P. M.

WITH OF FLIGHTING & ZOWING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

PETITION OR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

Company
Sympose Baltimore Gas and Electric/ 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,

76-(100)

1276

runs

November 19, 1975

Description for parcel of land proposed for Special Exception by Baltimore Gas and Electric Company, for Lochearn Substation, in the 2nd Election District of Baltimore County, State of Maryland.

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 1st day of March 197 6, at \$100 o'clock

Beginning for the sawe at a point on the southwesternmost side of Liberty Road, as widened, said noint being distant \$50 feet more or less reasured southeasterly alone said road from its intersection with Campfield Road, thence leaving said Liberty Road and binding on the outlines of the parcel of land now being described, the three following courses and distances: S. 36°38' W.-227.47 feet to a concrete moment, S. 10°45' E. -259.63 feet to a concrete moment and N. 38°38' E.-280.11 feet to intersect the aforementioned southwesternmost side of Liberty Road, thence binding thereon M. 56°18' W.-192.95 feet to the place of beginning.

Containing 1.12 acres of land more or less.

The above description is based on a survey by Dollenberg Brothers, dated January 4, 1956.



Southwest side of Liberty Road 450 feet South of Compfield Road, 2nd District

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

BALTIMORE GAS & ELECTRIC COMPANY. . Com No 76-176-V

# ...... 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.

Charles E. Kounta. Charles E. Kountz, Jr. Deputy People's Counsel

John W. Hessian, III
People's Coursel
County Office Building
Towson, Maryland 21204
474-2188

I HEREBY CERTIFY that on this 27th day of February, 1976, a copy of the foregoing Order was mailed to John B. Howard, Esq., 409 Washington Avenue, Towron, Maryland 21204,

To Herrian III



March 12, 1976

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

RE: Petition for Special Exception SW/S of Liberty Road, 450' S of Campfield Road - 2nd Election Baltimore Gas & Electric Company - Petitioner NO. 76-176-X (Item No. 129)

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

Very truly yours,

18/ S. ERIC DI NENNA Zoning Commissioner

SED/srl

ce: William E. Colburn, Esquire Gas and Electric Building Baltimore, Maryland 21203

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

Pebruary 17, 1976

Mr. S. Bric DiMonne Zoning Commissioner County Office Building

> Re: Item #129 (1975-1976) Item \$129 (1975-1976)
> Property Owner: Baltimore Gas and Electric Co.
> 5/MS Liberty Rd., 450° E. of Campfield Rd.
> Existing Zoning: DR 5.5 with S.E.
> Proposed Zoning: S.E. for wireless transmitting and No. of Acres: 192.95 x 227.47 District: 2nd

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

Baltimore County highway and utility 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 #129 (1975-1976).

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

L-NE Key Sheet 16 NW 21 Pos. Sheet

STEPHEN E. COLLINS

February 18, 1976

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Re: Item 129 - ZAC - January 13, 1976
Property Owner: Balto. Gas & Electric Co.
Location: SW/S Liberty Rd., 450° E. of Campfield Rd.
Existing Zoning: Dr. 5.5 with S.E.
Proposed Zoning: S.E. for wireless transmitting & receiving
structure
NO. of Acres: 192.95 x 227.47
195.63 280.11

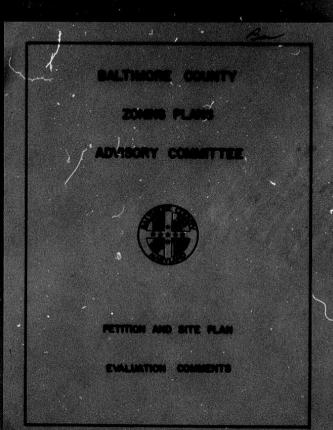
District: 2nd

Dear Mr. DiNenna

NO traffic engineering problems are anticipated by the requested special exception for a transmitting and receiving structure.

Very truly yours, Michael S. Flanigan Traffic Engineer Associat

MCP.no





ナ

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

Your Petition has been received and accepted for day of January 1972 filing this 27th

Petitioner Baltimore Con and Elec. Co.

Petitioner's Attorney 200 2 . Severed Reviewed by Franklin T. Hogans Jr.
Chairman, Chairman, Ed. Zoning Plans
Entireste, M. 21303 . Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Franklih'T: Hogan XXXXXXXXXXXXXX Jr.

AUDQUERS.

BURGAD OF DEPARTMENT OF

STATE HIGHWAY BUFEAU OF

PROJECT AND DEVELOPMENT PLANS

February 11, 1976

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

RE: Special Exception Petition Special Backgraph 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 comment are a result of this review and inspection.

These comments are not intended to indicate the 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 T. Hogans, JR. Chairman, Zoning Plans Advisory Committee

FTH: JD

Enclosure

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

Dear Mr. DiNenna:

Mr. S. Eric DiNenna

Zoning Commissioner County Office Bldg. Attn: Mr. Franklin Hogans

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

January 20, 1976

Maryland Department of Transportation

CL:gjc

Very truly yours,

Re: Z.A.C. meeting 1-13-76 Z.A.C. meeting 1-13-76 ITEM 129 Prop. Owner: Balto. Gas & Electric Co. Location: SW/S Liber-ty Rd., 450' E. Campfield Road

Existing Zoring: D.R. 5.5 with S.E. Proposed Zoning: S.E.

nitting and receiving structure
No. of Acres:
192.95 x 227.47
195.63 280.11

District: 2nd

for wireless trans-

Charles Lee, Chief
Bureau of Engineering
Access Pergits
Thu 6. Meyers by: Mr. John E. Meyers

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

# TOWSON, MARYLAND 21204 (301) 494-3211

FOR

RECEIVED 1

ORDER

January 26, 1976

Mr. S. Eric DiNenna, Zoning Commissione 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: Boltimore Gas and Electric Co. Location: SW/S Liberty Road 450' E Compfield Road Existing Zoning: D.R.5.5 with Se nitting and receiving structure Proposed Zoning: S.E. for wireless tro No. of Acres = 192.95 × 227.47 195.63 × 280.11

time on the 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 Levenbly John L. Wimbley Planning Specialist II Project and Development Plannin



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: SM/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 and receiving 192.95 227.47
No. of Acres: 195.63 x 280.11
District: 2nd

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

Otomos A. Alveni Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

RJW: dls4



Office of Planning and Zoning Baltimore County Office Bailding 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 Jamery 13, 1976

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

( ) 1. Pire 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\_

EXCESSS the maximum allowed by the Fire Department.

() h. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(xx) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the Mational Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

Beviever: A Boted and Approved;
Planning Croup! Approved;
Special Inspection Division Pire Prevention Bureau

# **BOARD OF EDUCATION** OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 23, 1976

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

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

129

Property Owner: Balto. Gas & Electric Co.

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.

Dear Mr. DINenna:

WNP/ml

No bearing on student population.

Very truly yours,

While thousand

W. Nick Petrovich., Field Representative.

H. EMSLIE PARKS, POLICE MARCUS M BOTSARIS EUGENE C. HESS, VALUERS JOSEPH N. MIGGWAN JOSHUA R. WHEELER, TOTAL TOTAL

T BAYARD MIL AMS JA RICHARD W. TRAILY V M.S.

LOCHEARN SUB-STATION

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

Page three

January, 1976
MacKenzie Appraisal Group

Zoning: Baltimore County Zoning Commissioner Baltimore County Zoning Board of Appeals Howard County Zoning Board of Appeals Town Council - Zaston, 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)

developers appraisers towson, md. 21204 (301)871-8585

February 26, 1976

bernard! semon

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
Petition for Special Exception
Petition For Special Exception
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.

Class Y. Mark Clark F. MacKenzie, President

CFM/gb

Enclosures

## CLARK POWNES MACKENZIE, S. R. A.

Appraiser - Consultant - Developer

# MEMBER:

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 Society of Real Estate Appraisers, Baltimore Chrast Secretary
Licensed Real Estate Broker, State of Maryland
The Greater Baltimore Board of Realtors Member - Board of Directors
Member - Condominium Committee
Past Chairman - Baltimore Courty
Division
National Association of Deal Estate Boards
Maryland Association of Real Estate Brokers
Maryland Association of Real Estate Boards
Maryland Association of Real Estate Brokers
Maryland Right of May Association. Chapter No. 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 Bachelor of Science Degree - University of Virg 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 Outy, 1964, University of Virginia Unly, 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

# Real Estate

MacKenzie & Associates, Inc. - President

Ninth Institute on Tax Planning in Real Estate

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

Real Estate Seminars: Condemnation Seminar, October, 1973 (Mock Trial) Condomnium 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 Martin-Marietta Company Maryland State Highway Administration Mobil Oil Corporation Office Of Law - Anne Arundel County Real Estate Department of Baltimore City Reisterstown 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.

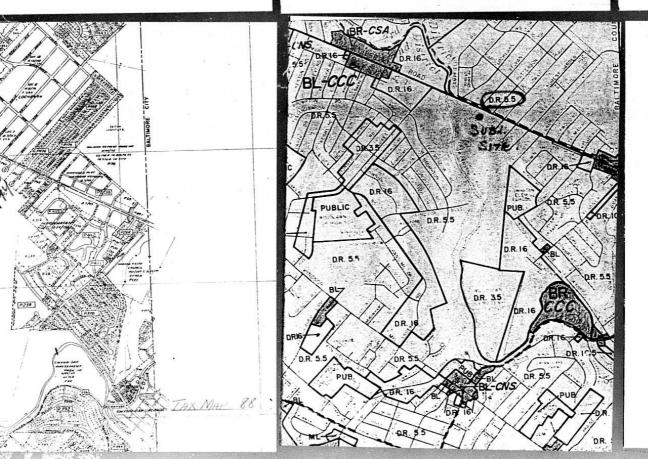
# QUALIFIED AS REAL ESTATE EXPERT BEFORE:

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 -

Page two

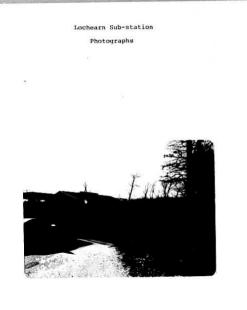


### Lochearn Sub-station

### Photographs









PRITITION FOR APRICAL EXCEPTION—SA DISTRICT	
CONTROL Polition for Special I ception for Wireless Transmitti	
and receiving Structure (greater than 50 feet in height)	
erty Road 450 Feet South of Campiteld Road.	
1976 at 1:00 P.M. PUBLIC PEARING: Boom 100.	
County Office Building, 11) W. Cherryonia Avenue, Tourse.	
The Zoning Commissioner of Rel-	
Zoning Act and Regulations of Haltimore County, will held a public bearing:	
Petition for Special Exception for the construction, operation, and	
raiting and receiving structure (greater than 50 feet in Beight)	
Lochearn Public Utility Service Conter.	
All that percet of hald in the Strend District of Baltimore Coun- ty	
Beginning for the same at a point on the southwesternment side of Liberty Road, as widened, sold	
point being distant 400 feet more or less measured southeasterly	
tion with Campfield Road, thence leaving said Liberty Road and hind-	
of land now being described, the three following courses and dis-	
a concrete monament, 5 40' 45' E.	
to intersect the aforementioned southwesternmost side of Liberty	
Road, theree binding thereon N. 35' 18' W.—192.85 feet to the place of beginning.	
Containing 1,12 acres of land more or less. The above description is based	
on a marvey by Deltenberg Brett-	
The above described parent of land is shown on Plat No. 50-70-D attached hereto and made a part hereof.	
Being the property of Baltimore Gat and Electric Company, as	
shown on plat plan (Bed with the Zoring Department. Hearing Date: Monday, March 1,	
Public Hearing: Room 108 Com- ty Office Building, 111 W. Chess-	
ty Office Building, 111 W. Chest- peake Avenue, Towsen, Maryland. By Order of: S. ERIC DINENNA	
S. ERIC DIMENNA Zoning Commissioner of Baltimore County Feb 12	

# CERTIFICATE OF PUBLICATION

TOWSON, MD., February 12. 1976.
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., oncocks manch of oncocks manch of the successive weeks before the latter of grand of March 19.76, the first publication appearing on the latter of the latter o

THE JEFFERSONIAN,

Cost of Advertisement, \$\_\_\_\_\_

PRINCED SECRETARIA SECRETARIA

THE SECRETARIA

# CERTIFICATE OF PUBLICATION

P7892 P08\11

Tikesville, Mi., Feb. 12 ,19 76

The S 13 TO Cakilfy, that the annexed advertisment was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore

County, Naryland before the lat day of Mar. 19 76

the first publication appearing on the 12th day of Pab. 19 76

the second publication appearing on the

the third publication appearing on the

THE NORTHWEST STAR

Jeffrey Pollach

BALTIMORE COUNTY, MARYLAND OFFICE OF FINE ST. REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE. Peb. 9, 1976

AMOUNT \$50.00

\*\*ECRIVED Managers. Cooks, Microsy, Research & Treety, 1609

"ROTELYED Managers. Cooks, Microsy, Research & Treety, 1609

"Polytical more special in seption for Selto. Gas & Elec."

(Loobsairs) \$76-176-X

880.73.768 10 50.00 CASC

VALIDATION OF SIGNATURE OF CASHIER

VALIDATION OR SIGNATURE OF CASHIER

No. 31651

\$0.75 MSC

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE MET 1, 1976 ACCOUNT 01-662

684 4 3 MMR 2

1-SIGN

76-176-X

# CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Townson, Moryland

District 2 md	Date of Posting Feb. 14, 1976 Special Exception
On The Fire	CAMAL EXCOSPINI
Posted for: [ G] [ ] [ DN	OI COME LINGVICEN
BALTO, GAS &	Flec, Co.
C. J.C. F	LIDONE RI 450'S OF CONFESSA RA
Location of property: 5075 O.E.	FLEC, Co. LIBRETY Rd. 450'S OF GAMPFIELD Rd
	57 . 7 6 . 6
Swis or Libi	CETY Rd. 610 TOW - SOF CAMPFIELD Rd.
Location of Signs.	
Remarks:	and Date of return: FeB 20,1976
Thomas Til	Qued Date of return FeB 20,1976
Posted by Deconstruction	

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received \* this 23th day of

Cc. 1975. Filing Fee \$ 30 . Received 4theck \_\_Cash\_\_Other

S. Eric DiNenna,

Petitioner's Attorney Abra Reviewed by Th

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

