

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

IN THE MATTER OF :
BALTIMORE GAS AND ELECTRIC COMPANY ;

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

To the Zoning Commissioner 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 877 of the Acts of the General Assembly of Maryland of 1953, and
amendments thereto, for a certain use and exception as provided under said
Regulations as follows:

A Special Exception for the construction of a transformer station
on a lot of ground situate on the southeast side of the Maryland and
Pennsylvania Railroad at a distance of approximately 70 feet northeast
of the center of the road leading from the York Road to the Sheppard and
Anson Pratt Hospital in the Ninth Election District of Baltimore County,
Maryland, as shown on the plat attached hereto and marked Petitioner's
Exhibit "A" and made a part hereof.

The location and description of the land to be used for said
transformer station is as follows:

Beginning for the same at a point in the center of
the Maryland and Pennsylvania Railroad at the distance
of 70 feet measured northeasterly along the center of
said railroad from its intersection with the center of
the entrance road leading from the York Road to the
Sheppard and Anson Pratt Hospital and running thence
and ending in the center of said railroad North 10 degrees
57 minutes 20 seconds East 83.61 feet, thence leaving said
railroad and running the three following courses and dis-
tances viz.: South 65 degrees 56 minutes 10 seconds East
265.22 feet, South 76 degrees 03 minutes 20 seconds East
125.04 feet and North 65 degrees 56 minutes 10 seconds
West 107.13 feet to the place of beginning.

Containing 0.115 of an acre of land more or less.

OFFICE OF PLANNING

Inter-Office Correspondence

From : GEORGE H. LEWIS, May 16, 1957

To : Mr. William H. Adams

Subject : Zoning Petition #1134-X - Special

Exception for Electrical Transformer.
Beginning on center-line of Maryland
and Pennsylvania Railroad, 70 feet
north of its intersection with en-
trance to Anson Pratt Hospital.
1.15 acres. - 9th District -
Hearings: May 20, 1957 (10:00 a. m.)

This Office is aware that the function of Gas and Electric Company
"Electrical Transformers" limits their location to within areas of fairly
small radius. The proposal therefore appears reasonable to us, providing
the installation and the use of the land are designed with due consideration
for neighboring properties. On this site, general appearance, including
the height of the installation, and the proportion of the land devoted
to the installation itself as against the area taken up by setbacks and
approach, will be of critical importance - and of particular concern to
the Sheppard Pratt Hospital.

If the Commissioner sees fit to grant the proposal, we would be glad
to meet with representatives of the Gas and Electric Company and the
Sheppard Pratt Hospital, to work out a design for development of the site,
which will be satisfactory to all concerned.

GHS
Inc

Being a part of the land which by a deed dated
October 27, 1955, and recorded among the Land Records of
Baltimore County in Liber D.L.S. No. 2307, folio 12, was
conveyed by Howard G. Plour, widower, to the Greater Towson
Development Corporation.

BALTIMORE GAS AND ELECTRIC COMPANY

John H. Plour
By *John H. Plour*
John H. Plour, President
Towson - 1, Maryland

Benjamin B. B. B.
1109 Lexington Building
Baltimore - 1, Maryland

ATTORNEYS FOR PETITIONER

GREATER TOWSON DEVELOPMENT CORPORATION

By *Charles A. Mullan*
Charles A. Mullan
President
OWNER

**Department of Public Works
BUREAU OF LAND DEVELOPMENT
Inter-Office Correspondence**

From : GEORGE H. LEWIS, May 16, 1957

To : Mr. William H. Adams

Subject : Zoning Petition #1134-X -
Special Exception
Transformer Station
Md. Penn. R.R. off York Road
District 9

REPORT
ZONING COMMISSIONER
OF BALTIMORE COUNTY
No. 4134-X

There is no objection to the Special Exception;
however, plans for substation should be approved by the
Office of Planning prior to construction.

George H. Lewis
GEORGE H. LEWIS
Chief - Permit Section

RE:LE

CC: Mr. Stirling (Planning)

RE: PETITION FOR SPECIAL
EXCEPTION for Construction
of Transformer Station - D.S.
Side of Md. & Pa. Railroad,
70' N.E. York Road, 9th Dist.
Baltimore Gas & Electric
Company, Petitioner

Pursuant to advertisement, posting of property and
public hearing on the above petition to use the property described
therein for a transformer station, after hearing the testimony and
upon inspection of the subject property, it is the opinion of the
Zoning Commissioner that the granting of the special exception
will not be detrimental to the health, safety and the general
welfare of the community.

It is this 17th day of June, 1957, by the Zoning
Commissioner of Baltimore County ORDERED that the aforesaid petition
for a special exception for the construction of a transformer station,
be and the same is hereby granted upon condition that said site
shall be landscaped and maintained in accordance with the plat plan
filed with the Zoning Department of Baltimore County by the Balti-
more Gas & Electric Company entitled "Electric Division, Preliminary
Study for Sub-Station" and dated May 22, 1957 and May 28, 1957,
which plat is made a part of this Order. (Plat marked accordingly).

Charles A. Mullan
Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 10 1957

THIS IS TO CERTIFY. That the annexed advertisement
was published in THE UNION NEWS, a weekly newspaper
printed and published in Towson, Baltimore County, Md. once
in each of ... 559 ... successive weeks before the ... 2031
day of ... MAY ... 1957, the first publication
appearing on the ... 3rd ... day of May ...
1957.

The UNION NEWS

William H. Adams
Manager

ANNEXED DEPARTMENT OF PUBLIC
WORKS, BALTIMORE COUNTY, MD.
THE RECORDING
The following petition filed with the
Zoning Department of Baltimore County
for a Special Exception to use the
property described in the petition
for a transformer station, the Zoning
Commissioner of Baltimore County
has ordered that the same be published
in a newspaper published in Baltimore
County, Maryland, once in each of
... 559 ... successive weeks before
the first publication appearing on
the ... 3rd ... day of May ...
1957.

May 31, 1957

\$10.00

RECEIVED of Baltimore Gas and Electric Company, petitioner,
the sum of Forty (\$40.00) dollars, being cost of petition, advertising
and posting property situate Southeast side of Maryland and Pennsylvania
Railroad, approximately 70 feet Northeast of the private road leading
from York Road to Sheppard and Anson Pratt Hospital, Ninth District
of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

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

District : 9th Date of Posting : 5-7-57

Posted for : Special Exception for Transformer Station

Petitioner : Baltimore Gas & Electric Co.

Location of property : S.E. of Maryland & Pennsylvania R.R. approx. 70 ft.

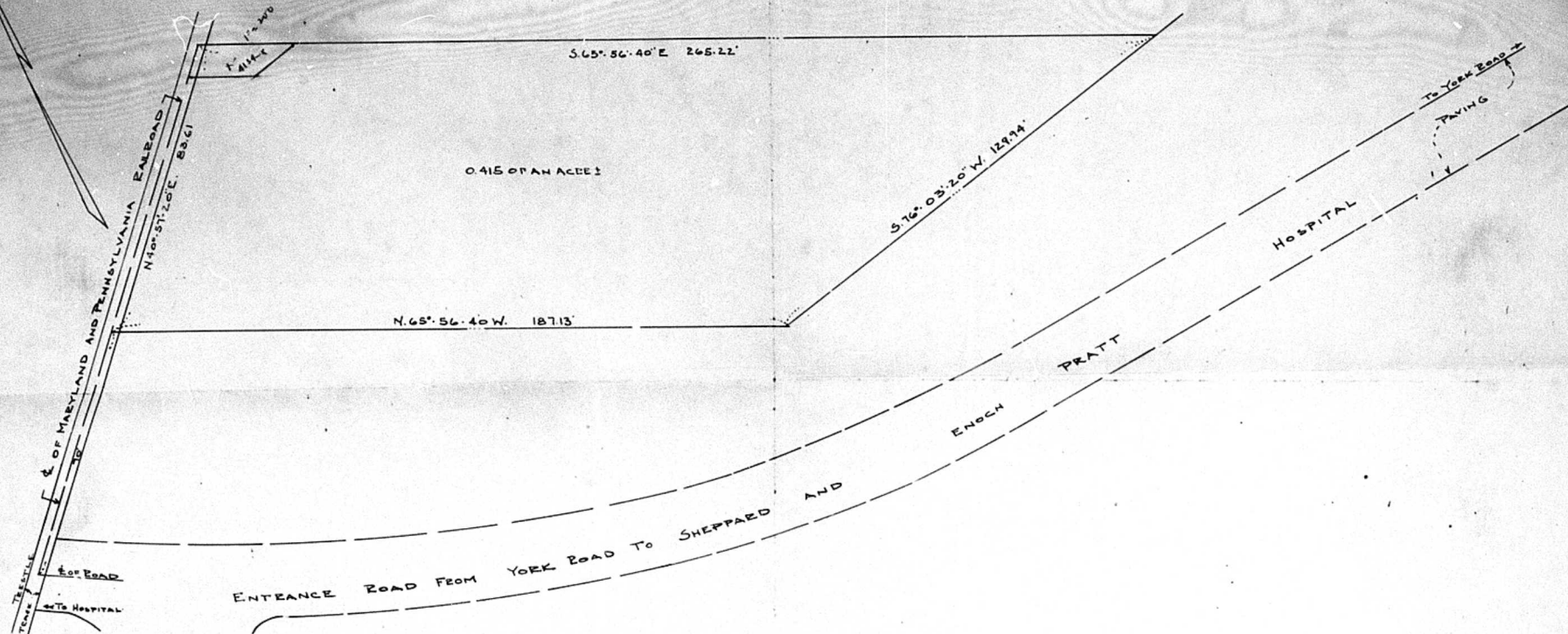
N.E. of York Road, 9th Dist.

Location of Signs : Same as above, Md. & Pa. R.R. off York Road

Remarks : See Petition

Posted by : George H. Lewis

Date of return : 5-8-57



4134-X
NEW MAP
#9 DIST.

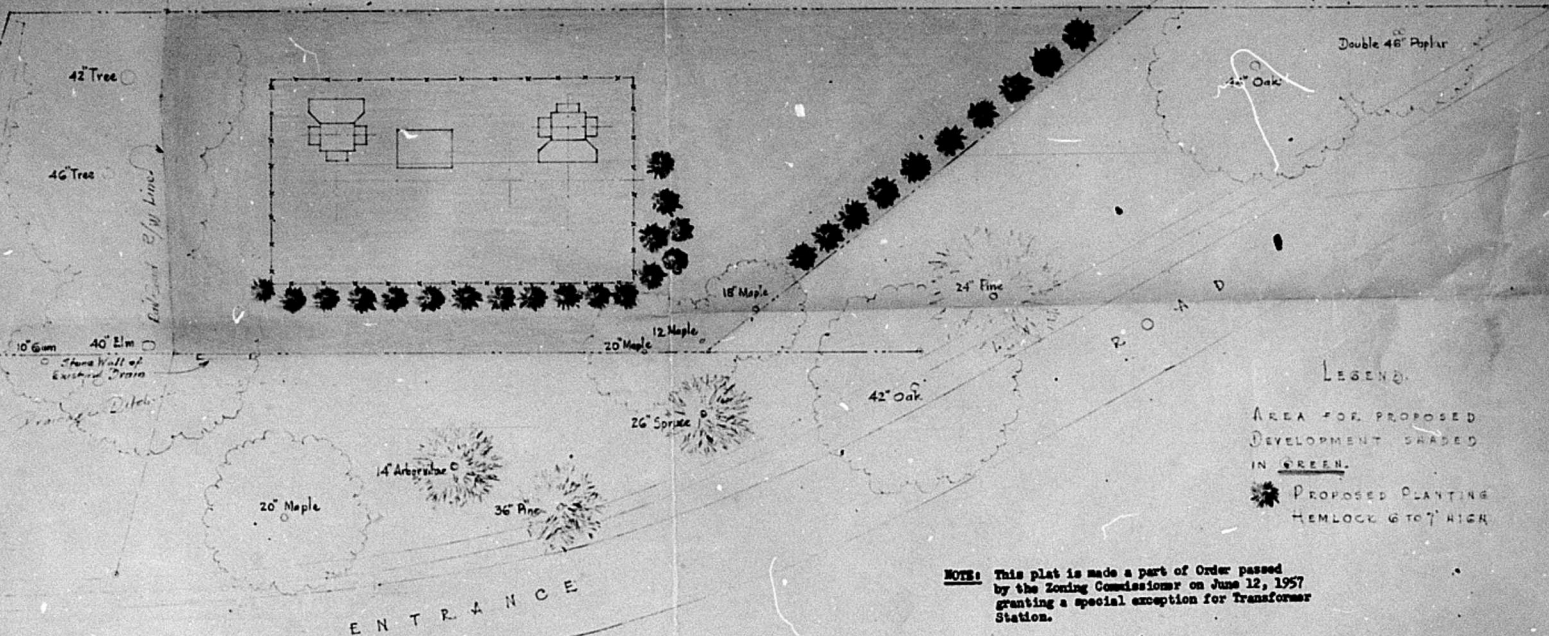
ZONING PLAT
PROPERTY LOCATED
IN
9TH DISTRICT BALTO. CO. MD

Petitioner's Exhibit "A"

SCALE = 1" = 20'
APRIL 24, 1957
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE TOWSON MD



GREATER TOWNSON DEVELOPMENT CORPORATION



P R I V A T E

ENTRANCE

NOTE: This plat is made a part of Order passed by the Zoning Commissioner on June 12, 1957 granting a special exception for Transformer Station.

William N. Calver
Zoning Commissioner
of Baltimore County

ELECTRIC DIVISION
PRELIMINARY STUDY
for
PROPOSED SUB-STA.

GREATER TOWSON

11

5-22-67
5-29-67

1 INCH = 20 FEET

5 K E T C

Pot 4133X