

VICINITY PLAN  
SCALE 1"=2 MILES

# **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Company,  
Baltimore Gas and Electric Company, of the property situated in Baltimore County and which is described in the description and plat attached hereto as: made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified pursuant to the zoning laws of Baltimore County, Maryland, from the present zoning of R-1 to R-2 and (2) that a special exception be granted for the use of the property as a gas and electric substation.

for a variance from Section 238.1 of the Zoning Regulations of Baltimore County to permit a front yard setback of 9' for a sanitary toilet building as shown on the plat attached hereto, instead of the required 25 feet;

for a variance from Section 238.2, to permit a rear yard setback of 9' for a metal control house instead of the required 30 feet and for a variance from Section 238.2 to permit side yards for two buildings totaling approximately 28' instead of the required 60'.

See attached description

and (3) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a wireless transmitting and receiving antenna (tower) over 50' in height with an antenna of 121'.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

**BALTIMORE GAS AND ELECTRIC COMPANY**  
By: *[Signature]* President  
Address: Gas & Electric Building  
Baltimore, Maryland - 21203  
John E. Colburn, Esq., Attorney  
Address: 222 N. Pennsylvania Avenue  
Baltimore, Maryland - 21203  
Frounstein's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of March, 1971, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of March, 1971, at 10:30 o'clock.

*[Signature]*  
Zoning Commissioner of Baltimore County.

(over)

**DOLLENBERG BROTHERS**  
Regional Professional Engineers & Land Surveyors  
705 WASHINGTON AVENUE AT YORK ROAD  
TOWSON 4, MD.

January 5, 1971  
Description to accompany Zoning Petition on property of Baltimore Gas and Electric Company

All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same on the south side of the Joppa Road as recently widened at a point distant 175 feet more or less easterly from the intersection of the prolongation of the south side of the Joppa Road in a westerly direction with the prolongation of the east side of Loch Raven Boulevard in a northerly direction and running thence and binding on the south side of the Joppa Road, North 74 degrees 53 minutes 30 seconds East 60 feet, thence leaving said road and running the three following courses and distances viz: South 28 degrees 02 minutes East 110.94 feet, North 75 degrees 01 minutes East 150.11 feet and South 16 degrees 25 minutes East 206.11 feet to the north side of a 15 Foot Alley, thence binding on the north side of said alley, South 67 degrees 39 minutes West 168.05 feet and thence leaving said alley and running North 28 degrees 02 minutes West 536.75 feet to the place of beginning.

Containing 1.113 Acres of land more or less.

Being the property of the Baltimore Gas and Electric Company as shown on the plat plan filed with the Zoning Department.



**William E. Colburn, Esq.**  
Gas and Electric Building  
Baltimore, Md. 21203

**BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING**  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

day of January, 1971.

*[Signature]*  
Edward D. Hardisty  
Zoning Commissioner

Petitioner's Attorney: *[Signature]*  
Reviewed by: *[Signature]*  
Chairman of the Advisory Committee

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

District: 9th  
Date of Posting: 2-25-71  
Posted for: Hearing Monday March 15, 1971 10:30 A.M.  
Petitioner: Baltimore Gas & Electric Co.  
Location of property: S/S of Joppa Road 175' East of Loch Raven Blvd.  
Location of Signs: 2 Signs, Roadside, State Road, to S.S. Co. Lot.  
Remarks:  
Posted by: *[Signature]* Date of return: 3-4-71

## **CERTIFICATE OF PUBLICATION**

TOWSON MD. February 25, 1971.  
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 one time, more or less, before the 15th day of March, 1971. The first publication appearing on the 25th day of February 1971.

THE JEFFERSONIAN,

Manager.

Cost of advertisement, \$

*Balto Gas & Electric*

| FUNCTION                                        | Well Map |    | Original       | Duplicate |         | Tracing                          |     | 200 Sheet |    |
|-------------------------------------------------|----------|----|----------------|-----------|---------|----------------------------------|-----|-----------|----|
|                                                 | date     | by |                | date      | by      | date                             | by  | date      | by |
| Descriptions checked and outline plotted on map |          |    | 1/14/71        | AK        | 1/17/71 | AK                               |     |           |    |
| Petition number added to outline                |          |    |                |           |         |                                  |     |           |    |
| Denied                                          |          |    |                |           |         |                                  |     |           |    |
| Granted by ZC, BA, CC, CA                       |          |    |                |           |         |                                  |     |           |    |
| Reviewed by: <i>[Signature]</i>                 |          |    | Revised Plans: |           |         | Change in outline or description | Yes |           |    |
| Previous case: 1793-S                           |          |    | Map # 9-3C     |           |         | NE-10-C                          |     |           |    |

**PETITION FOR SPECIAL EXCEPTION**  
FOR A VARIANCE FROM THE ZONING REGULATIONS OF BALTIMORE COUNTY TO PERMIT A FRONT YARD SETBACK OF 9 FEET FOR A SANITARY TOILET BUILDING AS SHOWN ON THE PLAT ATTACHED HERETO, INSTEAD OF THE REQUIRED 25 FEET.

## **BALTIMORE COUNTY ZONING ADVISORY COMMITTEE**

February 9, 1971

CONVEYANCE OF PLANS  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

OLIVER L. MYERS  
Chairman

MEMBERS:

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROAD COMMISSION

BUREAU OF HIGHWAY ENGINEERING

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF REGULATIONS

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

**William E. Colburn, Esq.**  
Gas and Electric Building  
Baltimore, Maryland 21203

RE: Type of Hearing: Special Exception  
Location: S/S Joppa Rd., 140' E. of Loch Raven Blvd.  
Petitioner: Baltimore Gas & Electric  
Committee Meeting of January 26, 1971  
9th District  
Item 108

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

Subject property is presently improved with existing substation with access provided from Joppa Road and a small access from the alley to the south of the property. The surrounding properties are all commercial in character. In character, with the exception of the south side, which is improved with group homes. Joppa Road in this location is undergoing extensive realignment and widening.

### **BUREAU OF ENGINEERING:**

The alleyway adjacent to the site is for residential use only. Therefore, the petitioner shall provide means to prevent ingress or egress of vehicular traffic.

No additional public highway improvements or utilities are involved; therefore, this office has no further comment in regard to the plat submitted for Zoning Advisory Committee review in connection with the subject item.

### **PROJECT PLANNING DIVISION:**

The submitted plan lacks the detail to comply with Sec. 411.2 of the Baltimore County Zoning Regulations that regulations that utility buildings and structures to have an exterior appearance harmonious with the general character of the neighborhood, including architectural treatment, landscaping, screen planting and/or fencing.

**William E. Colburn, Esq.**  
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Page 2

February 9, 1971

### **DEPT. TRAFFIC ENGINEERING:**

The subject special exception should have no major effect on traffic.

### **BUILDINGS ENGINEER'S OFFICE:**

See Section 409.10F and 602.3. Petitioner to comply with all applicable requirements of Baltimore County Building Code and regulations when plans are submitted.

### **BOARD OF EDUCATION:**

No effect on student population.

### **FIRE DEPARTMENT:**

The owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

### **HEALTH DEPARTMENT:**

Public water and sewer is available to this site.

### **Air Pollution Comments:**

The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

### **ZONING ADMINISTRATION DIVISION:**

The petitioner will be required to submit revised plans to this office prior to the hearing indicating the following:

1. A means for preventing access to the alley bounding the south property line. This alley is residential and can only be used residentially.
2. Section 411.2 of the Zoning Regulations must be complied with, and the means for screening and providing adequate landscaping must be shown on the revised site plan.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not

**William E. Colburn, Esq.**  
Item 108  
Page 3

February 9, 1971

less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

*[Signature]*  
OLIVER L. MYERS, Chairman

OLM:JD

Enc.

## **THE TOWSON TIMES**

724 YORK ROAD  
TOWSON, MD. 21204

March 1, 1971

THIS IS TO CERTIFY that the annexed advertisement of Edward D. Hardisty, Zoning Commissioner of Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 1st day of March, 1971 that is to say, the same

was inserted in the issue of Feb. 25, 1971.

STROMBERG PUBLICATIONS, Inc.

*[Signature]*

06-07-71

ORDER RECEIVED FOR FILING

DATE 4/11/90 BY [signature]

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the above described property or area should be and the same is hereby reclassified from a [blank] zone and/or a Special Exception for a [blank] use and the same is hereby DENIED, from and after the date of this Order.

a Special Exception for a [blank] use should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12 day of April, 1977, that the herein described property or area should be and the same is hereby reclassified from a [blank] zone and/or a Special Exception for a [blank] use and the same is hereby DENIED, from and after the date of this Order.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the above described property or area should be and the same is hereby reclassified from a [blank] zone and/or a Special Exception for a [blank] use and the same is hereby DENIED, from and after the date of this Order.

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12 day of April, 1977, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a [blank] zone and/or the Special Exception for [blank] use and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

#71-231-XA

DATE: 4/11/90 BY: [signature]  
#71-231-XA  
#71-231-XA

| TELEPHONE 438-3415           |                                                                                                          | INVOICE                                   |  | BALTIMORE COUNTY, MARYLAND       |  | No 76355           |  |
|------------------------------|----------------------------------------------------------------------------------------------------------|-------------------------------------------|--|----------------------------------|--|--------------------|--|
|                              |                                                                                                          | OFFICE OF FINANCE                         |  | Rev. Division                    |  | DATE Feb. 22, 1971 |  |
|                              |                                                                                                          | COURT HOUSE                               |  | TOWSON, MARYLAND 21204           |  | BY: LED            |  |
| TO:                          |                                                                                                          | Messrs. Cook, Hudd, Murray & Howard       |  | Zoning Dept. of Baltimore County |  |                    |  |
|                              |                                                                                                          | 22 W. Penna. Ave.                         |  |                                  |  |                    |  |
|                              |                                                                                                          | Towson, Md. 21204                         |  |                                  |  |                    |  |
| REPORT TO ACCOUNT NO. 01-622 |                                                                                                          | RETURN THIS PORTION WITH YOUR RECEIPTANCE |  | TOTAL AMOUNT                     |  |                    |  |
| QUANTITY                     | DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS                                          | COAST                                     |  |                                  |  |                    |  |
| 1                            | Position for Special Exception and Variances for Baltimore Gas & Elec. Co. #71-231-XA (Lock Haven Blvd.) | 50.00                                     |  |                                  |  |                    |  |

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION  
COURTHOUSE, TOWSON, MARYLAND 21204

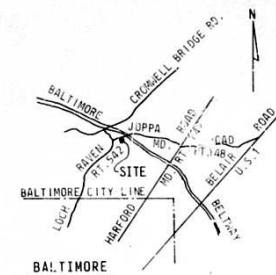
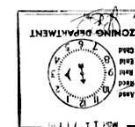
| TELEPHONE 438-3415           |                                                                              | INVOICE                                   |  | BALTIMORE COUNTY, MARYLAND       |  | No 76408           |  |
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|                              |                                                                              | OFFICE OF FINANCE                         |  | Rev. Division                    |  | DATE Mar. 10, 1971 |  |
|                              |                                                                              | COURT HOUSE                               |  | TOWSON, MARYLAND 21204           |  | BY: LED            |  |
| TO:                          |                                                                              | Messrs. Cook, Hudd, Murray & Howard       |  | Zoning Dept. of Baltimore County |  |                    |  |
|                              |                                                                              | 22 W. Penna. Ave.                         |  |                                  |  |                    |  |
|                              |                                                                              | Towson, Md. 21204                         |  |                                  |  |                    |  |
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| QUANTITY                     | DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS              | COAST                                     |  |                                  |  |                    |  |
| 1                            | Advertising and posting of property for Baltimore Gas & Elec. Co. #71-231-XA | 67.00                                     |  |                                  |  |                    |  |

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION  
COURTHOUSE, TOWSON, MARYLAND 21204

1"=10'

ZONED BR

WORK POINT

VICINITY PLAN  
SCALE 1"=2 MILESREVISIONS  
DATE  
BYZONED  
R-360' WOOD  
ANTENNA POLE

## PLANT LIST

| KEY NUMBER | NO. REQUIRED | NAME                                   | SIZE                            |
|------------|--------------|----------------------------------------|---------------------------------|
| 1          | 7            | PINUS THUNBERGII - JAPANESE BLACK PINE | 6'-7"                           |
| 2          | 9            | PICEA EXCELSA - NORWAY SPRUCE          | 8'-10'                          |
| 3          | 3            | MALUS HOPA - FLOWERING CRAB            | 8'-10' B & B<br>2-2 1/2" CAL.   |
| 4          | 2            | ACER RUBRUM - RED MAPLE                | 10'-12' B & B<br>1-3/4"-2" CAL. |
| 5          | 4            | TAXUS CUSPIDATA - SPREADING YEW        | 2 1/2'-3'                       |
| 6          | 2            | TAXUS HATFIELDI - HATFIELD YEW         | 3 1/2'-4'                       |
| 7          | 3            | LIGUSTRUM LUCIDUM - GLOSSY PRIVET      | 2 1/2'-3'                       |

## NOTES:

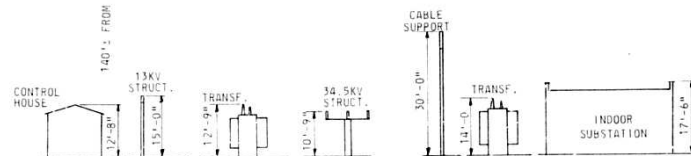
- THE BEARINGS SHOWN HEREON ARE REFERRED TO THE BALTIMORE COUNTY GRID MERIDIAN.
- BAYNESVILLE SUBSTATION IS AN UNATTENDED STATION. NO PERMANENT EMPLOYEE WILL BE LOCATED ON THE PREMISES.
- INDICATES EXISTING SUBSTATION AREA TO BE RAZED.
- INDICATES INITIAL INSTALLATION.
- PAVING-OLD & NEW-8" CRUSHER RUN STONE & 2 3/4" COURSES SPEC. "B" HOT MIX.
- JOPPA ROAD IS IN THE PROCESS OF BEING WIDENED PER BALTIMORE COUNTY DEPT. OF PUBLIC WORKS. BUREAU OF LAND ACQUISITION PLAT NO. R-66-055 12, DATED BY DIVISION OF DRAFTING 6-22-66.
- STONE AREA INDICATED TO BE COVERED 3/4" STONE COVER OVER NEW FINISHED GRADE. STONE TO BE SPEC-4 GRAY CRUSHED TRAP ROCK.
- GRASS AREA TO BE MAINTAINED NOT COVERED BY STONE OR PAVING.

#71-231KA

THIS PROPERTY IS LOCATED IN BALTIMORE COUNTY, ELECTION DISTRICT 9.  
ZONING MAP 95C  
LIBER R.J.S. 1303 FOLIO 515  
AREA=1.152 ACRES

ORIGINAL SUBSTATION AUTHORIZED BY SPECIAL EXCEPTION DATED 8-18-50.

GAS DIV. BLDG. NO. 2 AUTHORIZED BY SPECIAL EXCEPTION DATED 10-18-54.



PROPOSED SUBSTATION

EXISTING SUBSTATION

MAXIMUM HEIGHTS OF STRUCTURES

| REV. | DATE    | DESCRIPTION                               | APPROVAL |
|------|---------|-------------------------------------------|----------|
| A    | 2-25-71 | ADDED SCREENING AND HEIGHTS OF STRUCTURES |          |

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| CIVIL       | DESIGNED          |
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1"=10' 0' 10' 20' 30' 40' 50'

1/4"=1'-0" 5' 10' 15' 20'

OFFICE COPY  
ZONED BR #71-231KA



VICINITY PLAN  
SCALE 1"=2 MILES

OFFICE COPY  
#71-231KA

MAP  
#9  
SEC. 3-C  
NE-10-C  
"X"

- NOTES:
1. THE BEARINGS SHOWN HEREON ARE REFERRED TO THE BALTIMORE COUNTY GRID MERIDIAN.
  2. BAYNESVILLE SUBSTATION IS AN UNATTENDED STATION. NO PERMANENT EMPLOYEE WILL BE LOCATED ON THE PREMISES.
  3. [Symbol] INDICATES EXISTING SUBSTATION AREA TO BE RAZED.
  4. [Symbol] INDICATES INITIAL INSTALLATION.
  5. PAVING-OLD & NEW-8" CRUSHER RUN STONE & 2-3" COURSES SPEC. "B" HOT MIX.
  6. JOPPA ROAD IS IN THE PROCESS OF BEING WIDENED PER BALTIMORE COUNTY DEPT. OF PUBLIC WORKS. BUREAU OF LAND ACQUISITION PLAT NO. R-66-085-12, DATED BY DIVISION OF DRAFTING 6-22-66.

#71-231KA  
MAP  
#9  
SEC. 3-C  
NE-10-C  
XA

THIS PROPERTY IS LOCATED IN BALTIMORE COUNTY, ELECTION DISTRICT 7, ZONING MAP 93C, LINDER R. J. S. 1303 FOLIO 515 AREA 1.124 ACRES  
ORIGINAL SUBSTATION AUTHORIZED BY SPECIAL EXCEPTION DATED 6-18-50.  
GAS DIV. BLDG. NO. 2 AUTHORIZED BY SPECIAL EXCEPTION DATED 10-18-54.

| REV. | DATE | DESCRIPTION | APPROV. | ENGINEERING                | DESIGN & DRAFTING           | REPROD. FROM | SCALE         | REV. |
|------|------|-------------|---------|----------------------------|-----------------------------|--------------|---------------|------|
|      |      |             |         | CIVIL                      | DESIGNED <i>[Signature]</i> | BY           | 1"=28'-0"     |      |
|      |      |             |         | MECH                       | DRAWN <i>[Signature]</i>    | BY           | DWG. 75-903-0 |      |
|      |      |             |         | ELEC                       | CHECKED <i>[Signature]</i>  | BY           |               |      |
|      |      |             |         | MANAGER <i>[Signature]</i> | APPROVED <i>[Signature]</i> | DATE         |               |      |
|      |      |             |         |                            |                             |              |               |      |