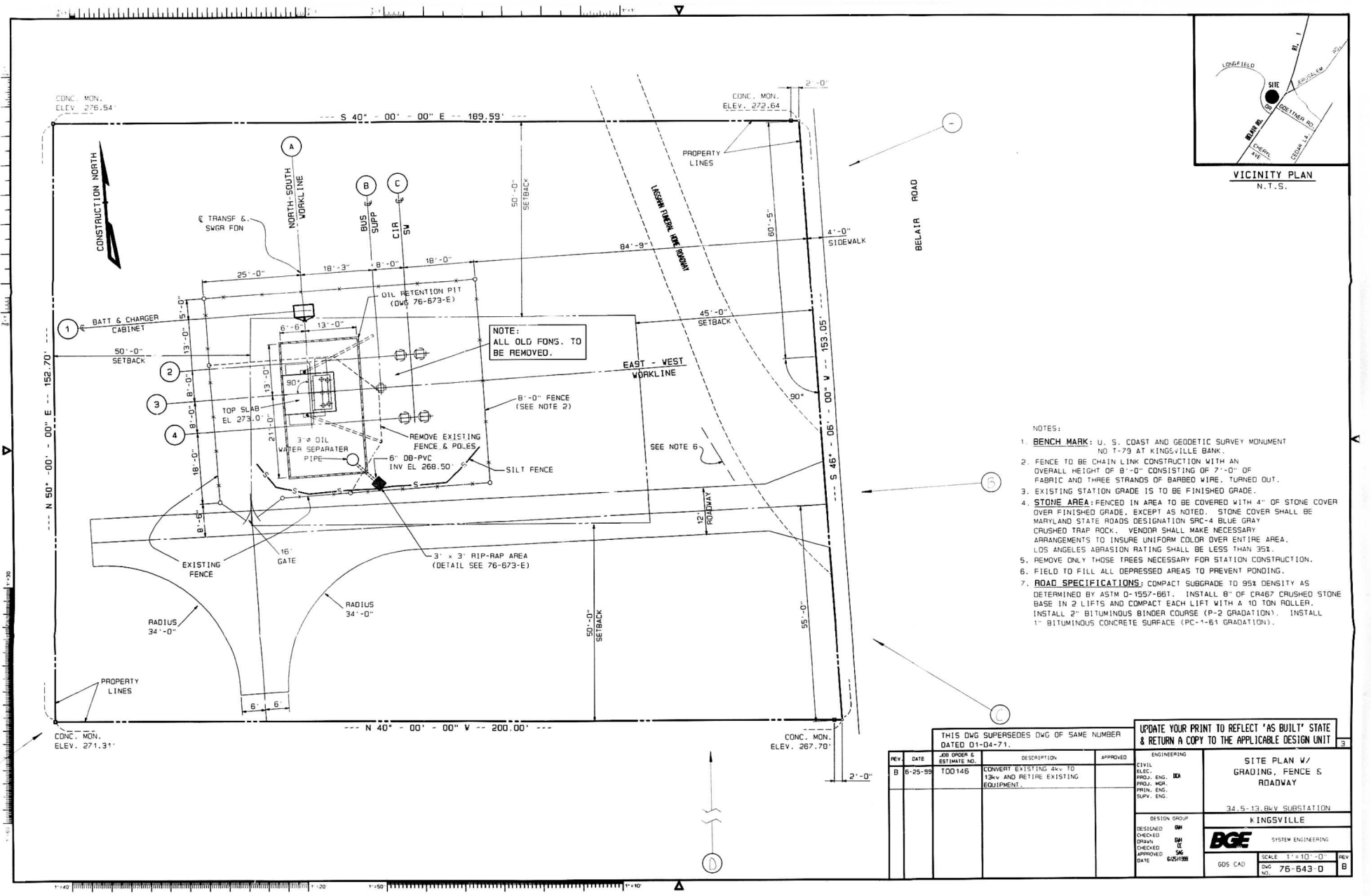
Keeping the Lights On In Your Neighborhood

Over the past few years, we have monitored the electric service in your area, and we have determined that your local electric system must be improved to ensure high quality, reliable electric service for your community in the future. Additional problems were experienced during the January 1999 Ice Storm. We will make improvements in and around the existing Kingsville Substation, located on Belair Road just North of Longfield Drive. These improvements include upgrading our equipment and wires.

Bringing Power to the People

Most electric power is generated in large plants and transmitted on high-voltage lines to lower-voltage lines that bring the power directly to customers. A substation changes electricity from higher voltages to lower voltages, through equipment like transformers and switches that "step down" the power so that it can be used in homes, schools, offices, or businesses.

The existing equipment at Kingsville Substation was purchased in 1961. This equipment has reached the end of its useful life and must be replaced to maintain reliable service. Arrangements will be made so customers will not experience service interruptions. The existing fence line will be expanded, but several utility poles will be removed and the overall aesthetics of the site will be improved.



- NOTES:
1. BENCH MARK: U. S. COAST AND GEODETIC SURVEY MONUMENT NO. T-79 AT KINGSVILLE BANK.
 2. FENCE TO BE CHAIN LINK CONSTRUCTION WITH AN OVERALL HEIGHT OF 8'-0" CONSISTING OF 7'-0" OF FABRIC AND THREE STRANDS OF BARBED WIRE, TURNED OUT.
 3. EXISTING STATION GRADE IS TO BE FINISHED GRADE.
 4. STONE AREA: FENCED IN AREA TO BE COVERED WITH 4" OF STONE COVER OVER FINISHED GRADE, EXCEPT AS NOTED. STONE COVER SHALL BE MARYLAND STATE ROADS DESIGNATION SRC-4 BLUE GRAY CRUSHED TRAP ROCK. VENDOR SHALL MAKE NECESSARY ARRANGEMENTS TO INSURE UNIFORM COLOR OVER ENTIRE AREA. LOS ANGELES ABRASION RATING SHALL BE LESS THAN 35%.
 5. REMOVE ONLY THOSE TREES NECESSARY FOR STATION CONSTRUCTION.
 6. FIELD TO FILL ALL DEPRESSED AREAS TO PREVENT PONDING.
 7. ROAD SPECIFICATIONS: COMPACT SUBGRADE TO 95% DENSITY AS DETERMINED BY ASTM D-1557-86T. INSTALL 8" OF CR467 CRUSHED STONE BASE IN 2 LIFTS AND COMPACT EACH LIFT WITH A 10 TON ROLLER. INSTALL 2" BITUMINOUS BINDER COURSE (P-2 GRADATION). INSTALL 1" BITUMINOUS CONCRETE SURFACE (PC-1-61 GRADATION).

THIS DWG SUPERSEDES DWG OF SAME NUMBER DATED 01-04-71.				UPDATE YOUR PRINT TO REFLECT 'AS BUILT' STATE & RETURN A COPY TO THE APPLICABLE DESIGN UNIT	
REV.	DATE	JOB ORDER & ESTIMATE NO.	DESCRIPTION	APPROVED	ENGINEERING
B	6-25-99	T00146	CONVERT EXISTING 4KV TO 13KV AND RETIRE EXISTING EQUIPMENT.		CIVIL ELEC. PROJ. ENG. DR. PRIN. ENG. SUPV. ENG.
					DESIGN GROUP
					OW
					GH
					6/25/99
					6/25/99
SITE PLAN W/ GRADING, FENCE & ROADWAY				34.5-13 BLV SUBSTATION KINGSVILLE	
				BGE SYSTEM ENGINEERING	
				SCALE 1"=10'-0" REV	
				GDS CAD DWG NO. 76-643-D B	

**PETITION FOR SPECIAL EXCEPTION
UNDER THE ZONING REGULATIONS AND
RESTRICTIONS OF BALTIMORE COUNTY**

IN THE MATTER OF
BALTIMORE GAS AND ELECTRIC COMPANY

BEFORE THE
ZONING COMMISSIONERS
OF BALTIMORE COUNTY

For a Special Exception Under the Zoning Regulations
and Restrictions of Baltimore County

To the Zoning Commissioners of Baltimore County:

Baltimore Gas and Electric Company hereby petitions for a
Special Exception under the Zoning Regulations and Restrictions of Baltimore
County, passed by the County Commissioners of Baltimore County, agreeable
to Chapter 577 of the Acts of the General Assembly of Maryland of 1913,
and amendments thereto, for a certain use and exception as provided under
said Regulations as follows:

A Special Exception for the construction of an electrical trans-
former substation on a parcel of land situated on the northwest side of
Belair Road, 1587 feet, more or less, southeasterly from Sunshine Avenue in
the Eleventh Election District of Baltimore County, Maryland.

The location and the description of the land to be used for said
electrical transformer substation is shown outlined in red on the plat
attached hereto marked Petitioner's Exhibit "A" and made a part hereof.
Said parcel of land is described as follows:

BEGINNING for the same at a point on the northwest
side of Belair Road 1587 feet, more or less, southeasterly
from Sunshine Avenue, said point of beginning being
also 19 feet, more or less, northeasterly from electric
pole No. 123944; thence south 10 degrees 06 minutes west
along the northwest side of Belair Road 153.05 feet;
thence north 10 degrees 00 minutes west 200 feet; thence
northeasterly for a distance of 153 feet, more or less;
thence south 10 degrees 00 minutes east 190 feet, more
or less, to the place of beginning.

Burgett S. Gies
Burgett S. Gies

JAN

3748-X

RECEIVED
MAR 10 1956
BALTIMORE COUNTY
ZONING COMMISSIONERS
OFFICE

3748-X

SURE BOND

John R. ...
24 W. Pennsylvania Avenue
Towson - 4, Maryland

Burgett S. Gies
1707 Madison Building
Baltimore - 1, Maryland
Attorneys for Petitioner

BALTIMORE GAS AND ELECTRIC COMPANY
By *William M. Gies*
Vice-President
CONTRACT PURCHASER

William M. Gies (SAL)
William M. Gies

ORDERED BY the Zoning Commissioner of Baltimore
County this 30th day of January, 1956
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 had in the office of the Zoning
Commissioner of Baltimore County, Maryland, on the 5th
day of March, 1956, at 1 o'clock
P. M.

Zoning Commissioner
of Baltimore County

Upon hearing on petition for a special exception to
use the property described therein for the construction of an
electrical transformer substation, there being a need for addi-
tional service in this area and the prime factor for granting the
special exception which will not be detrimental to the health,
safety, morals and the general welfare of the community.

It is, therefore, this 27th day of March, 1956,
ORDERED by the Zoning Commissioner of Baltimore County
that the aforesaid petition for a special exception, be and the
same is hereby granted.

Paula L. ...
Zoning Commissioner
of Baltimore County

February 20, 1956

\$15.00

RECEIVED of Baltimore Gas and Electric Company, for
petitioner William M. Gies, the sum of thirty-five (\$35.00)
dollars, being cost of petition, advertising and posting
property, on the Northwest side of Belair Road 1587 feet,
more or less, southeasterly from Sunshine Avenue, 11th
District of Baltimore County.

Zoning Commissioner
of Baltimore County

HEARING:

Monday, March 5, 1956
at 1:00 P. M.

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland
Room 104

RECEIVED
FEB 20 1956
COMPTROLLER'S OFFICE
WMW

**CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland**

District: *11* Date of Posting: *2-23-56*
Posted for: *Baltimore Gas and Electric Company, Substation*
Petitioner: *Burgett S. Gies*
Location of property: *for the same 24 W. Pennsylvania Avenue, 11th Dist.*
Location of sign: *at the intersection of Belair Road and 11th Dist.*
Remarks: *See last document*
Posted by: *George H. ...* Date of return: *2-23-56*

#3748

CERTIFICATE OF PUBLICATION

TOWSON, MD., FEBRUARY 24, 1956

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~~
XX 2 times ~~successive weeks~~ before the 5th
day of March, 1956 the first publication
appearing on the 17th day of February
1956.

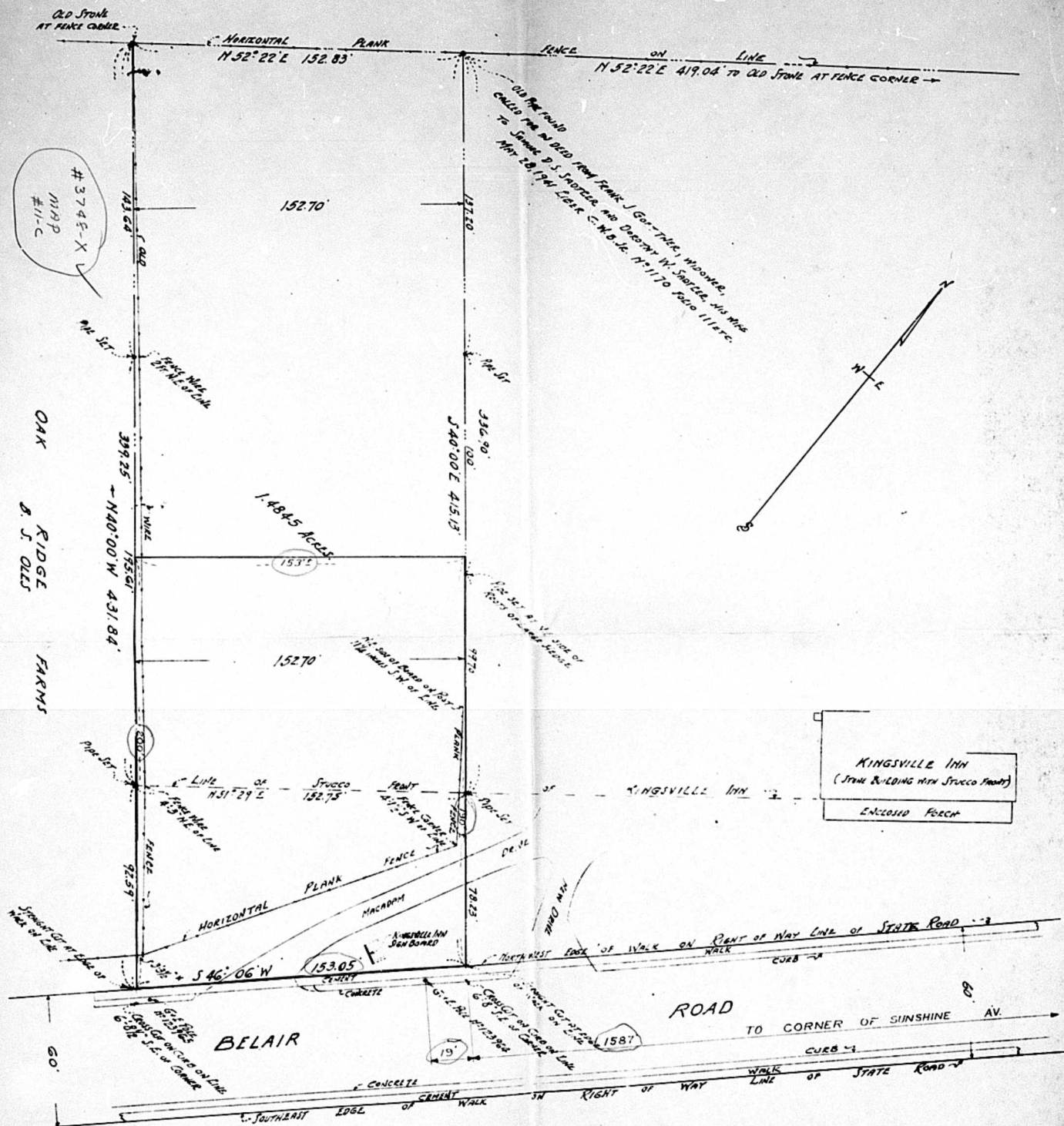
THE JEFFERSONIAN

Cost of Advertisement, \$

NOTAL DEPARTMENT OF
PETITION FOR SPECIAL EX-
CEPTION UNDER THE ZONING
REGULATIONS AND RESTRICTIONS
OF BALTIMORE COUNTY
The purpose of this notice is to
advise the public that a petition
has been filed for a special excep-
tion under the zoning regulations
and restrictions of Baltimore
County. The petition is for a
special exception to use the prop-
erty described herein for the con-
struction of an electrical trans-
former substation. The property
is located on the Northwest side
of Belair Road, 1587 feet, more
or less, southeasterly from Sun-
shine Avenue, 11th District of
Baltimore County. The petition
was filed on January 30, 1956.
A public hearing on the petition
will be held in the office of the
Zoning Commissioner of Baltimore
County, Maryland, on the 5th day
of March, 1956, at 1 o'clock
P. M. The Zoning Commissioner
of Baltimore County is the
authority on this matter.

FEB 27 1956
3748

OAK RIDGE FARMS B. S. OLES



NOTE—

THE BEARINGS OF THIS SURVEY ARE REFERRED TO THE MERIDIAN OF STATE ROADS COMMISSION SURVEY PLAT N° 962 CONTRACT B-274-1-28 DATED JULY 8, 1933 AS INDICATED BY STATE ROADS COMMISSION SURVEY POINTS AS LOCATED JAN 4-8, 1934 PRIOR TO CONSTRUCTION. BELAIR ROAD LINE ON PLAT IS $N 46^{\circ} 09' E$. EDGE OF WALK AT THIS LOT IS $N 46^{\circ} 06' E$.

PLAT OF SURVEY OF PROPERTY AT KINGSVILLE

11th ELECTION DISTRICT-BALTIMORE COUNTY- MD.

SCALE - 30 FEET TO ONE INCH

S. J. Workman & Co.

Surveyors & Civil Engrs.

Cal'd July 1, 1955

By Howard C. Sullivan Reg. N° 758.

Petitioner's Exhibit "A"

