

Reviewed by Franklin T. Hogans, Jr.
Franklin T. Hogans, Jr.
Chairman,
Zoning Plans
Advisory Committee

ORDER RECEIVED FOR FILING
DATE March 13, 1976
BY John L. Wimbley

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 502.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for the construction, operation, and maintenance of a wireless transmitting and receiving structure (greater than 50 feet in height), in connection with its existing Locbeam Public Utility Service Center, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of March, 1976, that the aforementioned Special Exception should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

John L. Wimbley
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of , 197 , 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.

John L. Wimbley
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 11, 1976

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204
Franklin M. Hogans
XXXXXXXXXXXXXXXXXXXX
Chairman, Jr.

ADVISORY
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 ENGINEER

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

RE: Special Exception Petition
Item 129
Baltimore Gas and Electric Company -
Petitioners

Dear Mr. Howard:

The Zoning Plans 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 southwest side of Liberty Road, 450 feet east of Campfield Road, and is currently the site of a public utility service center owned by the petitioners. The petitioner is requesting a Special Exception to permit the erection of a wireless transmitting and receiving structure at a height of 50 feet. The tower is proposed to be located adjacent to an existing control house building within a fenced enclosure.

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

John B. Howard, Esq.
Re: Item 129
February 11, 1976
Page 2

filing certificate, will be forwarded to you in the near future.

Very truly yours,

Franklin M. Hogans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman, Zoning Plans
Advisory Committee

PTH:JD

Enclosure

cc: William E. Colburn, Esq.
Gas and Electric Building
Baltimore, Maryland 21203



Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

January 20, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Attn: Mr. Franklin Hogans

Re: Z.A.C. meeting 1-13-76
ITEM 129
Prop. Owner: Balto.
Gas & Electric Co.
Location: SW/S Liberty
Rd., 450' E.
Campfield Road
Existing Zoning: D.R.
5.5 with S.E.
Proposed Zoning: S.E.
for wireless trans-
mitting and receiv-
ing structure
No. of Acres:
192.95 x 227.47
195.63 x 280.11
District: 2nd

Dear Mr. DiNenna:

The proposed structure is of sufficient distance so as not to cause any adverse effects to the State Highway.

CL:gjc

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permit
John C. Meyers
by: Mr. John E. Meyers

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



WILLIAM D. FROMM
DIRECTOR

January 26, 1976

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 #129, Zoning Advisory Committee Meeting, January 13, 1976, are as follows:

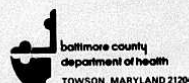
Property Owner: Baltimore Gas and Electric Co.
Location: SW/S Liberty Road 450' E Campfield Road
Existing Zoning: D.R. 5.5 with S.E.
Proposed Zoning: S.E. for wireless transmitting and receiving structure
No. of Acres = 192.95 x 227.47
195.63 x 280.11
District: 2nd

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.

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

Very truly yours,

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



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

January 23, 1976

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

Dear Mr. DiNenna:

Comments on Item #129, Zoning Advisory Committee Meeting, January 13, 1976, are as follows:

Property Owner: Balto. Gas & Electric Co.
Location: SW/S Liberty Rd., 450' E Campfield Rd.
Existing Zoning: D.R. 5.5 with S.E.
Proposed Zoning: Special Exception for wireless transmitting and receiving structure
No. of Acres = 192.95 x 227.47
195.63 x 280.11
District: 2nd

Since this is a special exception for a transmitting tower, no health hazard is anticipated.

Very truly yours,

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

RJW:dls



Paul H. Reincke
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 and Electric Company

Location: SW/S Liberty Rd., 450' E.
Campfield Rd.
Item No. 129

Zoning Agenda January 13, 1976

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 site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 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: John H. Kelly Noted and Approved: James H. Murphy
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 23, 1976

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

Z.A.C. Meeting of: January 13, 1976

Re: Item 129

Property Owner: Balto. Gas & Electric Co.

Location: SW/S Liberty Rd., 450' E. Campfield Road

Present Zoning: D.R. 5.5 with S.E.

Proposed Zoning: S.E. for wireless transmitting and receiving structure.

District: 2nd

No. Acres: 192.95 x 227.47
195.63 x 280.11

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

H. ENSLEY PARKS, President
EUGENE C. HESS, Vice President
MRS. ROBERT L. BERNY

MARCUS M. BOTSARIS
JOSEPH N. MCGOWAN
ALVIN LORECK
JOSHUA R. WHEELER, Treasurer

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, V.M.C.
MRS. RICHARD W. TRACY



MacKenzie & Associates Inc.

realtors developers appraisers
609 bosley ave. Towson, Md. 21204 (301)851-8582

clark f. mackenzie
president
bernard f. samson
vice president

February 26, 1976

Mr. William E. Colburn
The Baltimore Gas & Electric Company
Legal Department
Lexington & Liberty Streets
Baltimore, Maryland 21203

Re: Petition #76-176-X
Petition for Special Exception
for Wireless Transmitting and
Receiving Structure (Greater
than 50' in height) Southwest
side of Liberty Road, 450' south
of Campfield Road, Petitioner -
Baltimore Gas & Electric Company

Dear Mr. Colburn:

In accordance with your request, I have reviewed the Baltimore Gas & Electric Company's request regarding the above referenced Petition for a Special Exception for a wireless structure within the existing substation. In making this review I have inspected the subject site and surrounding neighborhood and reviewed various plats and photographs. In my opinion, the proposed structure will in no way affect the public health, safety and welfare, and I will be prepared to testify at the zoning hearing. I have attached photographs and plats which may be beneficial in analyzing this proposal.

Sincerely,

MacKENZIE & ASSOCIATES, INC.

Clark F. Mackenzie
Clark F. Mackenzie, President

CFM/gb

Enclosures

LOCHEARN SUB-STATION

CLARK FOWNES MACKENZIE, S. R. A.

Real Estate

Appraiser - Consultant - Developer

MEMBER:

MacKenzie & Associates, Inc. - President
MCMC Corporation (General Contracting Firm) - Chairman of the Board
Baltimore County Appraisers' Society
Society of Real Estate Appraisers - Senior Residential Appraiser
Society of Real Estate Appraisers, Baltimore Chapter No. 24
Past Secretary
Licensed Real Estate Broker, State of Maryland
The Greater Baltimore Board of Realtors - Member - Board of Directors
Member - Condominium Committee
Past Chairman - Baltimore County Division
National Association of Real Estate Boards
National Institute of Real Estate Brokers
Maryland Association of Real Estate Boards
American Right of Way Association, Chapter No. 14
Central Baltimore County Chamber of Commerce - President 1969-1971

EDUCATION AND BACKGROUND:

Bachelor of Science Degree - University of Virginia
Major in Finance, Minor in Accounting
Real Estate Courses taken and passed:
American Institute of Real Estate Appraisers
Course I, Theories and Principles
June, 1964, University of Virginia
Course II, Real Estate Appraisal Problems
July, 1964, University of Virginia
Course IV, Condemnation
March, 1966, University of Georgia
Real Estate Board of Baltimore City
Examination III, Rural Properties
September, 1968
Johns Hopkins Evening College:
Introduction to Commercial and Industrial Real Estate
Real Estate Management
Real Estate Law
Investment Banking
American University
Ninth Institute on Tax Planning in Real Estate

MacKenzie Appraisal Group

(CLARK FOWNES MACKENZIE, S. R. A.)

Page two

Real Estate Seminars:
Condemnation Seminar, October, 1973 (Mock Trial)
Condominium Seminar, October, 1974 (Developer's View-point) Presented by The Society of Real Estate Appraisers

APPRAISED FOR:

Baltimore County Board of Education
Baltimore County Revenue Authority
Baltimore County Bureau of Land Acquisition
Baltimore County Solicitors Office
Baltimore Gas and Electric Company
Baltimore Life Insurance Company
Bendix Corporation
Chesapeake National Bank
Circuit Court of Baltimore County
County Appraisers, Inc.
Department of Law - State of Maryland
Department of Public Improvements - State of Maryland
Getty Oil Company
Goucher College
Martin-Marietta Company
Maryland State Highway Administration
Mobil Oil Corporation
Office of Law - Anne Arundel County
Real Estate Department of Baltimore City
Restertown Federal Savings and Loan Association
Shell Oil Company
Toll Facilities Division, Maryland State High Administration
Attorneys and Landowners

Over Seven Hundred appraisals in the last eleven and one half years; combined appraised value exceeding \$325,000,000.00. These appraisals include residential, industrial and commercial properties for condemnation, mortgage, estate and tax purposes.

QUALIFIED AS REAL ESTATE EXPERT BEFORE:

Courts:
Anne Arundel County Circuit Court
Baltimore County Circuit Court
Howard County Circuit Court
Tax Appeals Court - Baltimore County, Maryland

January, 1976

MacKenzie Appraisal Group

(CLARK FOWNES MACKENZIE, S. R. A.)

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Zoning:
Baltimore County Zoning Commissioner
Baltimore County Zoning Board of Appeals
Howard County Zoning Board of Appeals
Town Council - Easton, Maryland
Baltimore City Zoning Board of Appeals
Public Service Commission - State of Maryland

DEVELOPMENT EXPERIENCE:

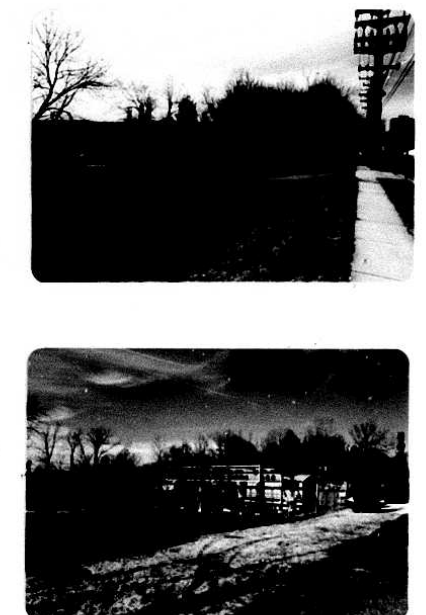
Commercial:
Scotts Corner Shopping Center
Ridgely Plaza Shopping Center
Garrison Forest Plaza Shopping Center
Tred Avon Square Shopping Center
Carney Village Shopping Center
Shamrock Industrial Building
MacKenzie Office Building
Croker Industrial Building
Kenilworth Bazaar Shopping Mall

Residential:
Stillpond (Condominiums - 44)
The Beeches (Condominiums - 61)
Stone Oaks (Condominiums - 40)
Greencroft (Large Lot Subdivision)

January, 1976
MacKenzie Appraisal Group



Lochearn Sub-station
Photographs



Lochearn Sub-station
Photographs

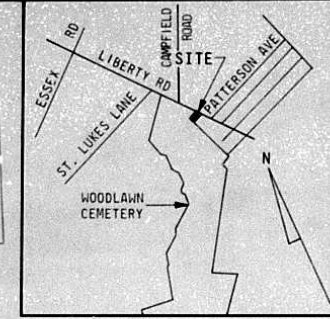


Lochearn 9-14 SE
SUB-STATION

VALIDATION OR SIGNATURE OF CASHIER

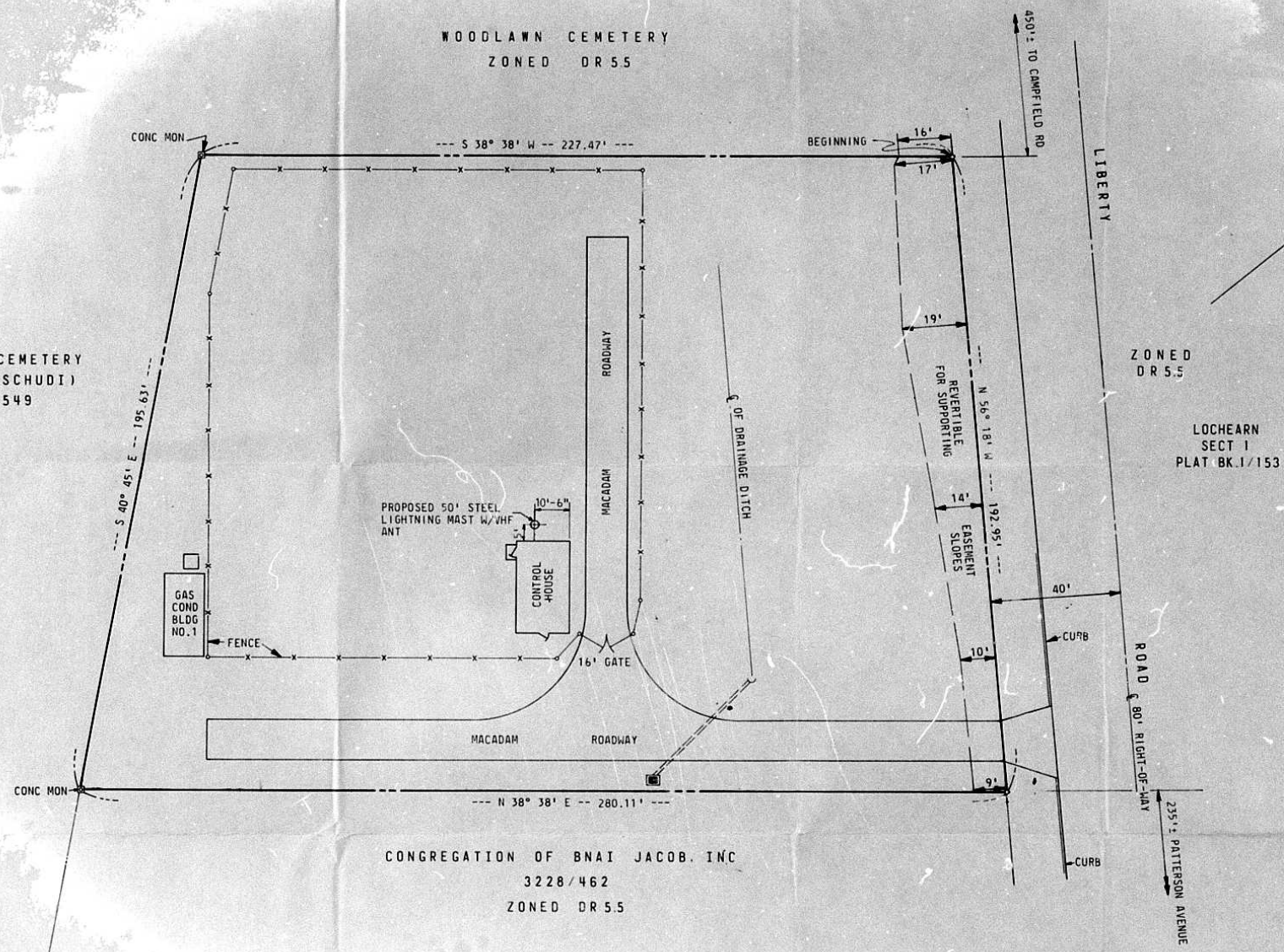
1"=10' 10' 5' 0' 10' 20' 30' 40' 50' 1/4"=1'-0" 5' 10' 15' 20'

2B
MUTUAL
2
12-76
S
AHL
BY



VICINITY PLAN
SCALE: 1"=2000'

WOODLAWN CEMETERY
(HAROLD TSCHUDI)
3425/549



- NOTES:
1. THIS PLAT IS BASED ON A SURVEY BY DOLLENBERG BROTHERS, DATED JANUARY 4, 1956.
 2. BEARINGS SHOWN ARE REFERRED TO MAGNETIC MERIDIAN OF 1955.

PROPERTY IN 2ND ELECTION DISTRICT
OF BALTIMORE COUNTY
TAX MAP NO.88 PAR NO.58
EXIST ZONING: DR 5.5
ACREAGE: 1.12±
ZONING MAP NO.2B
DEED REFERENCE GLB 2839/493
PRIOR SPECIAL EXCEPTION
#3553-X DATED 10-13-55

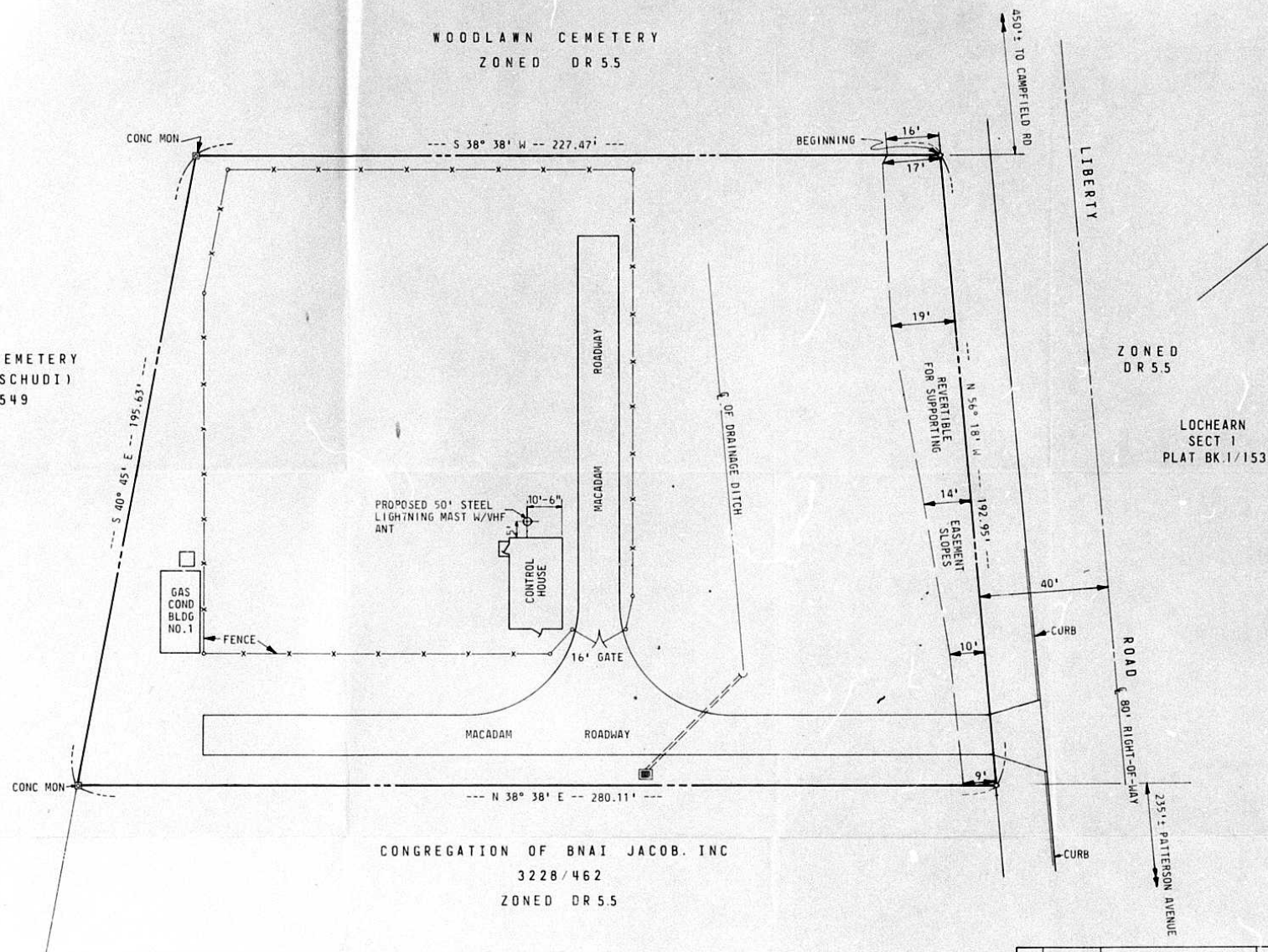


J.F. DOUTHIRT 3RD (PLS #10)
ELECTRIC ENGINEERING DEPT
BALTIMORE GAS & ELECTRIC CO

REV.	DATE	DESCRIPTION	APPROVAL	ENGINEERING	PLOT PLAN FOR ZONING
				CIVIL <i>Dup</i>	
				MECH <i>AK</i>	
				ELEC <i>AK</i>	
				CHIEF ENG. <i>AK</i>	
				MANAGER <i>AK</i>	
				DESIGN & DRAFTING	LOCHEARN
				DESIGNED	BALTIMORE GAS AND ELECTRIC COMPANY
				DRAWN <i>AK</i>	ELECTRIC ENGINEERING DEPARTMENT
				CHECKED <i>AK</i>	
				APPROVED <i>AK</i>	
					REPROD. FROM DWG. SCALE 1"=20'-0" REV.
					DATED DWG-58-708-D NO.



WOODLAWN CEMETERY
ZONED DR 55



1. THIS PLAT IS BASED ON A SURVEY BY DOLLENBERG BROTHERS,
DATED JANUARY 4, 1956.
2. BEARINGS SHOWN ARE REFERRED TO MAGNETIC MERIDIAN
OF 1955.

PROPERTY IN 2ND ELECTION DISTRICT
OF BALTIMORE COUNTY
TAX MAP NO.88 PAR NO.58
EXIST ZONING: DR 5.5
ACREAGE: 1.12±
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DEED REFERENCE GLB 2839/493
PRIOR SPECIAL EXCEPTION
#3553-X DATED 10-13-55

REV.	DATE	DESCRIPTION	APPROVAL	ENGINEERING	PLOT PLAN FOR ZONING
				CIVIL <u>DWP</u> MECH. <u> </u> ELEC. <u> </u> CHIEF ENG. <u> </u> MANAGER <u> </u>	
				DESIGN & DRAFTING DESIGNED <u> </u> DRAWN <u> </u> CHECKED <u> </u> APPROVED <u> </u>	LOCHEARN BALTIMORE GAS AND ELECTRIC COMPANY ELECTRIC ENGINEERING DEPARTMENT
					REPROD. FROM DWG. NO. <u> </u> SCALE 1"=20'-0" DATED <u> </u> DWG. 58-708-D REV. <u> </u>