## PETTION FOR ZONING ARIANCE FROM AREA AND HEIGHT REGULATIONS

Company
b-orders, Baltimore, Gas, and, Electric, Jegal owner, of the property situate in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof. hereby polition for a Variance from Section 206.3 to permit a sideyard setback of 3 feet 5-5/8 inches along the westernmost property line and 42 feet 5-5/8 inches from the senterline of Front Street instead of the required 30 (cet and 55 feet respectively of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) The setback requirements restrict the installation of additional

familities movied to supply the increasing demand for electricity in the

See attached description

Property is to be posted and advertised as prescribed by Zoning Begulations.

1, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this tition, and further agree to and are '- be bound by the roning regulations and restrictions of innore County adopted pursuant to the Zoning Law For Baltimore County.

	BY ROMAN LECTRIC COMPANY BY ROMAN L. Martingu
Contract purchaser	vice President Legal Owner
Address and Stank	Address Cach Jana
James H. Gook 22 W. Pennsylvania Avenue Touson, Maryland - 823-4111	
W. Or offert December	Protestant's Attorney
Add.ess W. Sobert Buchanan. 1707 Gas and Electric failiding Baltimore, Maryland - 21201 - 539-800 ORDERED By The Zoning Commissioner of B.	00 allimore Counts this 26th da
ORDERED Dy The Louing Conduction of the	

of .0550bg ... 196. 5.. that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out Baltimore County that property be posted, and that the public hearing be nad before the Zoning Commissioner of Baltimore County in Room 106, County Office Building E. Towson, Baltimore

County on the 29th day of Navember 196 5 at 10230'clock

Zoning Commissioner C. Bultimore County.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenu Towson, Maryland 21204

Your petition has been received and accepted for filing this . 1965.

JOHN G. BOSE Commissioner

Petitioner Galto, Gas & Elen. Co.

Petitioner's Attorney James H. Goth Reviewed by Cheirman

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

Na.33550 DATE 11/30/65

5200

NUNT NO. 01-622	SEZ. 00
DETACH UPPER SECTION AND RETURN WITH YOUR REMATANCE	COST
Marie Company of the State of	9.50
territolog and posting of property for Salta, Sas & Eles, Co.	
M6-131-A	
Frida de Sonn Comp. Ust. — Cafe	and Floring

10-12 5 3 3 4 33550 tip-

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts \_\_practical\_difficulty\_ from Section 208,3 to permit a sideyard setback of 9' 5 5/8" along the westermost a Variance property line and 12' 5 5/8" from the conterline of should be granted. From Street limited of the required 30' and 35' respectively. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29 day of \_\_November.\_\_\_\_, 196 \_5., that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit a indepart settack of 91 5 5/8\* along the westernmost property line and 121 5 5/8\* from the centerline of Pront Street instead of the required 301 and 55 asspectively, subject to approval of the site plan by the Bursus of "Ablic Services and Office of Planning and Coming."

Deputy Zoning Commissioner of Baltimore Coglay Planning and Coming. Pursuani to the advertisement, posting of property and public hearing on the above petition the above Variance should NOT BE GRANTED PT IS ORDERED by the Zoning Commissioner of Bultimore County, this ...... 196.... that the above Variance be and the same is hereby DENIED.

BALCMORE COUNTY, MANYLAND
OFFICE OF FINANCE Division of Collection and Receipt COURT HOUSE TOWSON, MARYLAND 21204

IMPORTANT: MAKE CHECKS AWABLE TO BALTIMORE COUNTY, MARYLAND IMPORTANTI MAKE CHECKS PRIVABLE TO BALLIMONE COUNTY, MARYLANU MAIL TO DIVISION OF COLLECTION & RECEIPTS, COUNT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

M6\_111\_

PETITION FOR A VARIANCE

Maryland
The Zonica Commissioner of Baltimere County, by sethertly of the
Zonica Act and Regulations of Baltimere County, will, bald a public
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Sth DISTRICT ONING: Petition for Vari-

No.33496

2500

Zoning Commissioner of Baltimore Count

BILLED Zoning Dont, of 36

11-465 4324 + 53496 TIP-

CERTIFICATE OF PUBLICATION

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 of 1 ..... successive weeks before the 2211 appearing on the 120k day of Streeter

Cost of Advertisement \$

TOWSON MD 19.45

THE JEFFERSONIAN, I feal Striff yard.
LOCATIOX, Southeast corner
of Radgley Road and Front Avenue, DATE & TIME: MONDAY, NOVEMIER 29, 1965 at 10:30

PETITION FOR A VARIANCE

ONT: A TIME MONDAY.

ONVANIERE J. 1965 at 10:20

PUBLIC HEARING: Room

OF County Office Paladine,

Towney, Maryland

Tow

the center line of the attract line of the attract line of the lin

Lutherville Zoning Description to be Used in Special Permit

Esginning for the same at a concrete monument now set at the intersection of the south side of Ridgely Road and the east side of Front Avenus (not open) at a distance of 66,05° feet from the Eastern limits of the Pennsylvania Railroad right-of-may, 65 feet wide; thence binding along the south side of Ridgely Road North 65°-71.00° East 100.00 feet to a concrete monument now set; thence leaving the south side of Ridgely Road running for lines of division the following courses and distances:

ing for lines of division the following courses sumSuch 100-13-100\*

Buth 100-13-100\*

Buth 100-100 feet to a concrete monument now set;

Name 100-00 feet to a concrete monument now set

where 100-00 feet to a concrete monument now set
on the cast side of Front Avenue & Gest wide
as now laid out on Sides Flat of furthervilla;
thomes binding on the seast side of Front Avenue
(North 100-13-100\*

Next 100-00 feet to a concrete monument set at
the place of beginning.

The metes and bounds description, above, was taken in part from a description prepared by Dollenberg Brothers, Registered Professional Engineers and Lund Gurweyers, dated July 7, 1953, at the time the land was purchased.

D. M. Shaffer September 2h, 1965

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

JOHN G. ROSE

James H. Cook, Require 22 W. Pennsylvania Avenue Tourney, Haryland 21204

NE: Side Yard Variance for Baltimore Gas and Electric Company, located SE/Cor of Hidgley Road and Front Sth District (Item 3, October 26, 1965)

Dear Str.

The Zoning Advisory Committee has reviewed the subject potition and has : ) comment to offer with regard to the proposed development niam.

coveragement plants.

As the shore community are not intended to indicate the appropriateness of the soning action requested, but to sensue that all parties are node saves of plans or problems that say have a bearing on this case. The Director and/or the Daputy Director of the Office of Planning and Zoning will substit recommendations and appropriateness of the requested soning 10 days before the Zoning Community of the Properties of the requested soning 10 days before the

Very truly yours

JAMES E. OTER, Crief
Potitio and Permit Processing

.Didevit

BALTIMORE COUNTY, MARYLAND

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. Hovemon 11 , 19 65 .

THIS IS TO CERTIFY That the appeared advertisement was published in THE TIMES of weakly newspot or printed and published in Bastimore County, Md., once in each of

19 the first publication appearing on the 11th day of leverneer

THE TIMES. - Mind

Cost of Edvartisement 5 4.00

INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose, Zoning Commissioner Date November 15, 1965

PROM George E. Gavrelis, Director SUBJECT. 466-131-A. Variance to permit a side yard setback of 9 feet 5 3/8 inches along the westermost property line and 42 feet 5 5/8 inches from the center line of Front Street instead of the required 30 feet and 55 feet respectively. Southeast corner of Ridgley Road and Front Avenue. Being the property of Baltimore Gas and Electric Company.

HEARING: Monday, November 29, 1965 (10:30 A.M.)

The planning staff of the Office of Planning and Zaning has reviewed the subject potition and offers the following comments:

For more intensive public utility uses, the Zoning Regulations require that structures, "To the extent practical, shall have on exterior appearance harmonious with the general character of the neigh-barhood, including architectural treatment, landscaping, screen planting and/or fencing." Although it may not be possible to control the appearance of the subject use to the extent indicated for the more intensive uses, it would seem appropriate a feath to require adequate screening of the substation as a condition of any grund of a variance. Present screening of the transformers and wires—particularly on the south side of the property — Is intedepente.

16-131-A

CERTIFICATE OF POSTING TONING DEPARTMENT OF BALTIMORE COUNTY

c di	Date of Posting / 101 1 3 1965
District	Date of Posting/1982-1-29-1-19-3-
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