

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Baltimore Gas and Electric Company, legal owner, of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 243.1 to permit a front yard setback of six feet (6') instead of the required seventy-five feet (75') within an existing outdoor public utility service center.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

To permit a front yard setback of six feet (6') instead of the required seventy-five feet (75') within an existing outdoor public utility service center. The service center currently supplies the Rosedale area of Baltimore County. The substation exists by virtue of a special exception granted the Petitioner on November 16, 1956. The only feasible area available within the substation is that shown in the description and plat attached.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. If we agree to pay expenses of above Variance 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
a body corporate
John B. Howard
J. B. Howard, Jr.
409 Washington Avenue
Towson, Maryland 21204
Address: 409 Electric Building
Baltimore, Maryland 21203
Charles A. Herndon, Jr.
Baltimore Gas and Electric Company
Address: Baltimore, Maryland 21203

LEGAL OWNER
J. B. Howard, Jr.
Vice President
Address: 409 Electric Building
Baltimore, Maryland 21203

ZONING DEPARTMENT
By: [Signature]
DATE: May 14, 1975

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of May, 1975, 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 14th day of May, 1975, at 11:00 o'clock.

(OVER)

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. WM. T. MILLER
MANAGER DEPUTY MANAGER

May 14, 1975

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

Re: Item No. 180 - ZAC - March 24, 1975
Property Owner: Baltimore Gas & Electric Co.
Location: W of 65th St., 259' SE of Pulaski Hwy.
Existing Zoning: M-1M
Proposed Zoning: VARIANCE from Sec. 243.1 to permit a front yard setback of six feet (6') instead of the required seventy-five feet (75') within an existing outdoor public utility service center.

No. of Acres: 0.42
District: 15th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the front yard setback.

Very truly yours,

Michael S. Flanigan
Traffic Engineering Assoc.

MSF/bca

RE: PETITION FOR VARIANCE TO PERMIT A FRONT YARD SETBACK OF SIX FEET INSTEAD OF THE REQUIRED SEVENTY-FIVE FEET WITHIN AN EXISTING OUTDOOR PUBLIC UTILITY SERVICE CENTER, 200 feet West of 65th Street and 259.34 feet South of Pulaski Highway, 15th District.

* BEFORE THE
* ZONING COMMISSIONER
* OF
* BALTIMORE COUNTY

BALTIMORE GAS AND ELECTRIC COMPANY

Case No. 75-258-A
Item No. 180

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.



John W. Hession, III
People's Counsel

Charles E. Kountz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-3211

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 14th day of May, 1975 to John B. Howard, Esquire, 409 Washington Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III

RE: PETITION FOR VARIANCE
Beginning 200' W of 65th Street and 259.34' S of Pulaski Highway - 15th Election District
Baltimore Gas and Electric Company - Petitioner
NO. 75-258-A (Item No. 180)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

As the Petitioner has withdrawn this Petition, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of May, 1975, that the said Petition be and the same is hereby DISMISSED without prejudice.

[Signature]
Zoning Commissioner of
Baltimore County

UNDER RECEIVED FOR FILE

DATE: May 14, 1975

BY: [Signature]

LAW OFFICES
COOK, MURRAY, HOWARD & TRACY
MERCANTILE TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

May 5, 1975



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

RE: Our File: 4916
Baltimore Gas & Electric
Rosedale Substation
Petition for Variance
75-258-A

Dear Mr. DiNenna:

Due to a change in plans the Baltimore Gas & Electric Company does not presently need the above requested variance.

Accordingly, would you kindly dismiss it without prejudice.

Mrs. Sea Anderson informs me that it was advertised on two occasions: for the original hearing date of May 12 and the postponed hearing date of May 21. If you would kindly request her to forward me a statement for that expense I will see to its prompt payment.

Kind regards.

Sincerely,
[Signature]
John B. Howard

JBH/ca

cc: Charles A. Herndon, Jr., Esquire

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

RE: Petition for Variance
Beginning 200' W of 65th Street and 259.34' S of Pulaski Highway - 15th Election District
Baltimore Gas and Electric Company - Petitioner
NO. 75-258-A (Item No. 180)

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/eri
Attachments

cc: Charles A. Herndon, Jr., Esquire
Gas and Electric Building
Baltimore, Maryland 21203

John W. Hession, III, Esquire
People's Counsel

January 24, 1975

Description for Zoning Variance proposed by Baltimore Gas and Electric Company on existing Rosedale Substation, located in the 15th Election District of Baltimore County, State of Maryland.

Beginning for the same at a concrete monument heretofore set in the northwestern corner of the existing Baltimore Gas and Electric Company Rosedale Substation property, said point being distant 2, 250 30' W. - 137' 91" from the intersection of the northernmost side of an existing 40' wide right-of-way with the westernmost side of 65th Street, 50' wide, said point of intersection being distant 759.34' measured southeasterly along said side of said 65th Street from U.S. Route 40 (Pulaski Highway), thence running for the outlines of said Substation property, N. 59°30' E. - 137' 01", thence S. 34°30' E., thence the south-westernmost end of said 40' right-of-way, 153.75', thence S. 59°30' W. - 100' to intersect the northwesternmost outline of "Maryland Manor" Subdivision recorded among the Land Records of Baltimore County in Plat Book C.W.B. Jr. #12 folio 47, thence binding thereon and continuing to run for the outlines of said Substation property, N. 40°21' W. - 128.33' to the place of beginning.

Containing 0.42 acres of land more or less.

The courses in the above description are based on a survey by Dellenberg Brothers dated November 27, 1956.

The above described parcel of land is shown on Plat No. 88-304-3 attached hereto and made a part hereof.

[Signature]
F. P. Southard, III (P.E., R.E.)
Electric Engineering Department
Baltimore Gas and Electric Company



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 8, 1975

FROM: William D. Frome, Director of Planning

SUBJECT: Petition 75-258-A. Petition for Variance for a Front Yard.

Beginning 200 feet West of 65th Street and 259.34 feet South of Pulaski Highway. Petitioner - Baltimore Gas and Electric Company

15th District

Hearing: Monday, May 12, 1975 (11:00 A.M.)

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

WDF:NEG:rw

[Signature]
William D. Frome
Director of Planning



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

Franklin T. HOGANS,
Chairman, Jr.

April 23, 1975

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

RE: Variance Petition
Item 180
Baltimore Gas & Electric Co. -
Petitioners

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plan 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 west side of 65th Street, 259 feet southeast of Pulaski Highway, and the site of an existing Baltimore Gas & Electric Company substation containing 0.42 acres.

This property was the subject of a previous Special Exception (Case No. 1977-X), which permitted the construction of the existing substation. This petition is a request to expand the present facility in structure but not in area.

Adjacent to the southwest are properties improved with single family dwellings.

In light of the situation, site plan must be revised to indicate the required screening.

John B. Howard, Esq.
Re: Item 180
April 23, 1975
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,

Franklin T. HOGANS, Jr.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: Charles A. Herndon, Jr. Esq.
Gas and Electric Building
Baltimore, Maryland 21203

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204

#13-7310

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 & Electric Co.

Location: W/S of 65th St. 259' SE of Pulaski Highway

Item No. 180 Zoning Agenda March 24, 1975

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 _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. 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.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *J. A. Deitz* Noted and Approved: *Paul H. Rinsch*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

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

March 20, 1975

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

Dear Mr. DiNenna:

Comments on Item 180, Zoning Advisory Committee Meeting, March 24, 1975, are as follows:

Property Owner: Baltimore Gas & Electric Co.
Location: W/S of 65th St. 259' SE of Pulaski Hwy.
Existing Zoning: M-1M
Proposed Zoning: VARIANCE from Sec. 243.1 to permit a front yard setback of six feet (6') instead of the required seventy-five feet (75') within an existing outdoor public utility service center.

No. of Acres: 0.42
District: 15th

Comments: This will be an unmanned station, therefore, no sanitary facilities will be required and no health hazards are anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

UNG:nc

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



April 14, 1975

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 180, Zoning Advisory Committee Meeting, March 24, 1975, are as follows:

Property Owner: Baltimore Gas and Electric Co.
Location: W/S of 65th St. 259' SE of Pulaski Highway
Existing Zoning: M-1-M
Proposed Zoning: Variance from Sec. 243.1 to permit a front yard setback of six feet (6') instead of the required seventy-five feet (75') within an existing outdoor public utility service center.
No. of Acres: 0.42
District: 15th

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 compliance with Section 411 of the Zoning Regulation.

Very truly yours,

John L. Winkley
John L. Winkley
Planning Specialist II
Project and Development Planning

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

April 22, 1975

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

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

Re: Item #180 (1974-1975)
Property Owners: Baltimore Gas and Electric Co.
W/S of 65th St., 259' S/E of Pulaski Hwy.
Existing Zoning: M-1M
Proposed Zoning: Variance from Sec. 243.1 to permit a front yard setback of 6' instead of the required 75' within an existing outdoor public utility service center.
No. of Acres: 0.42 District: 15th

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 #180 (1974-1975).

Very truly yours,

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

END:PLAN/180

J-75 Key Sheet
5 X 17 Pos. Sheet
US 2 N Tape
96 Tax Map

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

Date: March 25, 1975

Z.A.C. Meeting of: March 24, 1975

District: 15th
No. A. res: 0.42

H. ENSLIE PARKS, president
EUGENE C. NESS, vice-president
MR. ROBERT L. BERNY

MARCUS M. BOTSARIS
JOSEPH W. MEDWARR
ALVIN LORECE
JESSICA M. WHEELER

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD K. WURFE

FUNCTION	Well Map		Original		Duplicate	
	date	by	date	by	date	by
Descriptions checked and line plotted on map						
Station number added to line						
Denied						
Granted by , BA, CC, CA						

Revised Plans:
Change in outline or description _____ Yes
_____ No

ZONING: PTHmm-1c. Allowed for a Front Yard.
LOCATION: Beginning 200 feet West of 65th Street and 239.34 feet South of Paliski Highway.
DATE & TIME: WEDNESDAY, MAY 21, 1973 at 1:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

[illegible]

Bring the property of
Baltimore Gas and Electric
Company, a body corporate, as
shown on plat filed with the
Zoning Department.
Hearing Date: Wednesday,
May 21, 1975 at 1:00 P.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Md.

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER
BALTIMORE COUNTY

ROSEDALE, MD., May 8, 1955

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 21st day of May, 1975, the publication appearing on the 1st day of May, 1975.

THE OBSERVER,
Roberta A. Zimhaller
Advertising Mgr.

Cost of Advertisement \$27.88

ZONING: Petition for Variance
a Front Yard.
LOCATION: Beginning 100 feet W
of 43th Street and 219.24

PUBLIC HEARING: Room 104, County Office Building, 331 W. Chippewa Avenue, Tonawanda, May 1972 at 1:00 P.M.

The Zoning Commission of Tonawanda County, by authority of the Zoning Act and regulations of Tonawanda County, will hold a public hearing.

[illegible]

The notes in the above description are based on a survey by Danielson Brothers dated November 22, 1934.

The above described parcel of land is shown on Plat No. 55-3-2-2 attached hereto and made a part hereof.

Being the property of Baltimore Gas and Electric Company, a body corporate, as shown on the plat filed with the Zoning Department, dated and filed as follows:

(Hearing Date, Wednesday, May 21, 1936)

Public Hearing: Room 104, County Office Building, 131 W. Chesapeake Avenue, Towson, Md.

By Order of:

R. KRICK DENNEN
Zoning Commissioner of
Baltimore County

May 1, 1936

TOWSON, MD.....May 1.....1975

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 ~~at~~ on ~~one time~~ successive weeks before the 1st day of May, 1975, the first publication appearing on the 1st day of MAY.

19. 75.

THE JEFFERSONIAN,
H. L. Smith
Manager.

Cost of Advertisement, \$ _____

Cost of Advertisement, \$.....

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 of one time ~~successive weeks~~ before the 12th day of May, 1975, the first publication appearing on the 24th day of April.

19...75.

THE JEFFERSONIAN,

John A. ...
Manager.

Cost of Advertisement, \$

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

No. 20277

DATE May 13, 1975 ACCOUNT 01-662
AMOUNT \$109.10

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
PINK - AGENCY

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

Advertising and posting of property for Baltimore
Gas & Elec. Co. — 875-0534

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

DATE April 17, 1975 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER

Messrs. Cook, Murray, Howard & Tracy
109 Washington Ave.
Towson, Md. 21204
Petition for Variance for Baltimore Gas & Elec. Co.
#75-258-A

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

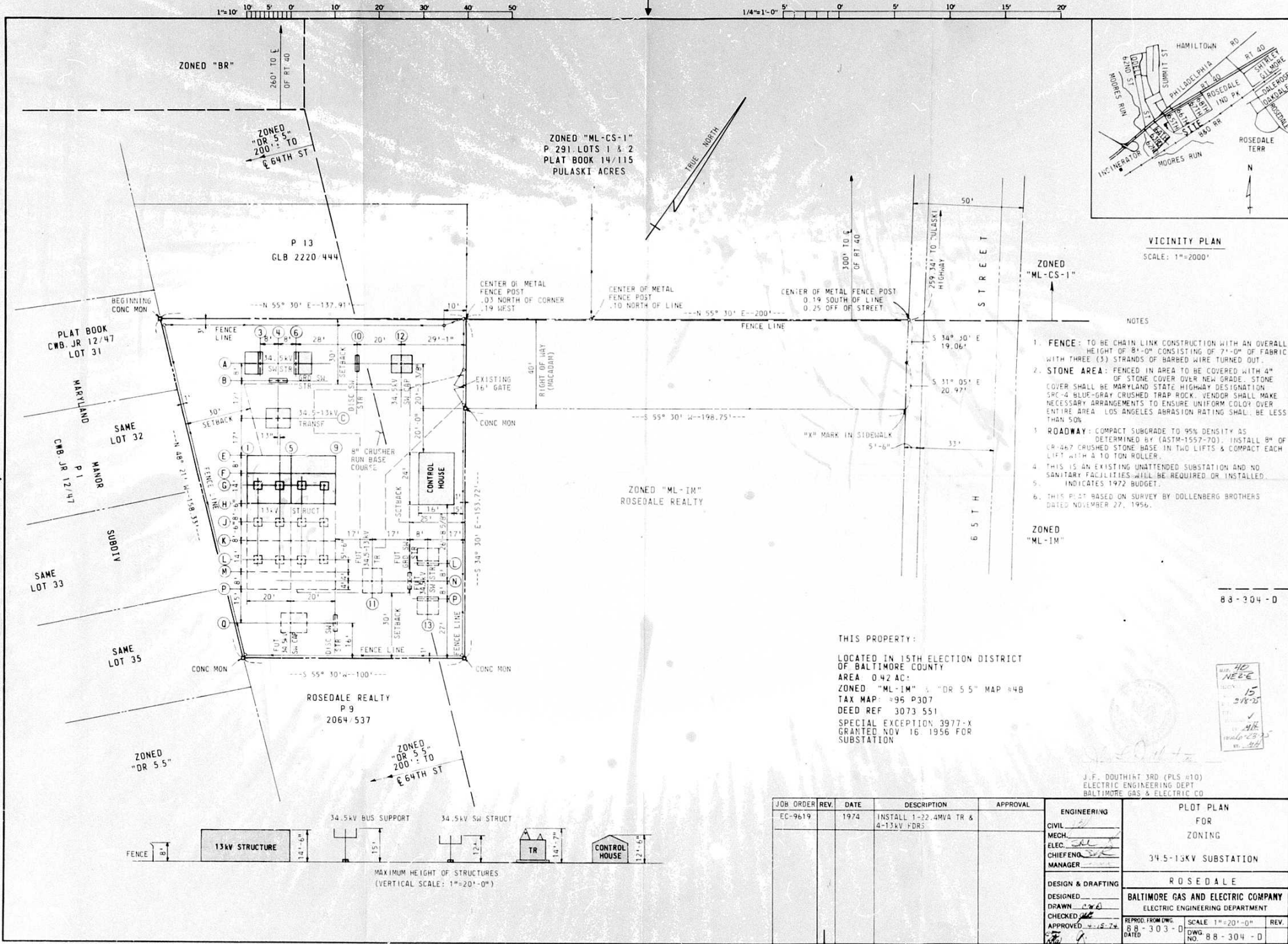
Your Petition has been received * this 12th day of 4 1985. Item # _____.


S. Eric DiNenna,
Zoning Commissioner

Petitioner Bobbie E Submitted by Howard
Petitioner's Attorney Howard Reviewed by Fitzgerald

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





- 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 OUT.
 2. STONE AREA: FENCED IN AREA TO BE COVERED WITH 4" OF STONE COVER OVER NEW GRADE. STONE COVER SHALL BE MARYLAND STATE HIGHWAY DESIGNATION SRC-4 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 50A.
 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.
 4. THIS IS AN EXISTING UNATTENDED SUBSTATION AND NO SANITARY FACILITIES WILL BE REQUIRED OR INSTALLED.
 5. INDICATES 1972 BUDGET.
 6. THIS PLAN BASED ON SURVEY BY DOLLENBERG BROTHERS DATED NOVEMBER 27, 1956.

THIS PROPERTY:
 LOCATED IN 15TH ELECTION DISTRICT
 OF BALTIMORE COUNTY
 AREA 0.42 AC.
 ZONED "ML-IM" & "DR 55" MAP #48
 TAX MAP: #96 P307
 DEED REF 3073 551
 SPECIAL EXCEPTION 3977-X
 GRANTED NOV 16, 1956 FOR
 SUBSTATION

J. F. DOUTHETT 3RD (PLS #10)
 ELECTRIC ENGINEERING DEPT
 BALTIMORE GAS & ELECTRIC CO

JOB ORDER	REV.	DATE	DESCRIPTION	APPROVAL	ENGINEERING	PLOT PLAN FOR ZONING
EC-9619		1974	INSTALL 1-22.4MVA TR & 4-13KV FDRS		CIVIL MECH. ELEC. CHIEF ENG. MANAGER	13.5-13KV SUBSTATION
					DESIGN & DRAFTING	ROSEDALE
					DESIGNED DRAWN CHECKED APPROVED	BALTIMORE GAS AND ELECTRIC COMPANY ELECTRIC ENGINEERING DEPARTMENT
					REPROD. FROM DWG. DATED	SCALE 1"=20'-0" 88-303-D DWG NO. 88-304-D

MAP 48
 NEE
 15
 2/8-25
 48
 1500-23-25
 88-304