

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

WHEREAS Baltimore Gas and Electric Company, 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 construction of an outdoor electric public utility service center situated in a D.R. 3.5 zone.

See attached description

I or we, agree to pay expenses of above advertisement 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.

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

By James P. Bennett
Vice-President Legal Owner
Address: 409 Washington Avenue
Towson, Maryland 21204

By James P. Bennett
17th Floor, Gas & Electric Bldg.
Baltimore, Maryland 21203

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of September, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of October, 1973, at 1:00 o'clock.

Philip M. Rivera
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 3, 1973

COUNTY OFFICE BLDG.
111 E. Calverton Ave.
Towson, Maryland 21204

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

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

RE: Special Exception Petition
Item 52
Baltimore Gas and Electric Co. -
Petitioners

Dear Mr. Howard:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on Viaduct Avenue, 1700 feet north of Railroad Avenue, in the 13th District of Baltimore County.

This property, which is zoned DR 3.5 is requesting a Special Exception for an outdoor electric public utility center, on 35.23 acres of land. The property, which is situated well off of Viaduct Avenue on what is known as Gundry Lane, a partially macadam road, is situated well back on the property. The topography is hilly and wooded. There is an existing two and one half story dwelling and a one and one half story dwelling on the subject property, which is indicated on the site plan.

Description of Baltimore Gas and Electric Company parcel of land proposed for Special Exception in the 13th Election District of Baltimore County, Maryland.

Beginning for the same at a point in or near the center of Viaduct Avenue, located 1700' more or less north of Railroad Avenue in the town of Relay, thence running S. 86°00'48" W. -249.00', N. 85°29'12" W. -200.00', N. 63°20'12" W. -360.00', and S. 88°00'48" W. -28.99' to the easternmost right-of-way line of Interstate Route 95, thence binding on said right-of-way line the eight following courses and distances: S. 27°16'11" W. -26.99', S. 26°48'41" W. -150.01', S. 26°07'27" W. -150.03', S. 30°19'22" W. -150.21', S. 30°20'11" W. -168.24', S. 29°34'28" W. -75.17', S. 58°37'08" W. -126.44' and S. 28°43'19" W. -92.65 to the northeasternmost right-of-way line of the Baltimore and Ohio Railroad, thence binding on said railroad right-of-way the three following lines: southeasterly by a line curving to the right having a radius of 930.02' for a distance of 341.99', the chord of said arc bearing S. 46°16'28" E. -340.15', thence S. 35°49'00" E. -563.00', thence southeasterly by a line curving to the left having a radius of 540.14' for a distance of 258.13', the chord of said arc bearing S. 49°40'27" E. -255.68', thence leaving said railroad and running N. 13°10'25" E. -159.35', N. 8°06'25" E. -47.57', N. 20°51'35" E. -45.04', N. 61°36'25" E. -183.93', S. 49°44'17" E. -16.18', S. 48°29'17" E. -12.31', S. 67°34'17" E. -50.26', S. 81°28'30" E. -43.67', N. 83°57'25" E. -16.50', N. 74°42'25" E. -31.33', N. 71°57'25" E. -49.67', N. 51°42'25" E. -309.50' and N. 42°22'25" E. -90.00' to a point in or near the center of said Viaduct Avenue, thence running in or near the center of said Viaduct Avenue the four following courses and distances: N. 16°46'35" W. -191.27', N. 19°59'42" W. -160.00', N. 9°59'42" W. -114.30', N. 1°03'28" E. 570.27' to the place of beginning.

Containing 35.23 acres of land more or less.

The above description is based on the deed, dated September 15, 1972 and recorded among the Land Records of Baltimore County in Liber O.T.G. #5301 folio 696, from Lewis Perkins Gundry and Winifred M. Gundry to Bankers Trust Company, Trustee and Baltimore Gas and Electric Company, which was prepared from a survey by H.H.B.D. Engineers Incorporated, Lutherville, Maryland.

The above described parcel of land is shown on Plat No. 216-104D attached hereto and made a part hereof.

J. P. Bennett
J. P. Bennett, III (P.L.S. No. 107)
Electric Engineering Department



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John B. Howard, Esq.
Item 52
October 3, 1973

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,
John B. Dillon, Jr.
JOHN B. DILLON, JR., Chairman
Zoning Advisory Committee

JJDJR:JJD

Enclosure

cc: James P. Bennett, Esq.,
17th Floor, Gas & Electric Bldg.,
Baltimore, Md. 21203

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition 74-114-X. Southwest side of Viaduct Avenue 1700 feet, more or less, North of Railroad Avenue.
Petition for Special Exception for an Outdoor Electric Public Utility Service Center.
Petitioner - Baltimore Gas and Electric Company

13th District
HEARING: Monday, October 29, 1973 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to make.

If approved, the proposed electric public utility service centers impact on the surrounding development should be negligible.

If the proofs of Section 502.1 are met, any development should be conditioned to conformance to an approved site plan.

WDF:NGW

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



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

Bureau of Engineering
ELLSWORTH N. DIVER, P.E. CHIEF

October 2, 1973

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

Re: Item #52 (1973-1974)
Property Owner: Baltimore Gas and Electric Company
Viaduct Ave., 1700' N. of Railroad Ave.
Existing Zoning: D.R. 3.5
Proposed Zoning: Special Exception for outdoor electric public utility center in a D.R. 3.5 zone
District: 13th No. Acres: 35.23 Acres

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

Viaduct Avenue and Gundry Lane, existing public roads, are proposed to be improved in the future as 30-foot closed-type roadway cross-sections on 50-foot and 40-foot right-of-way, respectively.

Highway improvements, including highway right-of-way widening and any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

Bolling Road (Rt. 164) and Interstate Route 95 are State Roads; therefore, all improvements, intersections, entrances and drainage requirements as they affect the roadways under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

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

Sediment Control

Development of this property through striping, 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 striping of top soil.

Item #52 (1973-1974)
Property Owner: Baltimore Gas and Electric Company
Page 2
October 2, 1973

Storm Drains:

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 nuisances or damages to adjacent properties, especially by the concentration of surface waters. Creation 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 exists in Viaduct Avenue.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this site.

Very truly yours,
Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:PNR

cc: G. A. Reier

C-W: Key Sheet
25 & 26 SH 19 Pos. Sheets
SIT & Topo
108 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 302.1 of the Baltimore County Zoning Regulations having been met, and the health, safety, and general welfare of the community not being adversely affected, it is hereby ordered that the above described property 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 _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

DATE Sept 21, 1973 BY John P. Goff
 Mr. S. Eric DiNenna
 Zoning Commissioner
 County Office Building
 Towson, Md. 21204
 Outdoor Electric Public Utility Service Center should be granted
 IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1973, that the above described property 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 _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____ it is hereby ordered that the above described property 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 _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1973, 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 _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

September 17, 1973

Mr. S. Eric DiNenna
 Zoning Commissioner
 County Office Building
 Towson, Md. 21204
 Re: T.A.C. Meeting Sept. 11, 1973
 Property Owner: Balto. Gas & Electric Company
 Location: Viaduct Avenue, 1700' N. of Railroad Avenue, east side I-95
 Existing Zoning: D.R. 3.5
 Proposed Zoning: Special Except. for outdoor electric public utility center in a D.R. 3.5 zone.
 No. of Acres: 35.23 acres
 Dist: 13 Item: 52

Dear Mr. DiNenna:
 The proposed development will have no adverse effect on the State Highway.
 Very truly yours,
 Charles Lee, Chief
 Bureau of Engineering Access Permits
 John E. Meyers
 City Engineer

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

J. Austin Deitz
 Chief
 Towson, Maryland 21204
 832-7310

Office of Planning and Zoning
 Baltimore County Office Building
 Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
 Zoning Advisory Committee

Re: Property Owner: Baltimore Gas and Electric Company
 Location: Viaduct Avenue, 1700' N of Railroad Avenue

Item No. 52 Zoning Agenda September 11, 1973

Gentlemen:
 Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____
- () 4. The maximum allowed by the Fire Department.
- () 5. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 6. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1979 edition prior to occupancy.
- (xx) 7. Site plans are approved as drawn.
- (xx) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: H. J. Kelly Noted and Approved: Paul H. Riecke
 Planning Group Deputy Chief
 Special Inspection Division Fire Prevention Bureau

mls
 4/16/73

September 27, 1973

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

Re: Item 52 - ZAC - September 11, 1973
 Property Owner: Baltimore Gas and Electric Company
 Viaduct Avenue, 1700' N of Railroad Avenue
 Special Exception for outdoor electric public utility center in a D.R. 3.5 zone
 District 13

Dear Mr. DiNenna:
 No major traffic problems are anticipated by the proposed outdoor electric center. Problems can be expected during construction due to the limited access to this site along poorly constructed residential streets.
 Very truly yours,
 Michael S. Flanagan
 Traffic Engineer Associate

NSF/pk

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

Dear Mr. DiNenna:
 Comments on Item 52, Zoning Advisory Committee Meeting
 September 11, 1973, are as follows:

Property Owner: Balto. Gas & Elec. Co.
 Location: Viaduct Ave., 1700' N of Railroad Ave.
 Present Zoning: D.R. 3.5
 Proposed Zoning: Special Exception for outdoor electric public utility center in a residential D.R. 3.5 zone
 District: 13
 No. Acres: 35.23

This is to be an unmanned substation; no employees or water and sewerage facilities.

Very truly yours,
 Thomas H. Devlin, Director
 BUREAU OF ENVIRONMENTAL SERVICES

HVB:ang



September 13, 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 #52, Zoning Advisory Committee Meeting, September 11, 1973, are as follows:

Property Owner: Baltimore Gas and Electric Company
 Location: Viaduct Avenue, 1700' N of Railroad Avenue
 Existing Zoning: D.R. 3.5
 Proposed Zoning: Special Exception for outdoor electric public utility center in a D.R. 3.5 zone.
 No. of Acres: 35.23 acres
 District: 13

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

Very truly yours,
 John L. Wimbley
 Planning Specialist II
 Project & Development Planning Division

TOWSON, MARYLAND 21204
 Date: September 20, 1973

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

Z.A.C. Meeting of: September 11, 1973

Re: Item 52
 Property Owner: Baltimore Gas and Electric Company
 Location: Viaduct Avenue, 1700' N. of Railroad Avenue
 Present Zoning: D.R. 3.5
 Proposed Zoning: Special Exception for outdoor electric public utility center in a D.R. 3.5 zone.

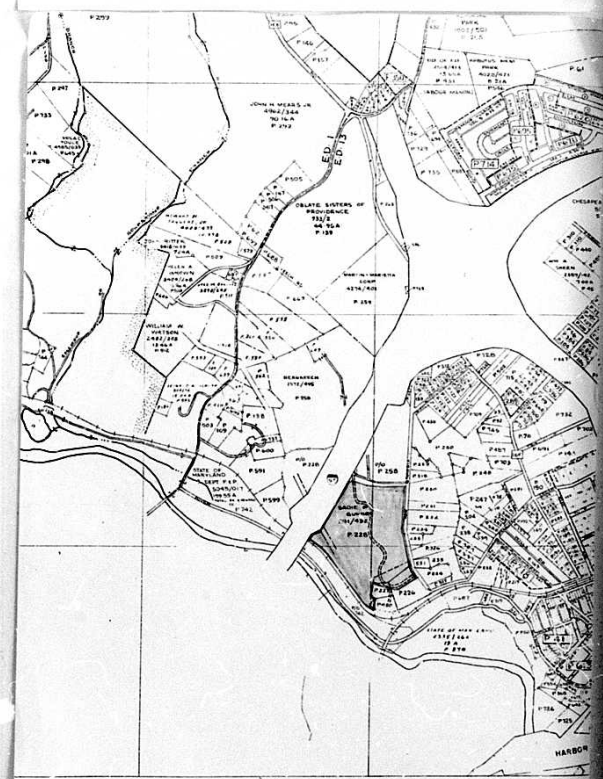
District: 13
 No. Acres: 35.23 acres

Dear Mr. DiNenna:

No bearing on student population.

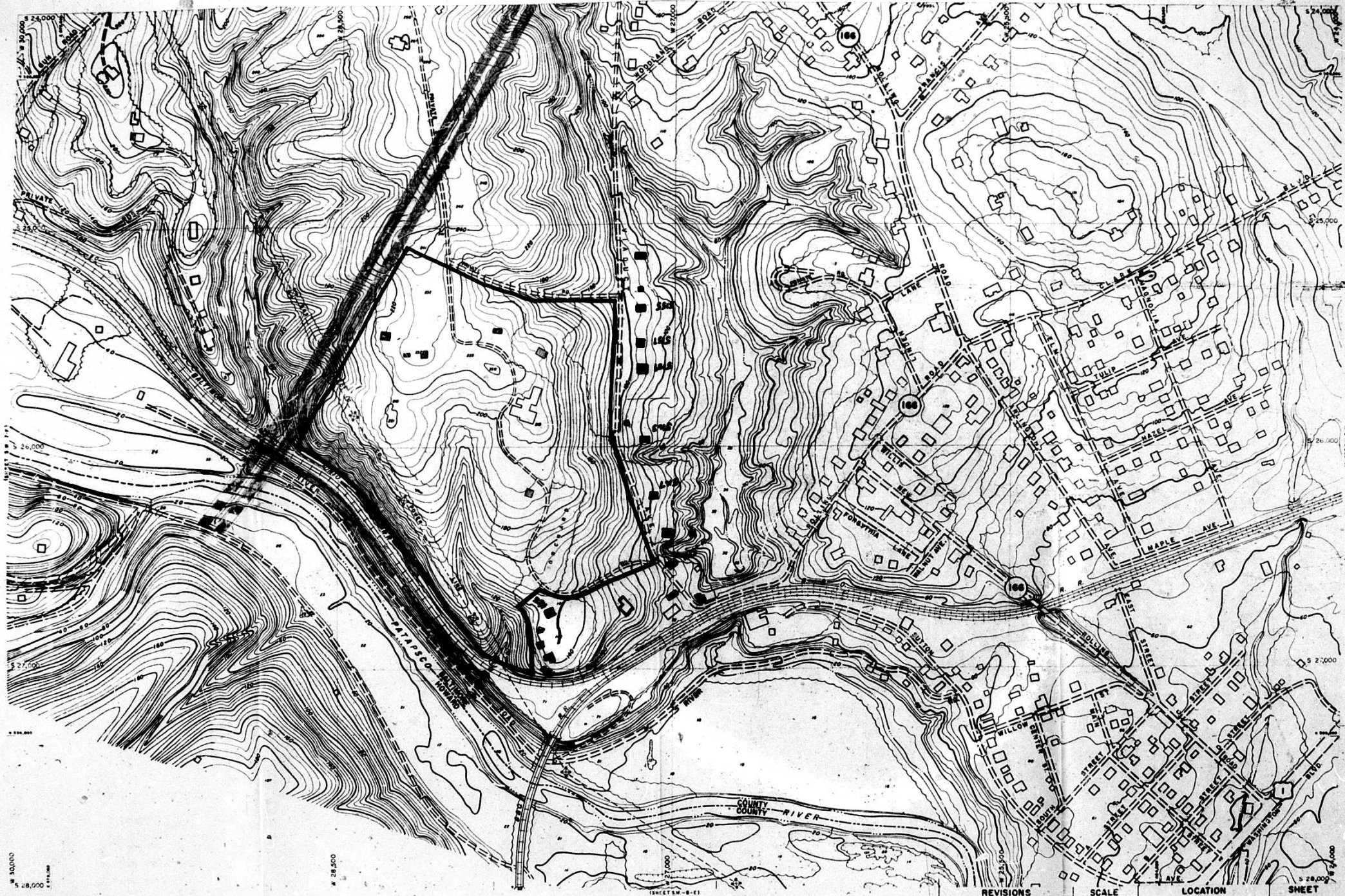
WNP/ml

Very truly yours,
 W. Rick Petrovich
 Field Representative



878

881
 113



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE		LOCATION		SHEET	
BY	DATE	1"	00'	RELAY		S.W.	7-E
		DATE OF PHOTOGRAPHY APRIL, 1953					

Topography Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION-PHILADELPHIA, PA.

10-10-69



