

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Baltimore Gas & Electric Co., legal 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 petition for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for the enlargement of an existing public utility storage yard.

See attached description

Section 23 for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for the enlargement of an existing public utility storage yard.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are 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: William J. Witte
Vice President
Address: Gas and Electric Building
Baltimore, Maryland 21203
Telephone: 234-2423

John B. Howard
Esquire
Address: 409 Washington Avenue
Baltimore, Maryland 21204
Telephone: 234-2423

ORDERED BY The Zoning Commissioner of Baltimore County, this 15th day of June, 1973, 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 had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of July, 1973, at 1:00 o'clock.

Eric DiNenna
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR SPECIAL EXCEPTION
N/S of Long Green Road, 4035' W of Long Green Pike - 11th District
Baltimore Gas and Electric Company - Petitioner
NO. 74-7-X (Item No. 235)
BALTIMORE COUNTY

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of July, 1973, that the said Petition, having been withdrawn by the Petitioner, be and the same is hereby DISMISSED without prejudice.

Eric DiNenna
Zoning Commissioner of Baltimore County

July 23, 1973

John B. Howard, Esquire
409 Washington Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
N/S of Long Green Road, 4035' W of Long Green Pike - 11th District
Baltimore Gas and Electric Company - Petitioner
NO. 74-17-X (Item No. 235)

Dear Mr. Howard:

I have this date passed my Order in the above captioned matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/srl

Attachment

cc: William Edward Colburn, Esquire
1700 Gas and Electric Building
Baltimore, Maryland 21203

LAW OFFICES
COOK, MUDD, MURRAY & HOWARD
HERSCHEL TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

June 29, 1973

Baltimore County Office of Planning
and Zoning
County Office Building
Towson, Maryland 21204
Attention: Mrs. Sea Anderson

RE: Our File: 4067
Petition for Special
Exception for Baltimore
Gas & Electric Company
#74-17-X

Dear Mrs. Anderson:

Confirming our discussion of this date, would you kindly withdraw the within Petition for Special Exception with the understanding that the Baltimore County Gas & Electric Company may refile it at any time in the future.

Please submit your office's bill for advertising costs. I understand that the signs for posting have been held.

Kind regards.

Sincerely,

John B. Howard

JBN/ca



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: July 11, 1973
FROM: William D. Fromm, Director
Office of Planning and Zoning
SUBJECT: Petition #74-17-X, North side of Long Green Road 4035 feet west of Long Green Pike.
Petition for Special Exception for the Enlargement of an existing public Utility storage yard.
Petitioner - Baltimore Gas and Electric Company

11th District

HEARING: Thursday, July 19, 1973 (11:00 A.M.)

The staff of the Office of Planning and Zoning will offer no comment on this petition at this time.

William D. Fromm
William D. Fromm, Director
Office of Planning and Zoning

WDF:NEG:rw

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Director
WM. T. MILLER Deputy Traffic Engineer

June 14, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 235 - ZAC - June 12, 1973
Property Owner: Baltimore Gas and Electric Company
N/S Long Green Road, at E/S B. G. & E. Transmission Line
Special Exception to enlarge existing public utility storage yard District 11

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested special exception.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF/pk

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Dates: June 13, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 235
Property Owner: Baltimore Gas and Electric Company
Location: N/S Long Green Road, at E/S B. G. & E. Transmission Line
Present Zoning: R.C.P.
Proposed Zoning: Special Exception to enlarge existing public utility storage yard.

Z.A.C. Meeting of: Tuesday - June 11, 1973

District: 11th
No. Acres: 3.898

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,
W. Nick Petruvich
W. Nick Petruvich
Field Representative

WNP/ca

DOLLENBERG BROTHERS

Registered Professional Engineers & Land Surveyors
708 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

May 11, 1973

Zoning description to accompany Zoning Petition on the property of Baltimore Gas and Electric Company.

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

Beginning for the same at a point in the center of Long Green Road distant 4035 feet westerly, measured along the center of said Long Green Road from the westernmost side of Long Green Pike, said place of beginning also being at the intersection of the center line of Long Green Road with the east side of the Baltimore Gas and Electric Company Transmission Line Right of Way, 100 feet wide, and running thence and binding on the center of said Long Green Road, the two following courses and distances viz: South 76 degrees 33 minutes 10 seconds East 50.70 feet and North 76 degrees 49 minutes 10 seconds East 99.99 feet, thence leaving said road and binding on the property lines of the Baltimore Gas and Electric Company the two following courses and distances viz: North 5 degrees 32 minutes 00 seconds East 766.54 feet and North 84 degrees 20 minutes 00 seconds East 287.89 feet to a point on the east side of said Baltimore Gas and Electric Company Transmission Line Right of Way and thence binding on the east side of said right of way, South 4 degrees 38 minutes 34 seconds East 782.02 feet to the place of beginning.

Containing 3.898 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.

Saving and excepting therefrom that portion of the above described parcel of land lying within the right of way of Long Green Road.



H. EUGENE PARKS, President
EUGENE J. CLIFFORD, P.E., Vice President
MRS. ROBERT S. GIBNEY

MARCUS H. ROYBANK
JAMES J. M. O'BRIEN
JOSEPH W. WALKER, Chairman

T. HAROLD W. WILSON
W. HAROLD W. WILSON
MRS. WILSON

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:
Comments on Item 235, Zoning Advisory Committee Meeting
June 12, 1973, are as follows:

Property Owner: Baltimore Gas & Electric Company
Location: N/S Long Green Rd. at E/S B.G. & E. Trans-
mission Line
Proposed Zoning: R.D.P.
Proposed Zoning: Special Exception to enlarge
existing public utility storage yard.
District: 11
No. Acres: 3.898

Private water well in good physical condition.
Private disposal system functioning satisfactorily.

Very truly yours,

Thomas H. Devin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mas

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Division of Engineering
ELLENWORTH H. LIVER, P. E. CHIEF

June 21, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #235 (1972-1973)
Property Owner: Baltimore Gas and Electric Company
N/S Long Green Rd. at E/S B. G. & E. Transmission Line
Present Zoning: R.D.P.
Proposed Zoning: Special Exception to enlarge existing
public utility storage yard
District 11th No. Acres: 3.898

Dear Mr. DiNenna:

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

Highways

Long Green Road, an existing County road is proposed to be improved in the future
on a 60-foot right-of-way. Highway improvements are not required at this time.
Highway right-of-way widening, including any necessary reversible easements for slopes
will be required in connection with any grading or building permit application.

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

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

Storm Drainage

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

The Petitioner must provide necessary drainage facilities (temporary or permanent)
to prevent creating any misuses 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.

Item #235 (1972-1973)
Property Owner: Baltimore Gas and Electric Company
Page 2
June 21, 1973

Storm Drainage (Cont'd)

Drainage and utility easements and/or reservations are required through this
property. A portion of this site appears subject to inundation during a 5-year
storm. Baltimore County requires that a drainage reservation or easement be
established to contain all areas subject to inundation by a 100-year storm.

Water and Sanitary Sewer

Public water supply and sanitary sewerage are not available to serve this
property which is beyond the limits of the Baltimore County Metropolitan District
and the Baltimore County Comprehensive Water and Sewage Plan for 1970-1990, Amended
1971.

Very truly yours,

Ellenworth H. Liver, P.E.
Chief, Bureau of Engineering

MDA:ELLENWORTH

cc: G. Ruler
J. Frenner
J. Orin

11-32 Key Sheet
S. 21 & 22 Top. Sheets
11-14 Top
53 Tax Map

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



June 21, 1973

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 235, Zoning Advisory Committee Meeting, June 11, 1973, are as follows:

Property Owner: Baltimore Gas and Electric Company
Location: N/S Long Green Road, at E/S B. G. & E. Transmission Line
Present Zoning: R.D.P.
Proposed Zoning: Special Exception to enlarge existing public utility storage yard
District: 11th
No. Acres: 3.898

An overall site plan showing all proposed uses and existing uses of the entire property must be
submitted before this office will offer any further comments.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3211 ZONING 484-3281

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 23, 1973

THIS IS TO CERTIFY, that the unadvised advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once a week
on one time... successive weeks before the... 23rd...
day of... July... 1973, the first publication
appearing on the... 23rd... day of... June
1973.

THE JEFFERSONIAN
S. L. LINDSEY
Manager

Cost of Advertisement, \$.....

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall 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>JBH</i>			Revised Plans: Change in outline or description		Yes					
Previous case: <i>JBH</i>			Map #							

BALTIMORE COUNTY, MARYLAND No. 11103
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE July 12, 1973 ACCOUNT 01-662
AMOUNT \$50.00
DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Messrs. Cook, Mudd, Murray & Howard
109 Washington Ave.
Towson, Md. 21204
Advertising and posting of property for Baltimore
Gas & Elec. Co. - #70-17-X
54.00 CMC

BALTIMORE COUNTY, MARYLAND No. 10870
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE June 26, 1973 ACCOUNT 01-662
AMOUNT \$50.00
DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Messrs. Cook, Mudd, Murray & Howard
109 Washington Ave.
Towson, Md. 21204
Petition for Special Exception for Balto. Gas & Elec. Co.
#70-17-X
54.00 CMC

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this 30th day of

May 1973 Item #

S. Eric DiNenna
Zoning Commissioner

Petitioner: BALTO. GAS & ELEC. Co. Submitted by: HOWARD

Petitioner's Attorney: HOWARD Reviewed by: JBH

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing
date.

PETITION FOR SPECIAL
EXCEPTION

11th DISTRICT

EXCEPTION: Petition for Special

Exception for the enlargement of

an existing public utility storage

yard.

LOCATION: North side of Long

Green Road 600 feet West of Long

Green Road.

DATE & TIME: THURSDAY,

JULY 19, 1973 at 10:00 A.M.

PUBLIC HEARING: Room 100,

County Office Building, 111 W.

Chesapeake Avenue, Towson,

Maryland.

Petition for Special Exception

for the enlargement of an existing

public utility storage yard.

All that parcel of land in the

Eleventh District of Baltimore

County

containing for the whole or a part

of the parcel of land Long Green

Road at the corner of said Long

Green Road from the

westernmost side of Long Green

Road, and along its eastern side

along the intersection of the

corner line of Long Green Road

with the road side of the Baltimore

Gas and Electric Company Trans-

mission Line Right of Way, 100

feet wide, and containing thereon

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Gas and Electric Company Trans-

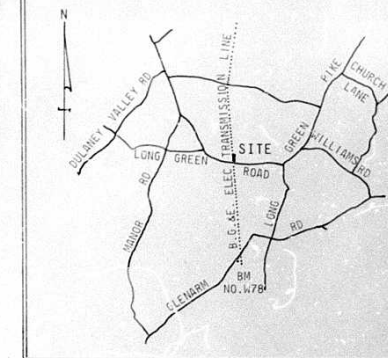
mission Line Right of Way, 100

feet wide, and containing thereon

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of the parcel of land Long Green

R



VICINITY PLAN
SCALE 1"=1 MILE

NOTES

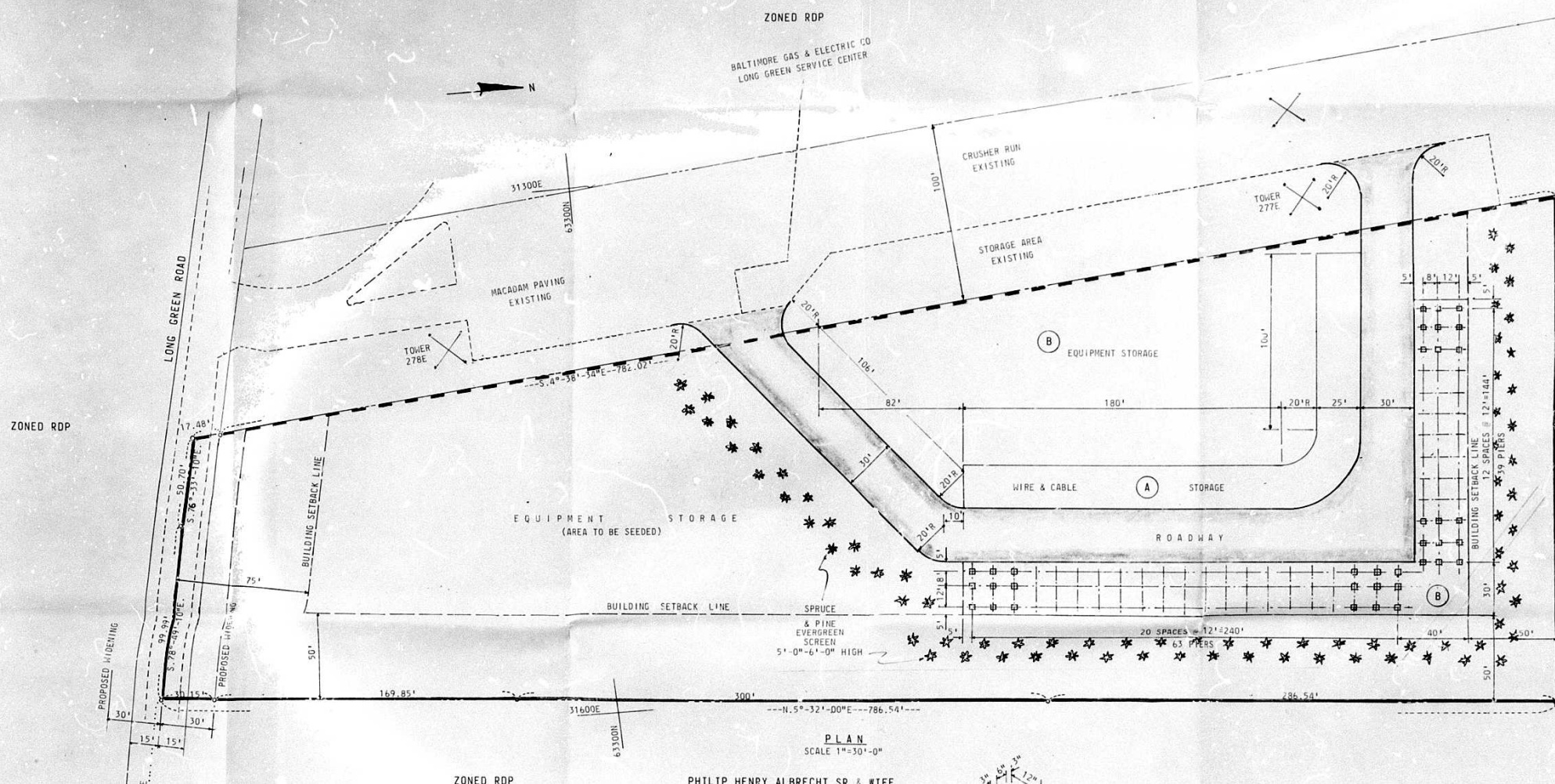
PROPERTY LOCATED IN 11TH ELECTION DISTRICT OF BALTIMORE COUNTY. THIS PROPERTY IS ZONED RDP. THIS PROPERTY IS 3.898 ACRES. ZONING MAP NO. 4D. DEFD REFERENCE DTG S227/601. PREVIOUS SPECIAL EXCEPTION NO. 68-271-X DATED 5-22-68 GRANTED FOR EXISTING FACILITIES.

ROAD SPECIFICATIONS: COMPACT SUBGRADE TO 95% DENSITY AS DETERMINED BY ASTM D-1557-64. INSTALL 8" OF CR-467 CRUSHED STONE BASE IN TWO 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).

SURFACE MATERIAL

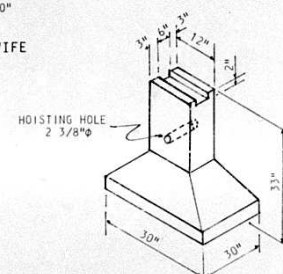
STONE AREA: COVERED WITH 4" OF J.J. ONE COVER OVER NEW GRADE. STONE COVER SHALL BE MARYLAND STATE ROADS DESIGNATION SRC-4 BLUE-GRAY CRUSHED TRAP ROCK. VENDOR SHALL MAKE NECESSARY ARRANGEMENTS TO ENSURE UNIFORM COLOR OVER ENTIRE AREA. (A) AREA TO BE 6" CR-467 STONE BASE PLUS DOUBLE SURFACE TREATMENT OF TAR AND STONE CHIPS. LOS ANGELES ABRASION RATING SHALL BE LESS THAN 50%.

PHILIP HENRY ALBRECHT SR & WIFE
ZONED RDP



PLAN
SCALE 1"=30'-0"

PHILIP HENRY ALBRECHT SR & WIFE
ZONED RDP



PRECAST CONCRETE PIER
102 REG

REFERENCE DRAWINGS:
121-207-C PROPERTY PLAT
52-571-E LOCATION PLAN
52-575-E PLAT PLAN
52-580-E ROADWAY & PARKING
52-578-E GRADING, SITE PLAN & ROADWAY LAYOUT

DATE	10/1/77
DESIGNER	W. J. JONES
DRAWN BY	W. J. JONES
CHECKED BY	W. J. JONES
APPROVED BY	W. J. JONES



REV.	DATE	DESCRIPTION	APPROVAL	ENGINEERING	DESIGN & DRAFTING
				CIVIL: <u>W. J. JONES</u>	DESIGNED: <u>W. J. JONES</u>
				MECH: <u>W. J. JONES</u>	DRAWN: <u>W. J. JONES</u>
				ELEC: <u>W. J. JONES</u>	CHECKED: <u>W. J. JONES</u>
				CHIEF ENG. <u>W. J. JONES</u>	APPROVED: <u>W. J. JONES</u>
				MANAGER <u>W. J. JONES</u>	DATED: <u>10/1/77</u>
					REVISED FROM DWG. <u>52-578-E</u>
					SCALE 1"=30'-0"
					DWG. 52-579-E

PLOT PLAN FOR
BUILDING PERMIT

LONG GREEN SERVICE CENTER
BALTIMORE GAS AND ELECTRIC COMPANY
ELECTRIC ENGINEERING DEPARTMENT