

75-89-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Baltimore Gas and Electric Company, Contract Purchaser and
known as Bernard M. Rydman..... 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 (1) that the zoning status of the above described property be reclassified, pursuant

MAP: 463
NE 4-1
ELECTION
DISTRICT: 14
D TO: 6-10-74
TYP:
PLANNING: SC
BY: STH
FINAL: 1-2-75
BY: STH

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.

John B. Howard, Petitioner's Attorney
1000 Washington Avenue
Baltimore, Maryland 21204

W. E. Colburn, Respondent's Attorney
Gas & Elec. Bldg.
Baltimore, Md. 21203

John H. Kenna
Zoning Commissioner of Baltimore County.

(over)

RE: Petition for Special Exception
SE/S of Philadelphia Road, 396' NE of
Golden Ring Road - 14th District
Bernard L. Evering - Petitioner
NO. 75-89-X (Item No. 211)

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JAMES E. DYER
Deputy Zoning Commissioner

Attachments

cc: W. E. Colburn, Esquire
Gas & Electric Building
Baltimore, Maryland 21203

*** *** *** *** *** ***

Of the State and County agencies who inspected the subject site and reviewed the Petitioner's proposed development plans, only the State Highway Administration expressed concern of a possible conflict with their particular agency. In essence, the State Highway Administration indicated that the subject site may be affected by the alignment of a tentative proposed State highway

INTER-OFFICE CORRESPONDENCE

FROM William D. Fromm, Director of Planning

HEARING: Monday, October 21, 1974 (1:30 P.M.)

The granting of these requests could be consistent with the surrounding area provided that the proposed development architecture and screening meet the conditions of Section 411.2 of the Baltimore County Zoning Regulations.

William D. Fromm
William D. Fromm
Director of Planning


Deputy Zoning Commissioner of
Baltimore County

J. F. Douthirt
J. F. Douthirt 3rd (PLS #10)
Electric Engineering Department
Baltimore Gas and Electric Company



EVALUATION COMMENTS

September 17, 1974

MEMBERS

ZONING ADMINISTRATION

HEALTH DEPARTMENT

BUREAU OF
FIRE PREVENTION

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE HIGHWAY
ADMINISTRATION

BUREAU OF
ENGINEERING

PROJECT AND
DEVELOPMENT PLANNING

INDUSTRIAL
DEVELOPMENT
COMMISSION

BOARD OF EDUCATION

OFFICE OF THE
BUILDINGS INSPECTOR

RE: Item 211
Baltimore Gas and Electric
Company and Bernard L. Evering -
Petitioners
NW/S Philadelphia Road, 396'
NE of Golden Ring Road
14th Election District

I am in receipt of your letter of September 5, 1974, in which you request that the above referenced matter, previously disapproved by this Committee, be reconsidered and approved for filing.

You note that the comments generated by the State Highway Administration are in the long range planning stage with regard to actual highway improvements. Mr. John Meyers, of the State Highway Administration has verified this fact and has withdrawn his request for holding the hearing in abeyance. For this reason, this Committee now approves the subject property for filing.

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.

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD
Enclosure
cc: W. E. Colburn, Esq.
Gas & Electric Building
Baltimore, Maryland 21203

Maryland Department of Transportation

State Highway Administration

September 27, 1974

Mr. Ronald Esenwein
Baltimore Gas and Electric Co.
Gas and Electric Bldg.
Baltimore, Md. 21203

Re: Golden Ring Substation
Philadelphia Rd. at
Patapsco Freeway

Dear Mr. Esenwein:

Transmitted herewith is a copy of the subject plan indicating the effects to the site, by the proposed highway improvement, as recently corrected by the State Highway Administration Bureau of Highway Design. Also attached is a copy of profile for the highway improvement.

We would appreciate your efforts in revising your plans so as not to preclude the highway improvements. In the event that you encounter insurmountable problems, please contact this office.

✓ Please be advised that our plans are very tentative and subject to change.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering Access Permits

by: John E. Meyers

encl

cc: H. Downs
Wm. Lins, Jr.

CL-JER-es

303-4321
Rm. 511
State Bldg.

cc: R. Platts, III (prints)
C. B. Butler
W. E. Colburn
E. E. Fick

P.O. Box 717 / 352 West Preston Street, Baltimore, Maryland 21203



Maryland Department of Transportation

State Highway Administration

September 27, 1974

Mr. S. Eric DiMenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Re: Zoning Petition, Item #211
Baltimore Gas and Electric
Philadelphia Rd. east of
Golden Ring Rd.
14th District
Patapsco Freeway

Dear Mr. DiMenna,

Transmitted herewith is a copy of the subject plan on which has been indicated the approximate effects, to the site, by the tentative proposed State Highway improvement, as mentioned in our comments of July 30, 1974. It is our understanding that the petitioner is attempting to revise his plan so as to minimize conflict with the proposed highway.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering Access Permits

by: John E. Meyers

encl

CL-JER-es

John E. Meyers

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

Harry R. Hughes
Deputy
Deputy M. Evans
Administrator

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

Item 211

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your petition does not meet the Zoning Commissioner's requirements for filing, as per attached.

S. ERIC DIMENNA,
Zoning Commissioner

Owner(s) Name: Baltimore Gas and Electric Company
and Bernard L. Evering

Reviewed by:

cc: W. E. Colburn, Esq.
Gas & Elec. Bldg. (21203)

Baltimore County, Maryland Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

July 16, 1974

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

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

Re: Item #211 (1973-1974)
Property Owner: Baltimore Gas & Electric Co. and
Bernard L. Evering
S/E edge of Philadelphia Rd., 396' N/E of Golden Ring Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for the construction,
operation and maintenance of an outdoor electric public
utility service center in a D.R. 16 Zone, and a Special
Exception for a wireless transmitting and receiving
structure. (Greater than 50' in height)
No. of Acres: 7.362 District: 14th

Dear Mr. DiMenna:

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

General:

The comments supplied for a portion of this site in connection with Item #31, Cycle V remain generally applicable to this Item #211 (1973-1974) and are referred to for your consideration.

Very truly yours,

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

END:ENR:PM:es

I-W Key Sheet
14 & 15 NE 23 Pos. Sheets
NS & 7 Topo
89 Top Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 22, 1974

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

Re: Special Exception Petition
Item 211
Baltimore Gas and Electric
Company and Bernard L. Evering -
Petitioner

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 the northwest side of Philadelphia Road, approximately 396 feet northeast of Golden Ring Road, in the 14th Election District of Baltimore County. It is presently unimproved with the exception of a 116 foot existing transmission right-of-way which transverse the property at its easternmost portion.

A large acreage farm property abuts the site to the south and the Rosedale Garden Apartments abut the property to the northwest.

The petitioner is requesting a Special Exception to permit an outdoor electric public utility service center and, additionally, a Special Exception for a wireless transmitting and receiving structure

John B. Howard, Esq.
Re: Item 211
Page 2

July 22, 1974

greater than 50 feet in height.

This petition is being withheld from approval until such time as revised plans reflecting the comments of the State Highway Administration are submitted to this office.

Very truly yours,

James B. Byrnes, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: W. E. Colburn, Esq.
Gas & Elec. Bldg.
Baltimore, Maryland 21203

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 17, 1974

John B. Howard, Esq.
Cook, Mudd, Murray and Howard
Mercantile-Towson Building
409 Washington Avenue
Towson, Maryland 21204

Re: Item 211
Baltimore Gas and Electric
Company and Bernard L. Evering -
Petitioners
NW/S Philadelphia Road, 396'
NE of Golden Ring Road
14th Election District

Dear Mr. Howard:

I am in receipt of your letter of September 5, 1974, in which you request that the above referenced matter, previously disapproved by this Committee, be reconsidered and approved for filing.

You note that the comments generated by the State Highway Administration are in the long range planning stage with regard to actual highway improvements. Mr. John Meyers, of the State Highway Administration has verified this fact and has withdrawn his request for holding the hearing in abeyance. For this reason, this Committee now approves the subject property for filing.

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: W. E. Colburn, Esq.
Gas & Electric Building
Baltimore, Maryland 21203

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 17, 1974

John B. Howard, Esq.
Cook, Mudd, Murray and Howard
Mercantile-Towson Building
409 Washington Avenue
Towson, Maryland 21204

Re: Item 211
Baltimore Gas and Electric
Company and Bernard L. Evering -
Petitioners
NW/S Philadelphia Road, 396'
NE of Golden Ring Road
14th Election District

Dear Mr. Howard:

I am in receipt of your letter of September 5, 1974, in which you request that the above referenced matter, previously disapproved by this Committee, be reconsidered and approved for filing.

You note that the comments generated by the State Highway Administration are in the long range planning stage with regard to actual highway improvements. Mr. John Meyers, of the State Highway Administration has verified this fact and has withdrawn his request for holding the hearing in abeyance. For this reason, this Committee now approves the subject property for filing.

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: W. E. Colburn, Esq.
Gas & Electric Building
Baltimore, Maryland 21203

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 17, 1974

John B. Howard, Esq.
Cook, Mudd, Murray and Howard
Mercantile-Townson Building
409 Washington Avenue
Towson, Maryland 21204

RE: Item 211
Baltimore Gas and Electric
Company and Bernard L. Evering -
Petitioners
NW/S Philadelphia Road, 396'
NE of Golden Ring Road
14th Election District

Dear Mr. Howard:

I am in receipt of your letter of September 5, 1974, in which you request that the above referenced matter, previously disapproved by this Committee, be reconsidered and approved for filing.

You note that the comments generated by the State Highway Administration are in the long range planning stage with regard to actual highway improvements. Mr. John Meyers, of the State Highway Administration has verified this fact and has withdrawn his request for holding the hearing in abeyance. For this reason, this Committee now approves the subject property for filing.

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
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD
Enclosure
cc: W. E. Colburn, Esq.
Gas & Electric Building
Baltimore, Maryland 21203

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 17, 1974

John B. Howard, Esq.
Cook, Mudd, Murray and Howard
Mercantile-Townson Building
409 Washington Avenue
Towson, Maryland 21204

RE: Item 211
Baltimore Gas and Electric
Company and Bernard L. Evering -
Petitioners
NW/S Philadelphia Road, 396'
NE of Golden Ring Road
14th Election District

Dear Mr. Howard:

I am in receipt of your letter of September 5, 1974, in which you request that the above referenced matter, previously disapproved by this Committee, be reconsidered and approved for filing.

You note that the comments generated by the State Highway Administration are in the long range planning stage with regard to actual highway improvements. Mr. John Meyers, of the State Highway Administration has verified this fact and has withdrawn his request for holding the hearing in abeyance. For this reason, this Committee now approves the subject property for filing.

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
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD
Enclosure
cc: W. E. Colburn, Esq.
Gas & Electric Building
Baltimore, Maryland 21203



Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

June 25, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
Attn: Mr. James B. Byrnes III

Re: A.A.C. Meeting, June 25, 74
211
Property Owner: Baltimore Gas
& Electric Co. & Bernard L. Evering
Location: SE edge of Philadelphia Road, 396' NE of Golden Ring Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for the construction, operation and maintenance of an outdoor electric public utility service center in a D.R. 16 Zone, and a special exception for a wireless transmitting and receiving structure. (Greater than 50' in height). No. of Acres: 7.362
District: 14th
Patapsco Freeway

Dear Mr. DiNenna:

The subject site is seriously affected by the proposed State Highway improvement. This information was previously conveyed to the co-petitioner, Mr. Bernard L. Evering on Dec. 22, 1973, however the Gas & Electric Company has not contacted this office in the matter. If two additional copies of the plan can be made available to us, they can be marked to indicate the proposed right of way and thence transmitted to your office and to the petitioner.

The 1973 average daily traffic count on this section of Philadelphia Road is 12,000 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

CLJEM:jn

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

Baltimore County Fire Department



Towson, Maryland 21204
825-7310

J. Austin Deitz
Chief

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 & Electric Co. & Bernard L. Evering
Location: SE edge of Philadelphia Road, 396' NE of Golden Ring Road
Item No. 211
Zoning Agenda June 25, 1974

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. EXCEEDS the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. 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", 1970 Edition prior to occupancy. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *H.J. [Signature]* Noted and Approved: *Paul H. Reinke*
Planning Division Deputy Chief
Special Inspection Division Fire Prevention Bureau

mis
4/16/73

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE C. MESSER, P.E.
Wm. T. MILLER
DEPUTY TRAFFIC ENGINEER

July 24, 1974

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

Re: Item 211 - ZAC - June 25, 1974
Property Owner: Baltimore Gas and Electric Co. and Bernard Evering
SE edge of Philadelphia Road, 396 feet NE of Golden Ring Road
Special exception for the construction, operation and maintenance of an outdoor electric public utility service center in a D.R. 16 Zone, and a special exception for a wireless transmitting and receiving structure. (Greater than 50 feet in height). District: 14

Dear Mr. DiNenna:

No long term traffic problems are anticipated by the requested special exception for a public utility service center.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

July 8, 1974

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

Dear Mr. DiNenna:

Comments on Item 211. Zoning Advisory Committee Meeting, June 25, 1974, are as follows:

Property Owner: Baltimore Gas & Electric Co. & Bernard L. Evering
Location: SE edge of Philadelphia Road 396' NE of Golden Ring Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for the construction, operation and maintenance of an outdoor electric public utility service center in a D.R. 16 Zone, and a Special Exception for a wireless transmitting and receiving structure. (Greater than 50' in height)
No. of Acres: 7.362
District: 14th

Comments: No facilities used.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

NVB/ncv

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



July 16, 1974

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 #211, Zoning Advisory Committee Meeting, June 25, 1974, are as follows:

Property Owner: Baltimore Gas and Electric Co. and Bernard L. Evering
Location: SE edge of Philadelphia Road 396' NE of Golden Ring Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for the construction, operation and maintenance of an outdoor electric public utility service center in a D.R. 16 zone, and a Special Exception for a wireless transmitting and receiving structure. (Greater than 50' in height)
No. of Acres: 7.362
District: 14th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The site plan must be revised to show the following:

- 1. Compliance with Section 411 of the Zoning Regulations.
- 2. Provide a turnaround for Havencock Road.

Very truly yours,

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHEESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3211 ZONING 494-3201

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 26, 1974

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

Z.A.C. Meeting of: June 25, 1974

Re: Item 211
Property Owner: Baltimore Gas & Electric Co. & Bernard L. Evering

Location: S.E. edge of Philadelphia Road, 396' N/E of Golden Ring Road

Present Zoning: D.R. 16

Proposed Zoning: Special Exception for the construction, operation and maintenance of an outdoor electric public utility service center in a D.R. 16 zone, and a Special Exception for a wireless transmitting and receiving structure. (Greater than 50' in height)

District: 14th

No. Acres: 7.362

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,
William H. [Signature]
W. Nick Pearson,
Field Representative.

CERTIFICATE OF PUBLICATION

ROSEDALE, MD., Oct. 20, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md., one time before the

27th day of October, 1974, the publication appearing on the 3rd day of October, 1974.

THE OBSERVER,
Advertising Mgr.

Cost of Advertisement \$27.00

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 3, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., one time before the

21st day of October, 1974, the first publication appearing on the 3rd day of October, 1974.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

N75-89-X

District: 14th Date of Posting: 10-3-74
Posted for: Harvey K. Bandy Oct. 21, 1974, C. 150, 100
Petitioner: Bernard L. Bandy
Location of property: 545 S. of Park Rd. 330' NE of Hillman Rd. 4
Location of Signs: 2 signs on Park Rd. 330' NE of Hillman Rd. 4
Remarks: Mark H. Hess
Posted by: Mark H. Hess Date of return: 10-16-74



Legal Notice

PETITION FOR SPECIAL EXCEPTION - 14th DISTRICT

NOTICE: Petition for Special Exception to the Zoning Ordinance, Chapter 10, of the Code of Baltimore County, Maryland, for a Special Exception for a 14th District Zoning Ordinance, Chapter 10, of the Code of Baltimore County, Maryland.

LOCATION: Southeast 1/4 of Section 14, T. 14 N., R. 14 E., S. 14, Baltimore County, Maryland.

PUBLIC HEARING: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commission of Baltimore County, in conformity of the Zoning and Planning Department of Baltimore County, will hold a public hearing on

Petition for Special Exception for a 14th District Zoning Ordinance, Chapter 10, of the Code of Baltimore County, Maryland.

Cost of Advertisement \$27.00

PETITION FOR SPECIAL EXCEPTION - 14th DISTRICT

NOTICE: Petition for Special Exception to the Zoning Ordinance, Chapter 10, of the Code of Baltimore County, Maryland, for a Special Exception for a 14th District Zoning Ordinance, Chapter 10, of the Code of Baltimore County, Maryland.

LOCATION: Southeast 1/4 of Section 14, T. 14 N., R. 14 E., S. 14, Baltimore County, Maryland.

PUBLIC HEARING: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commission of Baltimore County, in conformity of the Zoning and Planning Department of Baltimore County, will hold a public hearing on

Petition for Special Exception for a 14th District Zoning Ordinance, Chapter 10, of the Code of Baltimore County, Maryland.

Cost of Advertisement \$27.00

THE OBSERVER, Advertising Mgr.

Cost of Advertisement \$27.00

THE JEFFERSONIAN, Manager.

Cost of Advertisement \$27.00

THE JEFFERSONIAN, Manager.

Cost of Advertisement \$27.00

THE JEFFERSONIAN, Manager.

Cost of Advertisement \$27.00

THE JEFFERSONIAN, Manager.

Cost of Advertisement \$27.00

THE JEFFERSONIAN, Manager.

Cost of Advertisement \$27.00

THE JEFFERSONIAN, Manager.

Cost of Advertisement \$27.00

THE JEFFERSONIAN, Manager.

Cost of Advertisement \$27.00

THE JEFFERSONIAN, Manager.

Cost of Advertisement \$27.00

THE JEFFERSONIAN, Manager.

Cost of Advertisement \$27.00

THE JEFFERSONIAN, Manager.

Cost of Advertisement \$27.00

THE JEFFERSONIAN, Manager.

Cost of Advertisement \$27.00

THE JEFFERSONIAN, Manager.

Cost of Advertisement \$27.00

THE JEFFERSONIAN, Manager.

Cost of Advertisement \$27.00

THE JEFFERSONIAN, Manager.

Cost of Advertisement \$27.00

THE JEFFERSONIAN, Manager.

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: 6TH					
Previous case:					

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 7th day of June, 1974. Its #

ALICE DINENNA,
Zoning Commissioner

Petitioner: Paul S. Smith, Submitted by: Howard

Petitioner's Attorney: Howard, Reviewed by: F. J. Rogers

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

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

No. 16968

DATE: Oct. 21, 1974 ACCOUNT: 01-662

AMOUNT: \$66.45

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Messrs. Cook, Mudd, Murray & Howard
409 Washington Ave.
Towson, Md. 21204

Advertising and posting of property for Bernard Eversing \$75.00-X 654.66

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

No. 16925

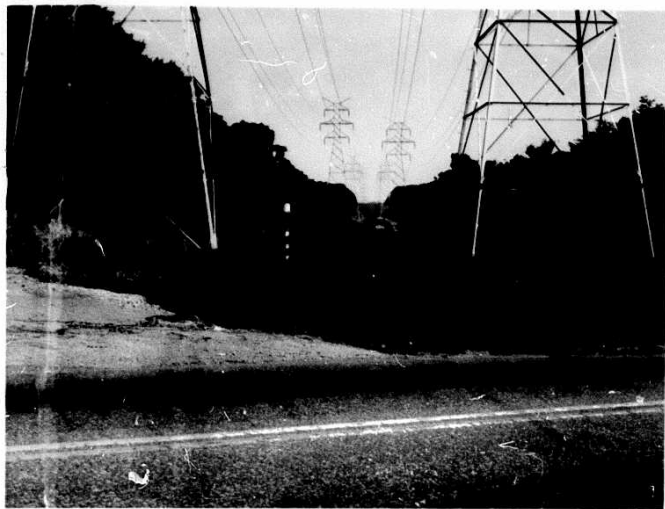
DATE: Oct. 2, 1974 ACCOUNT: 01-662

AMOUNT: \$50.00

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Messrs. Cook, Mudd, Murray & Howard
409 Washington Ave.
Towson, Md. 21204

Petition for Special Exception for Bernard Eversing \$75.00-X 654.66



ZONE D.R. 16

ZONE D.R. 16

PARCEL "1"

ZONE D.R. 16

PUBLIC ZONE
ZONE D.R. 16

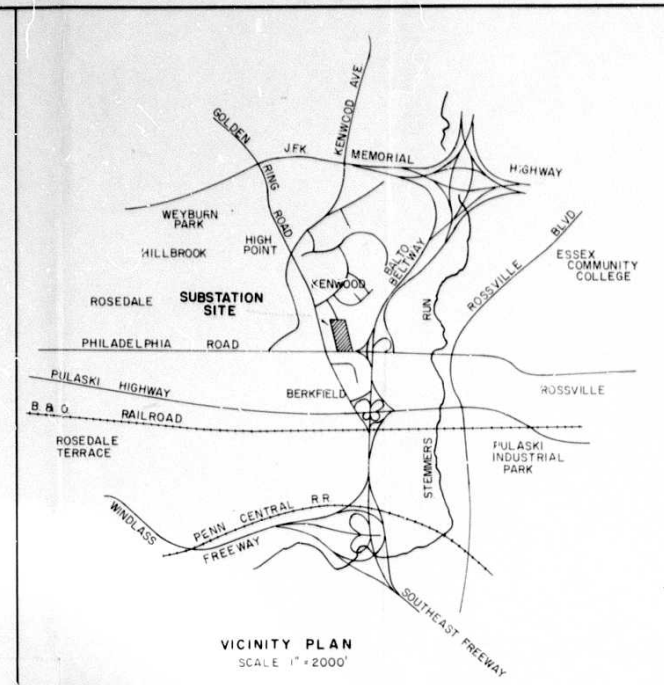
ZONE D.R. 16

PARCEL "2"

ZONE D.R. 16
ZONE R 1

"ROSEDALE GARDEN APARTMENTS"
OTG 32-90

NOTE GAS DRAWINGS SHOW
A COMMON TRENCH FOR
GAS & CABLES



115-13 KV SUBSTATION

PLAT OF

PROPERTY AND TOPOGRAPHIC SURVEY

FOR

BALTIMORE GAS AND ELECTRIC COMPANY

14 TH ELECTION DISTRICT

BALTIMORE COUNTY, MD.

SCALE: 1" = 40'

NOVEMBER 19, 1973

DET EX #4

NOTES

- 1) THE COORDINATES AND BEARINGS SHOWN HEREON ARE REFERRED TO THE MD STATE PLANE COORDINATE SYSTEM, USING MBGS STA "PHILADELPHIA 1973" N 547,460.71 FOR POSITION AND S 44° 15' 54" E TO USCG BGS STA "PINE" FOR AZIMUTH.
- 2) THE ELEVATIONS SHOWN HEREON ARE REFERRED TO THE U.S. COAST & GEODETIC SURVEY SEA-LEVEL DATUM OF 1929, USING BENCH MARK "U-30" (ELEV = 65.958).
- 3) EXISTING CONTOURS SHOWN THUS: --- SPOT ELEVATIONS SHOWN THUS: 120.5 OR 120.5 -
- 4) LIST OF ABBREVIATIONS AND SYMBOLS:
CM - CONCRETE MONUMENT
INV - INVERT
FH - FIRE HYDRANT
WV - WATER VALVE
TRANS - TRANSFORMER
TRANS - TRANSMISSION
PED - PEDESTAL
MAC - MACADAM
GAR - GARAGE
TRAF - TRAFFIC
P - UTILITY POLE
TC - TOP CURB
GC - GUTTER
- 5) ZONING BOUNDARIES SHOWN THUS: --- ARE AS SHOWN BALTO. CO METROPOLITAN AREA OFFICIAL ZONING MAP NO. 4-F ADOPTED BY THE BALTO. CO COUNCIL MARCH 24, 1971 BY BILLS NOS 28, 29, 30, 31, AND 32.
- 6) MINIMUM BUILDING SETBACK LINES (GENERAL REQUIREMENTS) EXACT LOCATION OF A PROPOSED BUILDING WILL DICTATE ANY VARIATION FROM MINIMUMS LISTED BELOW.
B.L. ZONE
FRONT - 10' FROM FRONT R/W LINE
SIDE - 0' FROM PROPERTY LINE

PARCEL "1" - 5.922 ACRES ±

NO	DESCRIPTION & BEARING	DISTANCE	COORDINATES		ELEVATION
			N	E	
1	STEEL BAR		547,005.80	942,779.69	
	N 53° 25' 31" W	909.66'			
2	CM B G & E - 7		547,547.84	942,049.16	123.53
	N 48° 56' 48" E	396.00'			
3	CM B G & E - 10		547,807.92	942,347.78	110.91
	S 53° 25' 31" E	428.39'			
4	BAR B G & E - 14		547,552.65	942,691.81	
	S 8° 48' 39" E	533.20'			
5	BAR B G & E - 19		547,025.74	942,773.48	
	S 17° 17' 13" E	20.89'			
6	STEEL BAR		547,005.80	942,779.69	

PARCEL "2" - 1.440 ACRES ±

NO	DESCRIPTION & BEARING	DISTANCE	COORDINATES		ELEVATION
			N	E	
6	CM B G & E - 15		547,454.23	942,824.45	98.15
	S 8° 48' 39" E	407.03'			
7	CM B G & E - 18		547,052.01	942,886.80	106.65
	S 17° 17' 13" E	68.09'			
8			546,987.00	942,907.03	
	S 48° 56' 48" W	62.23'			
9			546,946.13	942,860.11	
	N 53° 25' 31" W	100.14'			
1	STEEL BAR		547,005.80	942,779.69	
	N 17° 17' 13" W	20.89'			
5	BAR B G & E - 19		547,025.74	942,773.48	

PARCEL "1"

VICINITY PLAN
SCALE 1" = 2000'

115-13 KV SUBSTATION

PLAT OF

PROPERTY AND TOPOGRAPHIC SURVEY

FOR

BALTIMORE GAS AND ELECTRIC COMPANY

14 TH ELECTION DISTRICT

BALTIMORE COUNTY, MD.

SCALE: 1" = 40'

NOVEMBER 19, 1973

PARCEL "1" - 5.922 ACRES ±					
NO	DESCRIPTION & BEARING	DISTANCE	COORDINATES		ELEVATION
			N	E	
1	STEEL BAR		547,005.80	942,779.69	
	N53°-25'-31"W	909.66'			
2	CM B.G.E.-7		547,547.84	942,049.16	123.53
	N48°-56'-48"E	396.00'			
3	CM B.G.E.-10		547,807.92	942,347.78	110.91
	S53°-25'-31"E	428.39'			
4	BAR B.G.E.-14		547,552.65	942,691.81	
	S8°-48'-39"E	533.20'			
5	BAR B.G.E.-19		547,025.74	942,773.48	
	S17°-17'-13"E	20.89'			
6	STEEL BAR		547,005.80	942,779.69	

PARCEL "2" - 1.440 ACRES ±					
NO	DESCRIPTION & BEARING	DISTANCE	COORDINATES		ELEVATION
			N	E	
6	CM B.G.E.-15		547,454.23	942,824.45	98.15
	S8°-48'-39"E	407.03'			
7	CM B.G.E.-18		547,052.01	942,886.80	106.65
	S17°-17'-13"E	68.09'			
8			546,987.00	942,907.03	
	S48°-56'-48"W	62.23'			
9			546,946.13	942,860.11	
	N53°-25'-31"W	100.14'			
1	STEEL BAR		547,005.80	942,779.69	
	N17°-17'-13"W	20.89'			
5	BAR B.G.E.-19		547,025.74	942,773.48	
	N8°-48'-39"W	533.20'			
4	BAR B.G.E.-14		547,552.65	942,691.81	
	S53°-25'-31"E	165.17'			
6	CM B.G.E.-15		547,454.23	942,824.45	98.15

NOW OR FORMERLY EVERING - 1.605 ACRES ±					
NO	DESCRIPTION & BEARING	DISTANCE	COORDINATES		ELEVATION
			N	E	
6	CM B.G.E.-15		547,454.23	942,824.45	98.15
	S53°-25'-31"E	416.24'			
10			547,206.21	943,158.73	
	S48°-56'-48"W	333.77'			
8			546,987.00	942,907.03	
	N17°-17'-13"W	68.09'			
7	CM B.G.E.-18		547,052.01	942,886.80	106.65
	N8°-48'-39"W	407.03'			
6	CM B.G.E.-15		547,454.23	942,824.45	98.15

NOTES

1) THE COORDINATES AND BEARINGS SHOWN HEREON ARE REFERRED TO THE MD STATE PLANE COORDINATE SYSTEM, USING MBS STA "PHILADELPHIA 1973" N547,460.71 FOR POSITION AND E943,471.70 FOR AZIMUTH

2) THE ELEVATIONS SHOWN HEREON ARE REFERRED TO THE US COAST & GEODETIC SURVEY SEA-LEVEL DATUM OF 1929, USING BENCH MARK "U-30" (ELEV = 6.158).

3) EXISTING CONTOURS SHOWN THUS: SPOT ELEVATIONS SHOWN THUS: 120.5 OR 120.5 -

4) LIST OF ABBREVIATIONS AND SYMBOLS

CM - CONCRETE MONUMENT
INV - INVERT
FH - FIRE HYDRANT
WV - WATER VALVE
TRANS - TRANSFORMER
TRANS - TRANSMISSION
PED - PEDESTAL
MAC - MACADAM
GAR - GARAGE
TRAF - TRAFFIC
P - UTILITY POLE
TC - TOP CURB
BC - GUTTER

5) ZONING BOUNDARIES SHOWN THUS: ARE AS SHOWN BALTO. CO. METROPOLITAN AREA OFFICIAL ZONING MAP NE 4-F ADOPTED BY THE BALTO. CO. COUNCIL MARCH 24, 1971 BY BILLS NOS. 28, 29, 30, 31, AND 32

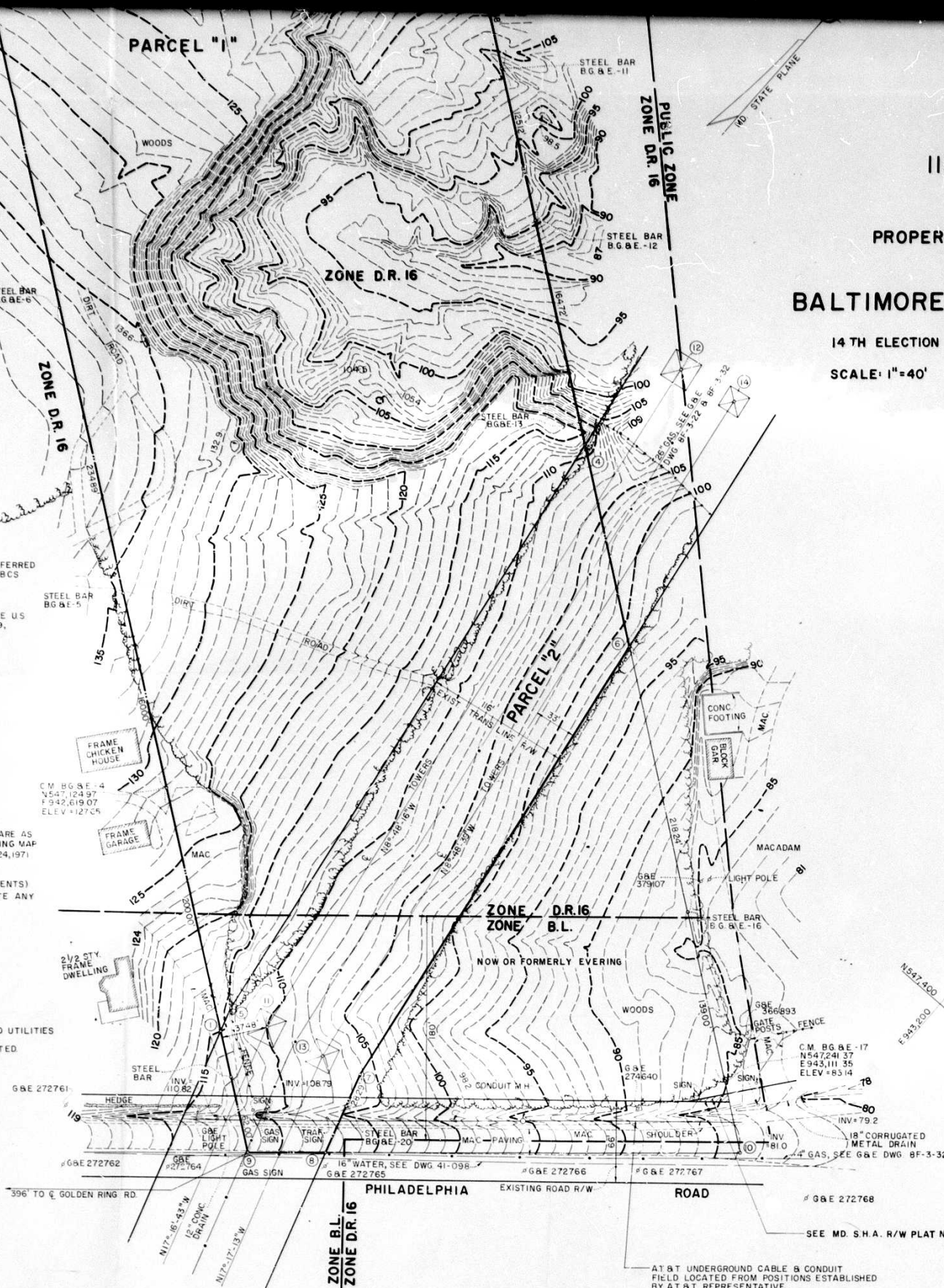
6) MINIMUM BUILDING SETBACK LINES (GENERAL REQUIREMENTS) EXACT LOCATION OF A PROPOSED BUILDING WILL DICTATE ANY VARIATION FROM MINIMUMS LISTED BELOW.

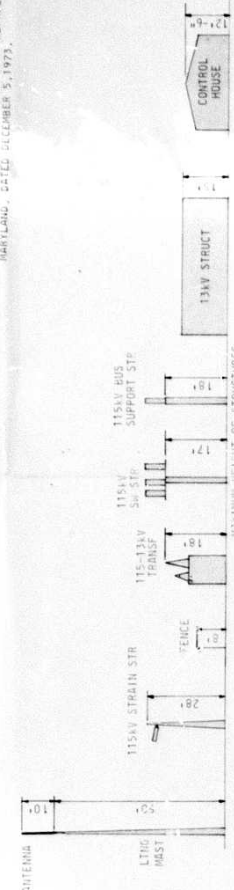
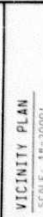
B.L. ZONE
FRONT - 10' FROM ROAD R/W LINE
SIDE - 0' FROM PROPERTY LINE
REAR - 20' FROM A RESIDENTIAL ZONE

D.R. 16 ZONE
FRONT - 25' FROM ROAD R/W LINE
SIDE - 30' FROM PROPERTY LINE
REAR - 30' FROM PROPERTY LINE

7) UTILITY NOTE
UNLESS NOTED OTHERWISE, LOCATION OF UNDERGROUND UTILITIES HEREON IS AS SHOWN ON REFERENCED DRAWINGS.
INVERT ELEVATIONS SHOWN HEREON WERE FIELD LOCATED

TOWER COORDINATES				
NO	TOWER NO.	N	E	
11	408 W	547,033.15	942,805.72	
12	409 W	547,648.09	942,710.48	
13	408 E	547,044.53	942,854.56	
14	409 E	547,655.83	942,759.81	





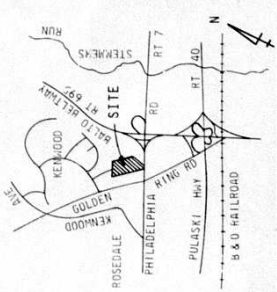
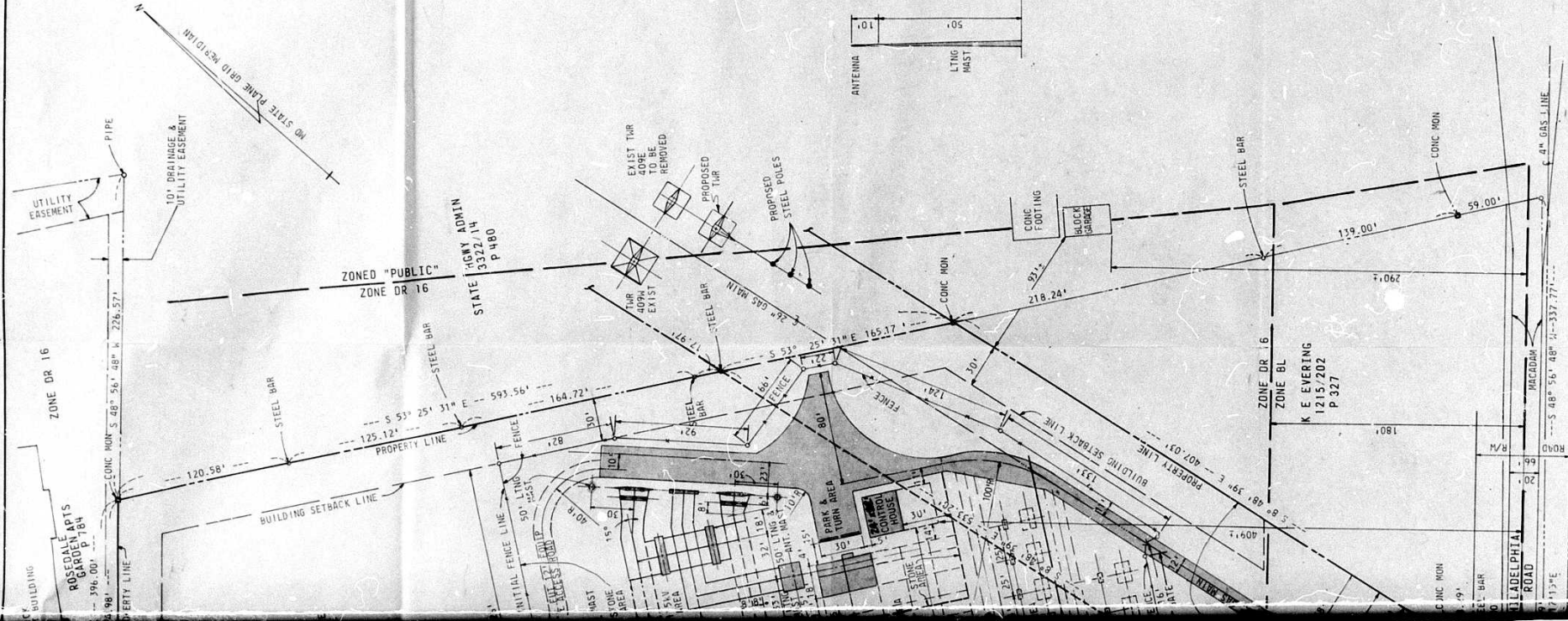
This is an Expressway, and no access other than vehicles, pedestrian and/or animal will be permitted across the lanes designated "Right of Way Line of Through Highway" except by means of such public facilities as are shown. If Road connections as the Commission may construct are permitted to be constructed.

THIS PROPERTY
ZONED CO-15
ZONING MAP 44B
14. MAP 89. P
7.362 ACRES ±
14TH ELECTION
BALTIMORE COUNTY

JOB ORDER EC-1346	REV 1974	DESCRIPTION INSTALL OF 1 1/2" DIA. G. TRANS. & CABLE FOR POS & CABLE, 1200'	APPROVAL 	ENGINEERING CIVIL <i>W. J.</i> MECH ELEC. <i>W. J.</i> CHIEF ENG. <i>W. J.</i> MANAGER	PLOT PLAN FOR BUILDING PERMIT 115-3H 5 115-13KV SUBSTATION GOLDEN RING BALTIMORE GAS AND ELECTRIC COMPANY ELECTRIC ENGINEERING DEPARTMENT
JOB ORDER EC-1346	REV A	DESCRIPTION REVISER DRAWING TITLE		DESIGN & DRAFTING DESIGNED BY <i>W. J.</i> DRAWN <i>W. J.</i> CHECKED <i>W. J.</i> APPROVED <i>W. J.</i>	REPROD FROM ORIG. DATE 11-8-70 DWG. 218-203-E SCALE 1"=100' REV NO. 218-203-E A

30X

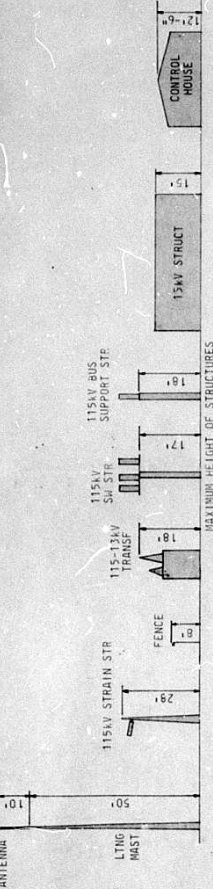
1/4"=1'-0"



VICINITY PLAN
SCALE: 1"=2000'

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 1/4" GALVANIZED STEEL TURNED OUT.
2. STONE AREA: GRADE WHERE INDICATED. STONE TO BE USED IN STATE HIGHWAY DESIGNATION SRC-4 BLUE-GRAY CRUSHED TAP ROCK. VENDOR SHALL MAKE NECESSARY ARRANGEMENTS TO ENSURE UNIFORM COLOR OVER ENTIRE AREA. LOS ANGELES ABRAHAM HATING SHALL BE LESS THAN 10%.
3. ROADWAY: COMPACT SURGRADE TO 95% DENSITY AS DETERMINED BY STANDARD METHOD. INSTALL 8" OF 1/2" GRAVEL ON TOP OF STONE BASE IN TWO LIFTS & COMPACT EACH LIFT WITH A 10 TON ROLLER. INSTALL 2" BITUMINOUS CONCRETE SURFACE (SN BAND) AS PER MARYLAND STATE HIGHWAY ADMINISTRATION SPEC.
4. SEEDING: ALL AREAS DISBURBED BY GRADING OTHER THAN THOSE COVERED BY STONE SHALL BE SEED SOIL AND COVERED WITH MULCH. SEEDING SHALL BE AVAILABLE FOR GRASSING PREPARATION APPROXIMATELY 2 INCHES OF TOP SOIL WILL BE APPLIED & SEEDING WITH 70% KENTUCKY FESCUE, 20% DOMESTIC RYE & 10% CREEPING RED FESCUE AT 10-10 PER 1000 SQ. FT. WITH RYE GRAIN APPLIED AS NECESSARY FOR TEMPORARY COVER. SEEDING SHALL BE 25% OF TOTAL SEEDING. STABILIZATION WILL INCLUDE SEEDING, FERTILIZING & MULCHING. CRITICAL AREAS AROUND FENCE, STEEP SLOPE AREAS & DIVERSIONS SHALL BE MULCHED WITH SLIVER MULCH. OTHER AREAS TO BE MULCHED WITH STRAW & SECURED.
5. THE COORDINATES AND BEARINGS SHOWN HEREON ARE REFERRED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM, USING NAD83 PHILBELT 1973" STATION # 547 460.71 FOR POSITION AND 3 48° 15' 54" E TO U.S.C. & G.S. STATION # 476.74 FOR AZIMUTH.
6. GOLDEN RING SUBSTATION IS AN UNATTENDED SUBSTATION AND NO PERMANENT EMPLOYEES WILL BE STATIONED ON THE PREMISES.
7. NO WATER SERVICE. SANITARY SEWAGE SERVICE. SURFACE STORM DRAINAGE OR OTHER PLUMBING WILL BE REQUIRED OR INSTALLED.
8. INITIAL INSTALLATION SHOWN SHADDED.
9. THIS PLAT BASED ON SURVEY PLAT PREPARED BY LEO M. RADER, TITONIUM MARYLAND, DATED DECEMBER 5, 1973.



THIS PROPERTY
ZONED DR 15
ZONING MAP 14B
TAX MAP 89; P 142
7.362 ACRES
14TH ELECTION DISTRICT
BALTIMORE COUNTY, MD

Special Exception 14-04-1 (1/16/14)

PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE 12/15/2022
BY [Signature]
ZONING COMMISSIONER

PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE 12/15/2022
BY [Signature]

JOB ORDER	REV	DATE	DESCRIPTION	APPROVAL	ENGINEERING
EC-1346		1974	INSTALL OF 1-ADONIA TRANSFER & 4-13KV FOR POS & 2-13KV FDS		CIVIL [Signature]
EC-1346	A	12-8-74	REVISED DRAINING TITLE		MECH. [Signature]
					CHEFENG [Signature]
					MANAGER [Signature]
					DESIGN & DRAFTING
					DESIGNED [Signature]
					DRAWN [Signature]
					CHECKED [Signature]
					APPROVED [Signature]
					SCALE 1"=40'
					DWG. 218-203-E
					REV. A

PLAT PLAN FOR BUILDING PERMIT	115-34 S & 115-13KV SUBSTATION
GOLDEN RING	
BALTIMORE GAS AND ELECTRIC COMPANY	
ELECTRIC ENGINEERING DEPARTMENT	
REPRODUCTION	
DATE 12/15/2022	
SCALE 1"=40'	
DWG. 218-203-E	
REV. A	

