

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Electric Company
Baltimore Gas and Electric Building
County and which is described in the description and plat attached hereto and made a part hereof,
herby petition that the zoning status of the herein described property be reclassified from
to the Zoning Law of Baltimore County, from _____ to the following reasons:

See attached description

ORDER RECEIVED FOR FILING

under the Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore
County, to use the herein described property, for the construction of an outdoor
electrical substation in a R-40 Zone.

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 be 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: *John S. Cook*
Vice President
Address: Gas & Electric Building
Baltimore, Maryland - 21203

Protestant's Attorney

ORDERED by The Zoning Commissioner of Baltimore County, this _____ day
of _____, 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 through-
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning
Commissioner in Room 106, County Office Building in Towson, Baltimore
County, on the _____ day of _____, 1971, at 10:30 o'clock
A.M.

John S. Cook
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 21, 1971

Henry R. Miller, Esq.,
Gas & Electric Building
Baltimore, Maryland 21203

RE: Type of Hearing: Special Exception
Location: E/S Hollins Ferry Rd., 70' N.
of 3rd Avenue
Petitioner: Baltimore Gas & Electric Co.
Committee Meeting of August 31, 1971
12th District
Item 41

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.

The subject property is presently a vacant tract of
land, with the property to the north improved with a shopping
center. The property to the south is an existing Baltimore
Gas & Electric substation which will be incorporated into this
proposed petition. The property to the west is improved with
the Landdowne High School. The property to the east is
bounded by the Baltimore-Washington Expressway. Hollins Ferry
Road in this location is improved insofar as concrete curb and
gutter are concerned.

BUREAU OF ENGINEERING

The following comments are furnished in regard to the
pet submitted to this office for review by the Zoning Advisory
Committee in connection with the subject item.

Highways

Hollins Ferry Road, an existing County road, was
recently improved as a Federal Aid Project in the vicinity
of this property with a closed type highway cross-section of varying
width within a right of way also of varying width. (See Highway
Construction Dep. 65-712, File 5 and Right-of-Way Plat RD 64-359-19).

Additional Highway Improvements, consisting of sidewalk,

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grading, entrance, etc., including any necessary highway right of way
widening and reversible slope easement, will be required in connection
with the further development or expansion of the site. Such highway
improvements will be the full financial responsibility of the
petitioner.

For further information, the petitioner is advised to
contact the Chief of the Street, Road, and Bridge Design Group of the
Baltimore County Bureau of Engineering.

The entrance locations are subject to approval by the
Department of Traffic Engineering, and shall be constructed in accordance
with Baltimore County Standards.

Sediment Control Comments:

Development of this property through stripping, grading
and stabilization could result in a sediment pollution problem, damaging
private and public holdings downstream. A grading permit
is, therefore, necessary for all grading, including the stripping of top
soil.

Drainage studies and sediment control drawings will be
necessary to be reviewed and approved prior to the issuance of any
grading or building permits.

Storm Drainage

Provisions for accommodating storm water or drainage
have not been indicated on the submitted plans.

The petitioner must provide necessary drainage
facilities (temporary or permanent) to prevent creating any nuisances or
damages to adjacent properties, especially by the concentration of
surface waters. Correction of any problem which may result, due
to improper grading or improper installation of drainage facilities,
would be the full responsibility of the petitioner.

Water:

Public water supply is available to serve this property.

Sanitary Sewers

Public sanitary sewerage is not available to serve
this property.

DOLLENBERG BROTHERS

Registered Professional Engineers & Land Surveyors
708 WASHINGTON AVENUE AT YORK ROAD
TOWSON, M.D.

July 29, 1971

Zoning Description

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

Beginning for the same at a concrete monument on the southeast
side of Hollins Ferry Road distant 70 feet more or less northeasterly
measured along the southeast side of said road from the intersection of
the southeast side of Hollins Ferry Road with the prolongation of the
center line of Third Avenue and running thence and binding on the south-
east side of Hollins Ferry Road, the two following lines viz: Northeasterly
by a line curving toward the right having a radius of 1135.42 feet for
a distance of 132.23 feet (the chord of said arc bearing North 31 degrees
50 minutes 30 seconds East 132.16 feet) and North 35 degrees 15 minutes
35 seconds East 20.57 feet to a concrete monument set in the southeast
line of the existing Lonsome Substation west of the Baltimore Gas and
Electric Company, thence binding on said southeasterly line, North 60
degrees 02 minutes 00 seconds East 6.44 feet to a point on the southeast
side of said Hollins Ferry Road and to the southeast corner of said
existing substation lot, thence binding on the southeast side of Hollins
Ferry Road, North 35 degrees 13 minutes 10 seconds East 114.34 feet to the
northeast corner of said existing substation lot, thence leaving said
Hollins Ferry Road and binding on the northmost line of said existing
substation lot, South 63 degrees 40 minutes 37 seconds East 106.11 feet
to the northeast corner of said lot and to the west side of the Baltimore-
Washington Expressway, thence binding on the west side of said expressway,
southerly by a line curving toward the left having a radius of 3014.79
feet for a distance of 71.00 feet (the chord of said arc bearing South 10 degrees
39 minutes 37 seconds East 72.99 feet) to a concrete monument at the
southeast corner of said existing substation lot, thence continuing to
bind on the west side of said expressway, the two following lines viz:
Southerly by a line curving toward the left having a radius of 3014.79
feet for a distance of 62.66 feet (the chord of said arc bearing South 9
degrees 22 minutes 09 seconds East 62.66 feet) and Southerly by a spiral
line curving toward the left for a distance of 140.45 feet (the chord of
said spiral bearing South 7 degrees 37 minutes 40 seconds East 140.45 feet)
and thence leaving said Baltimore-Washington Expressway and running North
61 degrees 23 minutes 40 seconds East 219.33 feet to the place of beginning.

Containing 0.997 of an Acre or 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.



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 223

DATE Oct. 18, 1971 ACCOUNT 01-662
AMOUNT \$75.50

WHITE - CASHIER
BIRTHDAY
Messrs. Cook, Mudd, Murray & Howard
409 Washington Ave.
Towson, Md. 21204
Advertising and posting of property for Baltimore Gas & Elec.
#720100-X 75.50

Henry R. Miller, Esq.,
Gas & Electric Building
Baltimore, Maryland 21203

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 N. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing

This _____ day of _____, 1971

John S. Cook
Zoning Commissioner

Petitioner: Baltimore Gas & Electric Co.

Petitioner's Attorney: Henry R. Miller

Reviewed by: *John S. Cook*
Chairman of Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>JRB</i>			Revised Plans: Change in outline or description Yes _____ No _____							
Previous case:			Map # _____							

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Date: September 2, 1971
FROM: Jack Dietrich - Plans Review
SUBJECT: #41 Baltimore Gas & Electric Co.
E/S Hollins Ferry Road
70' N. of 3rd Avenue
District 13

Petitioner to comply with all applicable requirements of Baltimore County
Building Code and regulations, when plans are submitted.

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PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning
factors requiring comment.

TRAFFIC ENGINEERING:

The subject special exception should have no effect on traffic.

HEALTH DEPARTMENT:

Since this petition is for a substation, no health problems are
anticipated.

FIRE DEPARTMENT:

The owner shall comply with all applicable requirements of the
National Fire Protection Association Standard No. 101, "The Life
Safety Code", 1967 Edition, and the Fire Prevention Code when construction
plans are submitted for approval.

BOARD OF EDUCATION:

No bearing on student population.

ZONING ADMINISTRATION DIVISION:

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 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,

Oliver L. Myers
OLIVER L. MYERS, Chairman

ELP:JO
Enc.

~~the above Redaction is absolutely correct, and I further appearing that by your staff~~

~~Special Exception from~~

that Construction of Outdoor Electric Sub-station in B-E-C-G-C, should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning & Zoning.

H. d. H.
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____

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

IT IS ORDERED by the Zoning Commissioner on _____, Baltimore County, this _____
of _____, 197_____, that the above re-classification be and the same is hereby
DENIED and that the above described property or are be and the same is hereby continued as
to remain a _____ zone; and/or the Special Exception for _____
_____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

5060 C[illegible]

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 30, 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~~ once in each ~~one time~~ successive weeks before the 15th

day of October, 1971, the first publication
appearing on the 30th day of September,
1971.

THE JEFFERSONIAN

L. Frank Shuster
Manager.

Cost of Advertisement, \$.....

[illegible]

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. Oct. 5, 1971

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one successive weeks before the 18th day of October, 19 71, the first publication appearing on the 30th day of Sept. 19 71.

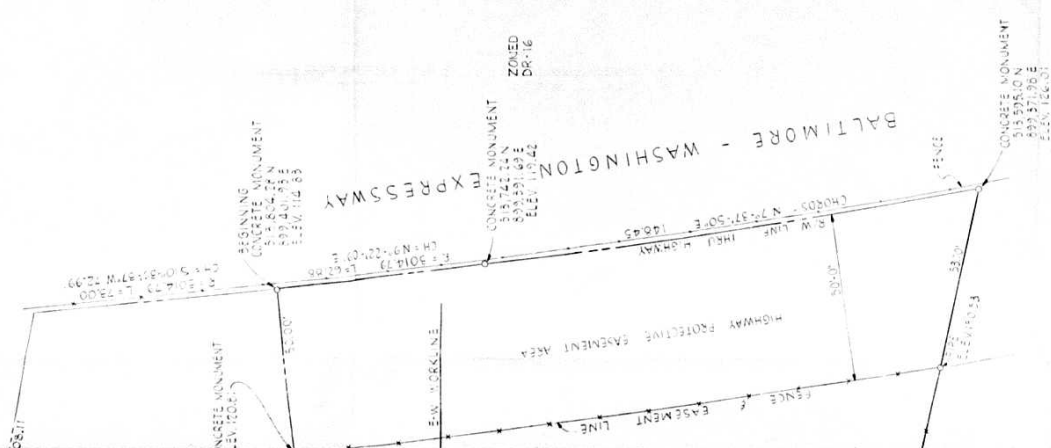
THE TIMES,

John M. Martin
Manager.
John M. Martin

Cost of Advertisement \$ 37.50
PO J 4179
Req. No. A 7923

PG J 4179
Req. No. A

Req. No. A 7923



THIS PROPERTY
ZONED B¹CC, ZONING MAP '24
997 ACRES
LOCATED IN 15TH ELECTION DISTRICT,
BALTIMORE COUNTY

Ernest Mabel

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STRUCTURES

