

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

BALTIMORE GAS AND ELECTRIC COMPANY, INCORPORATED, 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 Special Exception...

See attached description

Request for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for the reconstruction of an outdoor electric public utility service center situated in a D.R. 16 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, printing, 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
 John B. Howard, Esquire
 409 Washington Avenue
 Towson, Maryland 21284
 Vice President, Legal Owner

JAMES P. BENNETT, Esquire
 17th Floor Gas and Electric Building
 Baltimore, Maryland 21203
 Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of April, 1974, 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 30th day of May, 1974, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

REC'D
 MAY 27 1974
 BALTIMORE COUNTY OFFICE BUILDING
 TOWSON, MARYLAND 21284

74-276-X
 4179

74-276-X
 100P
 5/8/74

June 6, 1974

John B. Howard, Esquire
 Mercantile-Towson Building
 409 Washington Avenue
 Towson, Maryland 21284

RE: Petition for Special Exception SW/S of Towson College Drive, 1500' NW of York Road - 9th Election District Baltimore Gas and Electric Company - Petitioner NO. 74-276-X (Item No. 178)

Dear Mr. Howard:

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

Very truly yours,

S. ERIC DI NENNA
 Zoning Commissioner

SED/erl

Attachments

cc: James P. Bennett, Esquire
 17th Floor, Gas and Electric Building
 Baltimore, Maryland 21203

**Baltimore County, Maryland
 Department of Public Works
 COUNTY OFFICE BUILDING
 TOWSON, MARYLAND 21284**

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

May 17, 1974

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

Re: Item #178 (1973-1974)
 Property Owner: Baltimore Gas and Electric Co.
 S/NS Towson College Dr., 1590' N/S of York Rd.
 Existing Zoning: D.R. 16
 Proposed Zoning: Special Exception for the reconstruction of an outdoor electric public utility service center situated in a D.R. 16 zone
 No. of Acres: 0.161 District: 9th

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.

General:

Baltimore County utilities and highway improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #178 (1973-1974).

Very truly yours,

Ellsworth N. Diver, P.E.
 Chief, Bureau of Engineering

END:SAM:FW:ess

N-W Key Sheet
 35 NE 1 Pos. Sheet
 ME 9 A Topo
 70 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 28, 1974

FROM: William D. From, Director of Planning

SUBJECT: Petition #74-276, Southwest side of Towson College Drive 1500 feet, more or less, Northwest of York Road
 Petition for Special Exception for the reconstruction of an outdoor electric public utility service center.
 Petitioner - Baltimore Gas & Electric Company

9th District

Hearing: Thursday, May 30, 1974 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.

The granting of this request would not be inconsistent with the policies of the 1980 Guideplan, the County's official master plan.

William D. From
 Director of Planning

WDF:REG:rv

**BALTIMORE COUNTY
 ZONING PLANS
 ADVISORY COMMITTEE**



**PETITION AND SITE PLAN
 EVALUATION COMMENTS**

Description of parcel of land, proposed for Special Exception, which is to be acquired as permanent easement, by Baltimore Gas and Electric Company, lying and being in the 9th Election District of Baltimore County, State of Maryland.

Beginning for the same at a point on the southwestmost side of Towson College Drive, 70' wide, distant 1590' more or less, measured northwesterly along said Drive from its intersection with York Road, thence leaving said Towson College Drive and running S. 64°44'00" W.-106.46', N. 59°24'10" W.-50.00' and N. 30°25'50" E.-5.00' to intersect the easterly outline of the existing Baltimore Gas and Electric Company Substation which was the subject of special exception hearing No. 4631-X and granted as such on April 16, 1959, thence binding thereon and continuing N. 30°25'50" E.-20.65' to intersect the aforesaid southwestmost side of Towson College Drive, thence binding thereon S. 59°43'10" E.-110.00' to the place of beginning.

Containing 0.161 acres of land more or less.

The courses and distances in the above description are referred to the State of Maryland Grid System and are based on a survey plat prepared by Dollenberg Bros., Towson Maryland, dated October 8, 1973.

The above described parcel of land is shown on Plat No. 47-680-D attached hereto and made a part hereof.

J. P. Southfort, Inc. (PLS #10)
 Electric Engineering Department
 Baltimore Gas and Electric Company



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
 111 E. KENNEDY AVE.
 TOWSON, MARYLAND 21284

May 9, 1974

XXXXXXXXXXXX

John S. Howard, Esq.
 409 Washington Avenue
 Towson, Maryland 21284

MEMORANDUM

TO: CHIEF, BUREAU OF ENGINEERING

FROM: JAMES P. BENNETT, ESQUIRE

SUBJECT: SPECIAL EXCEPTION PETITION

RE: BALTIMORE GAS & ELECTRIC COMPANY

ITEM 178

17TH FLOOR GAS AND ELECTRIC BUILDING

BALTIMORE, MARYLAND 21203

DATE: MAY 9, 1974

BY: JAMES P. BENNETT, ESQUIRE

FOR: JAMES P. BENNETT, ESQUIRE

RE: Special Exception Petition Item 178 Baltimore Gas & Elec. Company - 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 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 the southwest side of Towson College Drive, approximately 1590 feet northwest of York Road, in the 9th Election District of Baltimore County, and is presently unimproved. It lies directly adjacent to an existing facility of the Baltimore Gas & Electric Company.

The Towson State College campus exists opposite the site on Towson College Drive, and the Valley View Apartments exist to the southeast of the site on the southwest side of Towson College Drive.

The petitioner is requesting a Special Exception in order to expand and reconstruct the existing substation facilities.

John B. Howard, Esq.
 Item 178
 May 9, 1974

Page 2

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,

James B. Byrnes, III
 Chairman,
 Zoning Advisory Committee

JBB:JD
 Enclosure

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

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: <u>JEB</u>	Revised Plans:		Change in outline or description		Yes		No			
Previous case:	Map #									

1-512N 74-276-X

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

District: 9th Date of Posting: MAY 11, 1974

Posted for: PETITION FOR SPECIAL EXCEPTION

Petitioner: BALTIMORE GAS & Elec. Co.

Location of property: SW/S of TOWSON College DR. 1500 NW of YORK Rd.

Location of Sign: SW/S of TOWSON College DR. 1680' 700' - NW of YORK Rd.

Remarks: Thomas K. Roland

Posted by: Thomas K. Roland Date of return: MAY 12, 1974

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 10th day of April 1974. Item # _____

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Baltimore Gas & Elec. Submitted by Howard

Petitioner's Attorney Howard Reviewed by JEB

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

Item 178

John B. Howard, Esq. BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
111 W. Chesapeake Avenue
TOWSON, Md. 21204

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

Your Petition has been received and accepted for filing this 26th day of April 1974.

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner Baltimore Gas & Elec. Co.

Petitioner's Attorney John B. Howard Reviewed by James P. Bennett, III
CHAIRMAN, Zoning Advisory Committee

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

BALTIMORE COUNTY, MARYLAND No. 14798

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE April 6, 1974 ACCOUNT 01-662

AMOUNT \$50.01

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Messrs. Cook, Mudd, Murray & Howard
1409 Washington Ave.
Towson, Md. 21204
Petition for Special Exception for Baltimore Gas & Elec. Co. 3000158
#74-276-X

BALTIMORE COUNTY, MARYLAND No. 15044

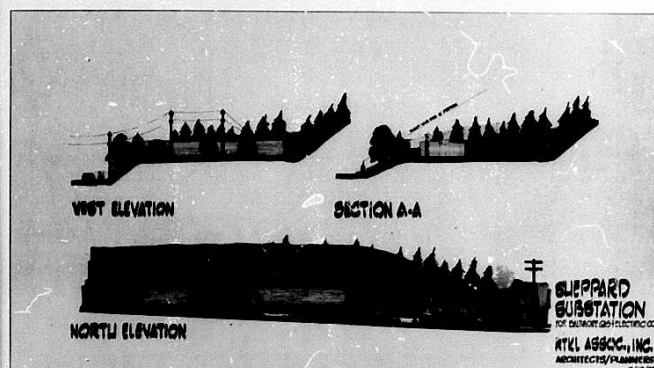
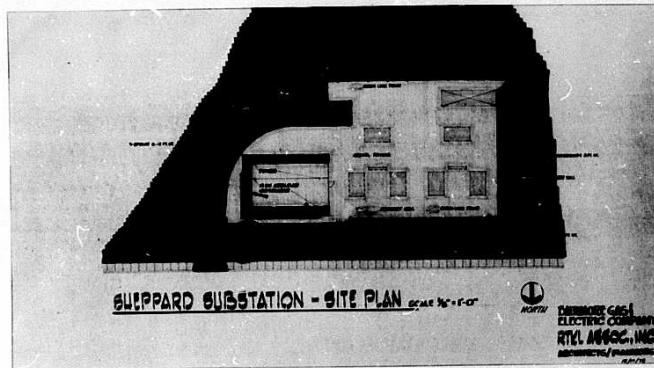
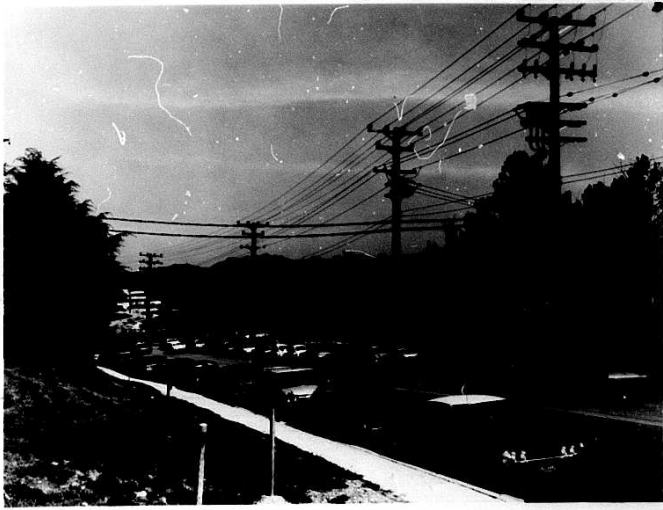
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE May 30, 1974 ACCOUNT 01-662

AMOUNT \$59.75

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

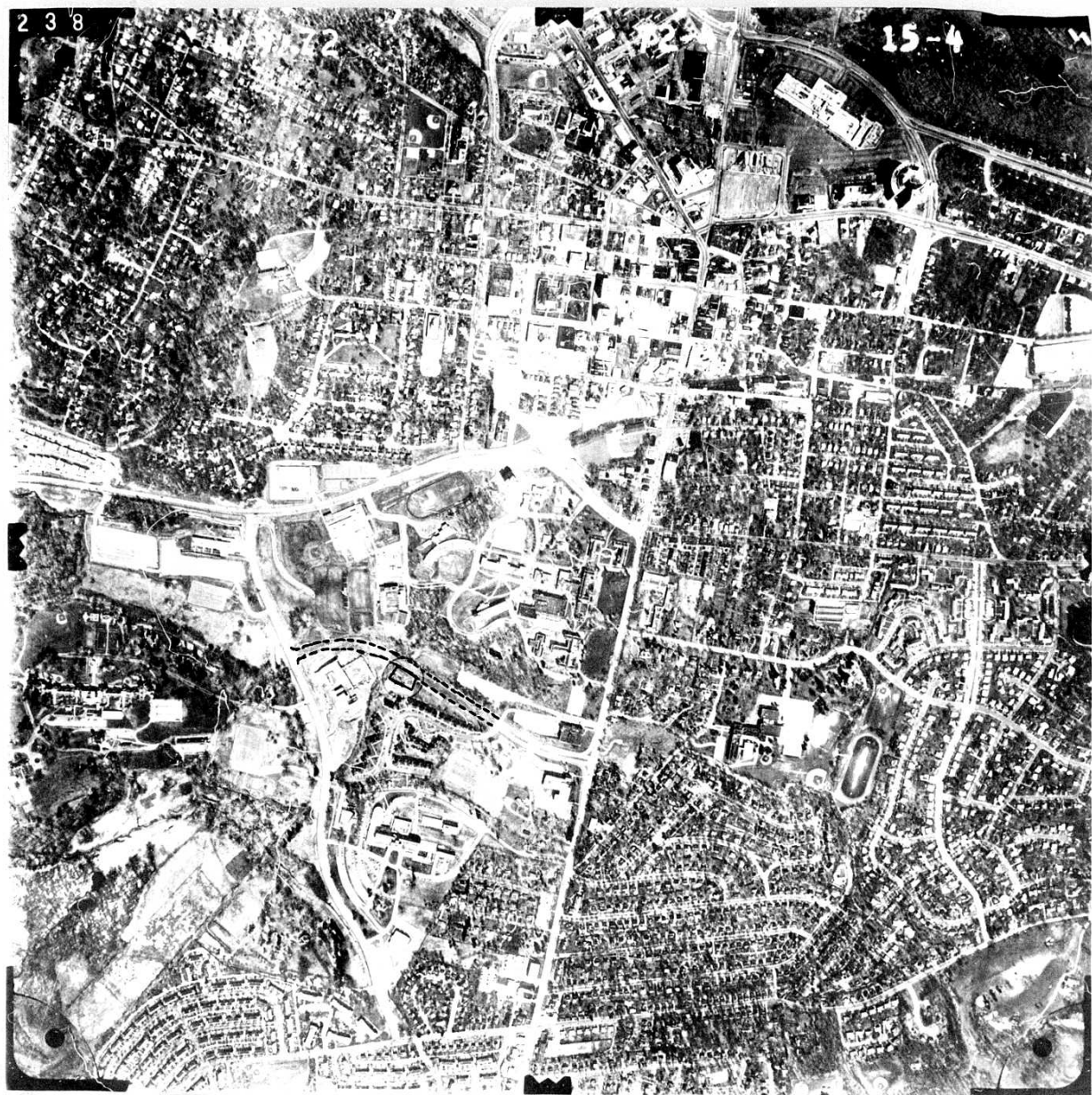
Messrs. Cook, Mudd, Murray & Howard
1409 Washington Ave.
Towson, Md. 21204
Advertising and posting of property for Baltimore Gas & Elec. Co. - #74-276-X



238

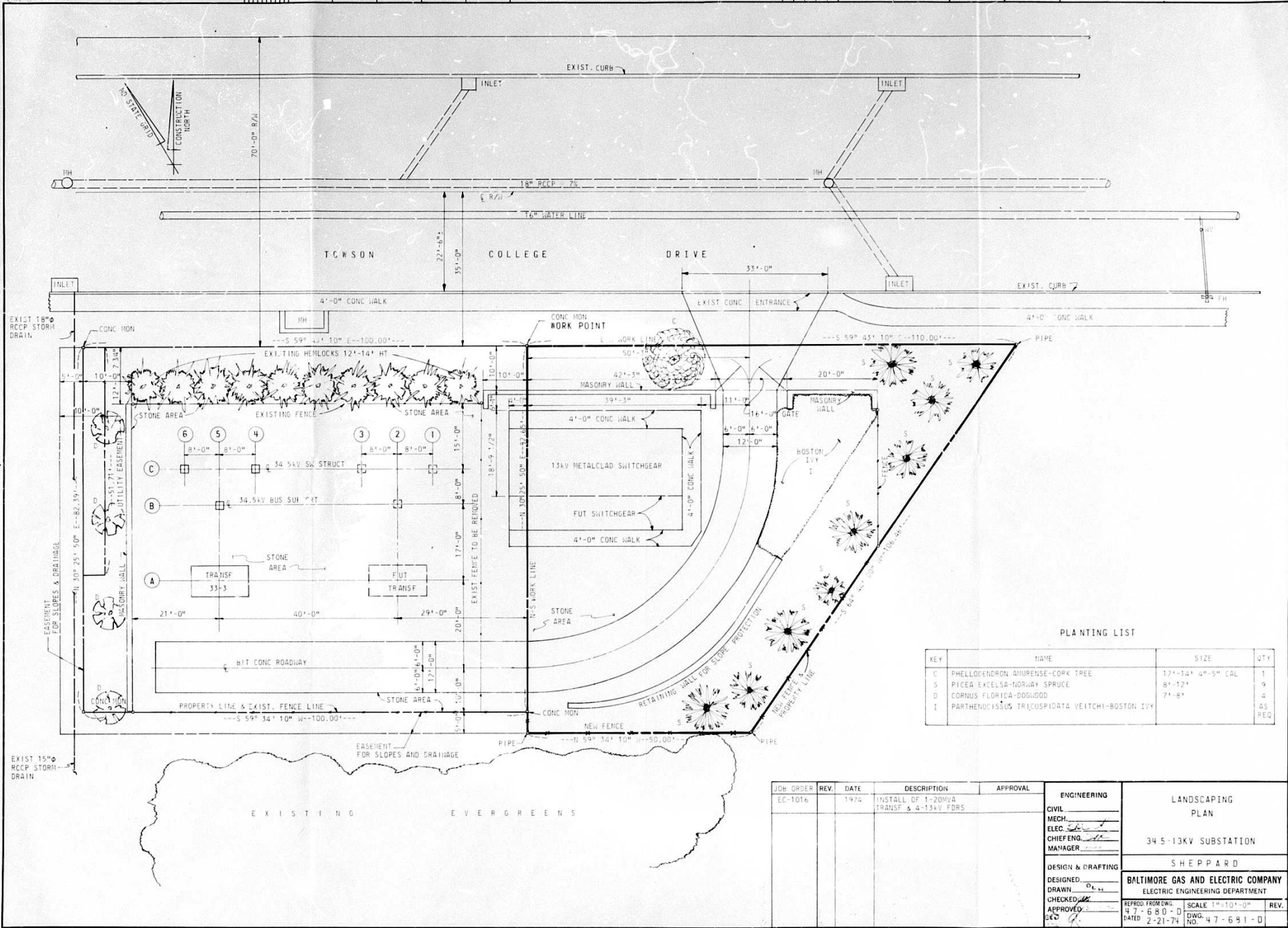
72

15-4



1"=10' 10' 5' 0' 10' 20' 30' 40' 50'

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



PLANTING LIST

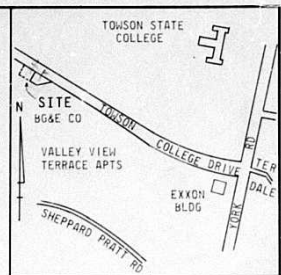
KEY	NAME	SIZE	QTY
C	PHELLODENDRON AMURENSE-CORK TREE	12'-14' 4"-5" CAL	1
S	PICEA EXCELSA-NORWAY SPRUCE	8'-12'	9
D	CORNUS FLORIDA-DOGWOOD	7'-8'	4
I	PARTHENOISSUS TRI-CUSPIDATA VEITCHI-BOSTON IVY		45 REQ

JOB ORDER	REV.	DATE	DESCRIPTION	APPROVAL
EC-1016		1974	INSTALL OF 1-20MVA TRANSF & 4-13KV FDRS	

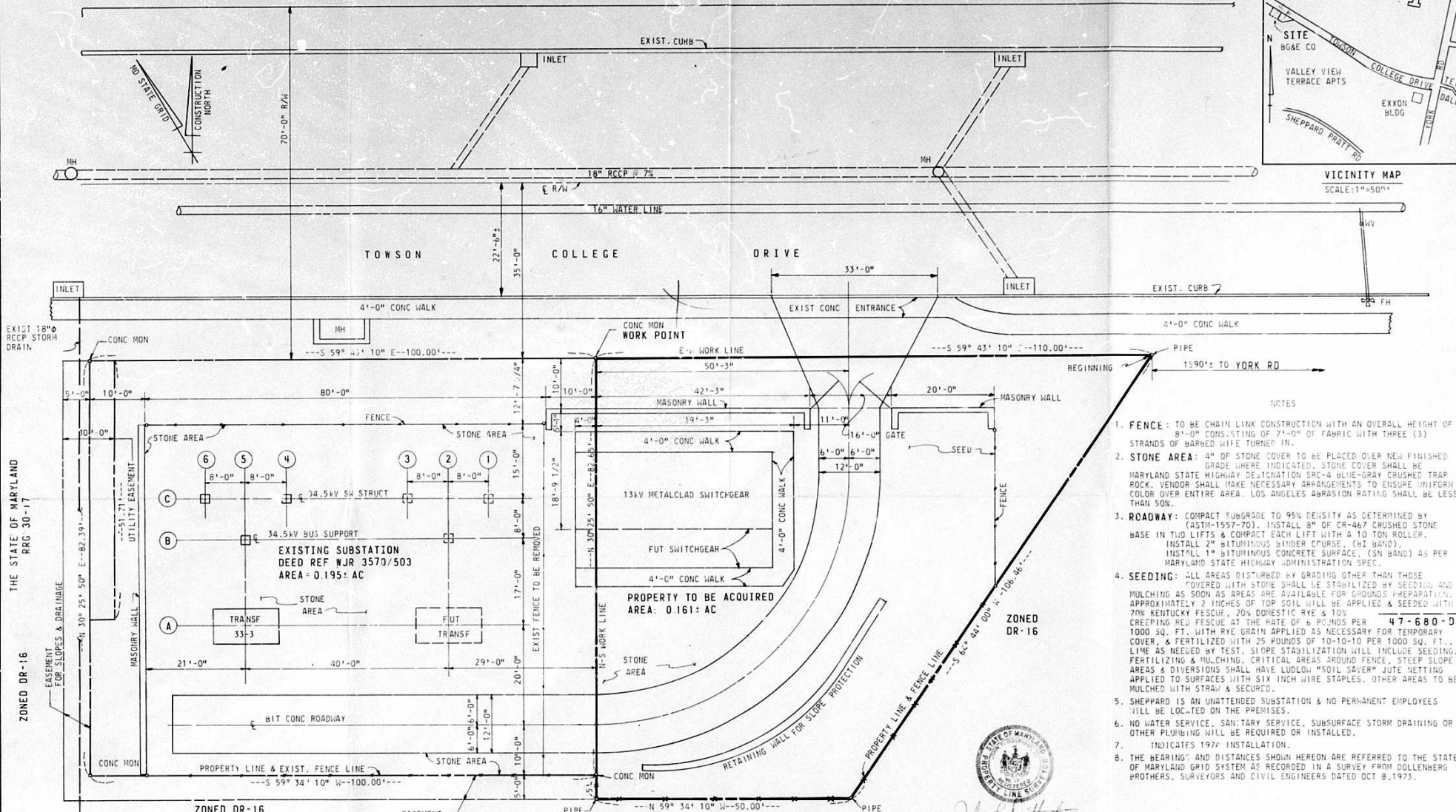
ENGINEERING	LANDSCAPING
CIVIL	PLAN
MECH.	
ELEC.	
CHIEF ENG.	34.5-13KV SUBSTATION
MANAGER	SHEPPARD
DESIGN & DRAFTING	BALTIMORE GAS AND ELECTRIC COMPANY
DESIGNED	ELECTRIC ENGINEERING DEPARTMENT
DRAWN	
CHECKED	REPROD FROM DWG. NO. 47-680-D
APPROVED	SCALE 1"=10'-0"
DATE	2-21-74
	DWG. NO. 47-681-D



ZONED DR-16



VICINITY MAP
SCALE: 1"=50'



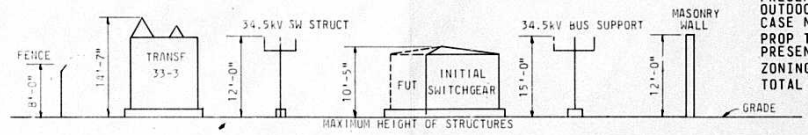
- NOTES
1. FENCE: TO BE CHAIN LINK CONSTRUCTION WITH AN OVERALL HEIGHT OF 8'-0" CONSISTING OF 7'-0" OF FABRIC WITH THREE (3) STRANDS OF BARBED WIRE TURNED IN.
 2. STONE AREA: 4" OF STONE COVER TO BE PLACED OVER NEW FINISHED GRADE WHERE INDICATED. STONE COVER SHALL BE MARYLAND STATE HIGHWAY DESIGNATION SRC-8 BLUE-GRAY CRUSHED TRAP ROCK. VENDOR SHALL MAKE NECESSARY ARRANGEMENTS TO ENSURE UNIFORM COLOR OVER ENTIRE AREA. LOS ANGELES ABRASION RATING SHALL BE LESS THAN 50%.
 3. ROADWAY: COMPACT SUBGRADE TO 95% DENSITY AS DETERMINED BY (ASTM-1557-70). INSTALL 8" OF CR-467 CRUSHED STONE BASE IN TWO LIFTS & COMPACT EACH LIFT WITH A 10 TON ROLLER. INSTALL 2" BITUMINOUS BINDER COURSE, (4" BAND). INSTALL 1" BITUMINOUS CONCRETE SURFACE, (5" BAND) AS PER MARYLAND STATE HIGHWAY ADMINISTRATION SPEC.
 4. SEEDING: ALL AREAS DISTURBED BY GRADING OTHER THAN THOSE COVERED WITH STONE SHALL BE STABILIZED BY SEEDING AND MULCHING AS SOON AS AREAS ARE AVAILABLE FOR GROUND PREPARATION. APPROXIMATELY 2 INCHES OF TOP SOIL WILL BE APPLIED & SEEDING WITH 70% KENTUCKY FESCUE, 20% DOMESTIC RYE & 10% CREEPING RED FESCUE AT THE RATE OF 6 POUNDS PER 1000 SQ. FT. WITH RYE GRAIN APPLIED AS NECESSARY FOR TEMPORARY COVER & FERTILIZED WITH 25 POUNDS OF 10-10-10 PER 1000 SQ. FT., LIME AS NEEDED BY TEST. SLOPE STABILIZATION WILL INCLUDE SEEDING, FERTILIZING & MULCHING. CRITICAL AREAS AROUND FENCE, STEEP SLOPE AREAS & DIVERSIONS SHALL HAVE LUDLOW "SOIL SAVER" JUTE NETTING APPLIED TO SURFACES WITH SIX INCH WIRE STAPLES. OTHER AREAS TO BE MULCHED WITH STRAW & SECURED.
 5. SHEPPARD IS AN UNATTENDED SUBSTATION & NO PERMANENT EMPLOYEES WILL BE LOCATED ON THE PREMISES.
 6. NO WATER SERVICE, SANITARY SERVICE, SUBSURFACE STORM DRAINING OR OTHER PLUMBING WILL BE REQUIRED OR INSTALLED.
 7. INDICATES 1974 INSTALLATION.
 8. THE BEARING AND DISTANCES SHOWN HEREON ARE REFERRED TO THE STATE OF MARYLAND GRID SYSTEM AS RECORDED IN A SURVEY FROM DOLLENBERG BROTHERS, SURVEYORS AND CIVIL ENGINEERS DATED OCT 8, 1973.



PROPERTY DATA:
LOCATED IN THE 9TH ELECTION DISTRICT OF BALTIMORE COUNTY
EXISTING SUBSTATION SITE PRESENTLY ZONED SPECIAL EXCEPTION FOR OUTDOOR SUBSTATION
CASE NO 4631-X GRANTED 4-16-59
PROP TO BE ACQUIRED FOR EASEMENT PRESENTLY ZONED DR-16
ZONING MAP #3-C TAX MAP #70
TOTAL AREA: 0.356-AC

JOB ORDER	REV.	DATE	DESCRIPTION	APPROVAL
EC-1016		1974	INSTALL OF 1-20MVA TRANSF & 4-13kV FDRS	

ENGINEERING	DESIGN & DRAFTING	REPROD. FROM DWG.	SCALE	REV.
CIVIL	DESIGNED: PC	DATED	1"=10'-0"	
MECH.	DRAWN: PC	DATED		
ELEC. <i>PC</i>	CHECKED: <i>PC</i>	DATED		
CHIEF ENG. <i>PC</i>	APPROVED: <i>PC</i>	DATED		
MANAGER		DATED		



THE STATE OF MARYLAND RRG 30-17

ZONED DR-16