

79-247-X 216 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Baltimore Gas and Electric Company, Optionee
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 map of the herein described property be re-classified; and (2)
that the Commission of Baltimore County, from its

MAP, _____
ELECTION DISTRICT, _____
CITY, _____
TOWNSHIP, _____
COUNTY, _____
STATE, _____

for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore
County, to use the herein described property, for the construction, operation and maintenance
of an overhead 115 KV Electric Transmission Line.

Property is to be posted and advertised as prescribed by Zoning Regulations.
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.

BY: *John B. Howard*
Vice President - Engineering & Construction
Baltimore Gas and Electric Company

Contract purchaser Address: Gas and Electric Building
Baltimore, Maryland 21203

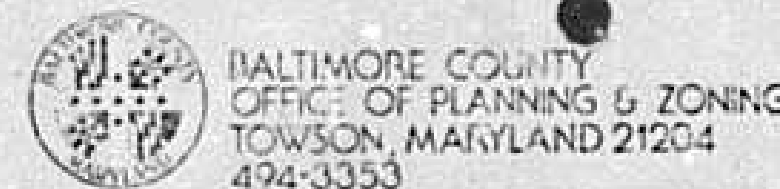
Address: 210 Allegheny Avenue
Baltimore, Maryland 21204
Petitioner's Attorney

17th Floor, Gas and Electric Building, P.O. Box 1475
Baltimore, Maryland 21203

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day
of April 1979, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out 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 18th day of June, 1979, at 11:00 o'clock
A.M.

William E. Colburn
Zoning Commissioner of Baltimore County.

(over)



WILLIAM E. HAMMOND
ZONING COMMISSIONER
June 22, 1979

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
N/S of Private Road, approximately
6900' E of Hanover Road - 4th
Election District
Baltimore Gas and Electric Com-
pany - Petitioner
NO. 79-247-X (Item No. 216)

Dear Mr. Howard:

I have this date passed my Order in the above referenced matter in accor-
dance with the attached.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: William E. Colburn, Esquire
17th Floor, Gas & Electric Building
P. O. Box 1475
Baltimore, Maryland 21203

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

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Baltimore Gas and Electric Company, Optionee
of the property situate in Baltimore
County, the property outline of which is shown to scale, complete with bearings and distances, on a
200 FT. SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A
SPECIAL EXCEPTION

IN A R. C. ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR
the construction, operation and maintenance of an overhead 115 KV electric
transmission line.

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA _____ DEED REF. _____
GRADING _____ % OF OVERALL SITE WILL REQUIRE GRADING.

BUILDING SIZE
GROUND FLOOR _____ X _____ AREA _____
NUMBER OF FLOORS _____ TOTAL HEIGHT _____
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = _____

BUILDING USE
GROUND FLOOR _____ OTHER FLOORS _____

REQUIRED NUMBER OF PARKING SPACES - N/A
GROUND FLOOR _____ OTHER FLOORS _____ TOTAL _____

PAVING
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES _____
(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)

UTILITIES
WATER: ☐ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM _____ N/A

SEWER: ☐ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM _____ N/A

UTILITIES SECURITY APPROVAL _____

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND
BELIEF.
Baltimore Gas and Electric Company
APPLICANT, LISTED ON CONTRACT PURCHASER
Gas and Electric Building
ADDRESS: P. O. Box 1475
Baltimore, Maryland 21203

BY: *John B. Howard*
Vice President - Engineering & Construction
Baltimore Gas and Electric Company
ADDRESS: Gas and Electric Building
Baltimore, Maryland 21203

THE PLANNING BOARD HAS DETERMINED ON 6/2/79 THAT THE PROPOSED DEVELOPMENT
DOES OR DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-15.1 (7) OF THE BALTIMORE COUNTY CODE,
1965.
[Seal of Baltimore County Planning Board]
DATE _____ CHAIRMAN, BALTIMORE COUNTY
PLANNING BOARD

Please notify the following counsel as to the dates for consideration and
hearing on the within application.
OFFICE OF PLANNING & ZONING

William E. Colburn
William E. Colburn
1700 Gas & Electric Building
P.O. Box 1475
Baltimore, Maryland 21203
Applicant's Attorney

John B. Howard
John B. Howard
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204
Applicant's Attorney

RE: PETITION FOR SPECIAL EXCEPTION
N/S of Private Rd., 6900', more or
less, E of Hanover Rd., 4th District
BALTIMORE GAS & ELECTRIC
COMPANY, Petitioner
: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 79-247-X
: : : : :
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.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 31st day of May, 1979, a copy of the foregoing
Order was mailed to John B. Howard, Esquire, 210 Allegheny Avenue, Towson,
Maryland 21204; and William E. Colburn, Esquire, 17th Floor, Gas & Electric
Building, P. O. Box 1475, Baltimore, Maryland 21203, Attorneys for Petitioner.

John W. Hession, III
John W. Hession, III

Description for a proposed Special Exception by Baltimore
Gas and Electric Company for a wood pole transmission line on a
portion of a proposed transmission line right-of-way described as
an exception to Parcel C below, the balance of Parcel C and all
of Parcels A and described below having been previously approved
for Special Exception by order 79-137x (Item 72):

Parcel A:
Being an existing transmission line right-of-way 200 feet
wide and the center line of the proposed wood pole transmission
line being described as follows:

Beginning for the same in the center line of a proposed wood
pole transmission line at a point in Northwest Matter Substation,
thence running for said center line parallel to and distant 20 feet
measured at right angles from the easternmost side of said existing
200 foot wide right-of-way, North 30 degrees 26 minutes 30 seconds
East, crossing Cockeys Mill Road at 140 feet more or less, for a
total distance of 1023.11 feet, said intersection with Cockeys Mill
Road being distant 3900 feet measured along said road from its
intersection with Reisterstown Road, thence crossing said existing
transmission line right-of-way by the three following lines:
North 28 degrees 47 minutes 00 seconds East - 250.12 feet, North
00 degrees 04 minutes 30 seconds West - 284.63 feet and North 29 degrees
23 minutes 30 seconds East - 375.00 feet, thence continuing for said
center line of proposed wood pole line, parallel to and distant
20 feet measured at right angles from the westernmost side of
said existing 200 foot wide right-of-way, North 30 degrees 26 minutes
30 seconds East - 603.36 feet.

Parcel B:
Being an existing transmission line right-of-way generally
400 feet wide and the center line of the proposed wood pole
transmission line being described as follows:

Beginning for the same in the center line of a proposed wood
pole transmission line at the end of Parcel A above, thence running
for said center line parallel to and distant 20 feet measured at
right angles from the westernmost side of said existing 400 foot
wide right-of-way, North 3 degrees 42 minutes 15 seconds East -
1079.38 feet, North 23 degrees 21 minutes 00 seconds East, crossing
Westminster Pike at 175 feet more or less and crossing Hanover Pike
at 3255 feet more or less for a total distance of 4379.25 feet and
North 36 degrees 54 minutes 00 seconds East - 7615.20 feet.

Parcel C:
Being a proposed transmission line right-of-way generally
66 feet wide and the center line of the proposed wood pole transmission
line being described as follows:

Beginning for the same in the center line of a proposed
wood pole transmission line at the end of Parcel B above, thence
running for said center line parallel to and distant 33 feet
measured at right angles from the westernmost side of said existing
66 foot wide right-of-way, North 19 degrees 28 minutes 36 seconds
West - 1185.11 feet and North 29 degrees 42 minutes 21 seconds
West - 1567.01 feet to the existing Colonial Pipeline Company
Substation Site.

Saving and excepting that portion of the above 66 foot wide
right-of-way described in Parcel C and shown hatched on the
attached plat, and the center line of the proposed wood pole
transmission line being described thereon as follows:

QUALIFICATIONS OF APPRAISER

(Bernard F. Semon)

MEMBER:

Baltimore County Appraisers' Society - President - 1978/79
Real Estate Board of Greater Baltimore
National Association of Real Estate Boards
Homebuilders Association of Maryland
Baltimore Investment and Exchange Club

EDUCATION AND BACKGROUND:

Graduate of Baltimore Polytechnic Institute
Completed Real Estate Appraisal Courses I and II
Johns Hopkins Evening College
Licensed Real Estate Salesman since 1960
Actively engaged in the Appraisal and Acquisition of
Real Estate since 1963
Actively participated in limited partnerships involving
Residential Condominium Townhouse Development, Commercial and
Office Building Partnerships as well as a major size
Residential large lot development.

APPRAISED FOR:

Baltimore County Bureau of Land Acquisition
Baltimore County Office of Law
Baltimore Gas and Electric Company
Baltimore County Savings and Loan Association
Baltimore Federal Savings and Loan Association
Old Court Savings and Loan Association
Maryland State Highway Administration
Wilson T. Ballard and Company Engineers
Kide Consultants
Numerous Attorneys, Engineers, Developers and private individuals

Beginning for the same in the center line of a proposed
wood pole transmission line at a point distant North 19 degrees
28 minutes 36 seconds West - 1185 feet more or less measured along
said center line of a proposed transmission line from the beginning
of Parcel C described above, and thence extending North 29 degrees
42 minutes 21 seconds West - 490 feet more or less.

The courses in the above descriptions are referred to the
True Meridian as established by the Gasquehanna Transmission Company
of Maryland in 1931.

The above described rights-of-way are shown outlined in red
on the plat dated August 18, 1978 attached hereto and made a part
hereof.

John F. Douthett, III
John F. Douthett, III (P.L.S. #10)
Electric Engineering Department
Baltimore Gas and Electric Company

April 3, 1979



- 2 -

TESTIFIED BEFORE:

Zoning Commissioner - Baltimore County, Maryland
Board of Zoning Appeals - Baltimore County, Maryland
Assessment Appeals Board - Baltimore County, Maryland
Circuit Court of Baltimore County
Circuit Court of Harford County
Public Service Commission of Maryland
Board of Municipal and Zoning Appeals, Baltimore City, Maryland

AUG 02 1979

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 an overhead 115KV electric transmission line should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of June, 1979, that the herein Petition for Special Exception for the construction, operation, and maintenance of an overhead 115KV electric transmission line 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 Department of Public Works and the Office of Planning and Zoning. Said Special Exception shall be utilized within five years or become null and void.

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 1979, 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.

Zoning Commissioner of Baltimore County

William E. Hammond, Esq.
May 23, 1979

Page - 3

RE: Baltimore Gas & Electric -
Colonial Pipeline Company

I join BG & E in being most appreciative of your assistance and that of Messrs. Fisher and Dyer.

Kind regards.

Sincerely,

John B. Howard

JBH/kh
Enclosure

c.c.: Mr. Frank H. Fisher
Mr. James E. Dyer

Baltimore Gas and Electric Company
P.O. Box 1475
Meadows Industrial Park
Baltimore, Maryland 21203

Attention Mr. J. J. McGorray

Dear Sir:

Colonial Pipeline Company notifies you of its intent to construct an additional interstate oil pipeline pump station near Reisterstown, Maryland and request you to expedite service for this facility.

Colonial's present plans call for construction on this station to begin May 1, 1978, to be completed by November 1, 1978. This facility is part of an extensive expansion program of Colonial throughout its system costing approximately \$310,000,000 and being the first step in a projected expansion program costing approximately \$700,000,000. This project will make available facilities needed for oil and energy transportation from the Gulf Coast to the New York Harbor area.

We recognize this critical time schedule and request that you use every effort to expedite our request.

Very truly yours,

Charles E. Graham
Vice President and General Counsel

cc: Mr. J. E. Reynolds

Mr. Jones

55

MR. BILLY G. JONES,

having been duly sworn, testified as follows:

THE EXAMINER: Please be seated and state your name and address for the record.

THE WITNESS: Billy G. Jones, 9401 Westmore Drive, Richmond, Virginia.

Q (BY MR. COLBURN) Mr. Jones, you are employed by whom?

A I am employed by Colonial Pipeline Company.

Q How long have you been employed by them?

A Since June of 1963.

Q What is your position?

A I am Chief Region Engineer of the Eastern Region, Richmond, Virginia.

Q As chief engineer, what are your duties?

A Primarily, I am in charge of construction and operation of the pipeline from Greensboro, North Carolina to the New York harbor area.

Q Would you tell us, sir, why it is necessary that Colonial build a new pumping station here at this location?

A We have a quite extensive expansion program at

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100 Equitable Building
Baltimore, Maryland 21202

539-6760

Court Reporters

Mr. Jones

56

present, and this will allow us to handle more product in this area. As you stated, we deliver 55 percent of the product consumed in Maryland. This is refined petroleum products, and we have a greater demand for more, and these additional pumping stations, and this one in particular, will allow us to deliver more product into the Baltimore area.

Q What benefit will it have to the residents of Maryland?

A We are, as a pipeline, one of the safest means of transportation, as well as the most economical, so we will be able to better serve the State of Maryland by delivering more product into this area with this pumping station.

MR. COLBURN: That's all I have of Mr. Jones, Miss Ray.

If there are any questions from the property owners --

MR. WIRTS: Yes. I have a question, Mr. Jones. My name is Herbert Wirts. I wondered if you looked into alternate sites for your pumping station.

Court Reporters

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100 Equitable Building
Baltimore, Maryland 21202

539-6760

1 THE WITNESS: Yes, sir, we have. However,
2 there is a hydraulic principle that there is only one
3 particular spot that is suitable to re-boost the product
4 and to increase this throughput. This is known as the
5 hydraulic gradient for a given size line and a given through-
6 put. There is one point on the pipeline that is most
7 advantageous to add a pumping station, within very narrow
8 limits, and this particular spot here happens to be the
9 point that we need to add a pumping station.

10 MR. WIRTS: Thank you.

11 THE EXAMINER: Mr. Jones, you stated that
12 Colonial will be doing some expansion in Maryland. Does
13 that mean that you will be either increasing the size of
14 pipes that are there or adding new pipes or what?

15 THE WITNESS: No, ma'am. Primarily, our
16 expansion is to the south of us, and we are spending about
17 310 million dollars laying additional pipeline into Greens-
18 boro, and this will in turn allow for more product to be
19 pumped up here and this pumping station will allow us to
20 handle more product through the existing pipeline and
21 deliver more in the Maryland area and deliver more on up

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110 Reynolds Building
Baltimore, Maryland 21202

Court Reporters

539-6760

1 into the New York harbor area.

2 THE EXAMINER: Are there any other questions
3 of this witness at this time?

4 Thank you, Mr. Jones.

5 (Witness excused.)

7 MR. COLBURN: Mr. Semon.

9 MR. BERNARD F. SEMON,
10 having been duly sworn, testified as follows:

11 THE EXAMINER: Please be seated and state your
12 name and address for the record.

13 THE WITNESS: My name is Bernard F. Semon,
14 S-e-m-o-n, 211 Cedarcroft Road, Baltimore, Maryland, 21212.

15 Q (BY MR. COLBURN) What is your occupation,
16 Mr. Semon?

17 A I am vice-president of MacKenzie and Associates,
18 realtors, and I am also an independent fee appraiser with
19 them.

20 Q How long have you been engaged in this occupa-
21 tion?

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Baltimore, Maryland 21202

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539-6760

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

John B. Howard, Esquire
120 Allegheny Avenue
Towson, Maryland 21204

cc: Baltimore Gas and Electric Company
Electric Engineering Department
Gas and Electric Building
Baltimore, Maryland 21203

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing
this 24th day of April, 1979.

Eric Di Nenna

S. ERIC DI NENNA
Zoning Commissioner

Petitioner, Baltimore Gas and Electric Company
Petitioner's Attorney, John B. Howard, Esq.

Reviewed by *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 7, 1979

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 216
Petitioner - Baltimore Gas
and Electric Company
Special Exception Petition

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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 suitability of the requested zoning.

The subject of this petition is part of a proposed 115 KV electric transmission line to be constructed in a northeasterly direction from the intersection of Cockeys Mill Road and "the Northwest Master Substation" across the Westminster and Hanover Pikes and culminating at the proposed "Colonial Pipeline Company Substation," which was granted a Special Exception as a result of Case No. 78-188-X. The remaining property was granted a Special Exception as a result of Case No. 79-137-X, but the subject property was exempted from this petition since it had not been acquired by your client.

At the time of this writing, all the comments from the Committee were not available. However, it was verbally indicated to me that there were no particular problems with this request.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing

Item No. 216
Page 2
June 7, 1979

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,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:mr

Enclosures

cc: Baltimore Gas and Electric Company
Electric Engineering Department
Gas and Electric Building
Baltimore, Maryland 21203

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 434-3211

LESUE H. GRAEF
DIRECTOR

June 6, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #216, Zoning Advisory Committee Meeting, April 24, 1979, are as follows:

Property Owner: Baltimore Gas and Electric Co.
Location: N/S Private Road 6900' ± E. Hanover Road
Existing Zoning: RC-2
Proposed Zoning: Special Exception for an overhead 115 KV electric transmission line (IDCA 79-15-X); see Case No. 79-137-X Item No. 77; 1978-79
Acres: 490' X 66'
District: 4th

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
Planner III
Current Planning and Development

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 434-3550

STEPHEN E. COLLINS
DIRECTOR

July 5, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 216	-ZAC- Meeting of April 24, 1979
Property Owner:	Baltimore Gas and Electric Co.
Location:	N/S Private Rd. 6900' ± E Hanover Rd.
Existing Zoning:	R.C. 2
Proposed Zoning:	Special Exception for an overhead 115 KV electric transmission line (IDCA 79-15-X); see case No. 79-137-X, Item No. 72; 1978-1979
Acres:	490' x 66'
District:	4th

Dear Mr. Hammond:

No traffic problems are anticipated by the requested special exception for an electric transmission line.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSP/mjm

THORNTON M. MOURING, P.E.
DIRECTOR

June 12, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #216 (1978-1979)
Property Owner: Baltimore Gas & Electric Co.
N/S Private Rd. 6900' + E. Hanover Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Special Exception for an overhead
115 KV electric transmission line (IDCA 79-15X); see
Case No. 79-137X Item No. 72 - 1978-1979.
Acres: 490' x 66' District: 4th

Dear Mr. Hammond:

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:

Comments were supplied for this property for IDCA Project 79-15X. Comments were
also supplied for an overall larger (approximately 4 miles in length) tract, of which
this site forms a part, for Zoning Item #72 (1978-1979) and IDCA Project 78-57X.

The above mentioned comments are referred to for your consideration. This office
has no further comment in regard to the plan submitted for Zoning Advisory Committee
review in connection with this Item #216 (1978-1979).

Very truly yours,

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

END: EAM: FWR: ss

N-W Key Sheet
75 NW 37 & 38 Pcs. Sheets
NW 19 J Topo
39 Tax Map

Attachment

December 5, 1978

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

Re: Item #72 (1978-1979)
Property Owner: Baltimore Gas & Electric Co.
N/S Cockey's Mill Rd. 2900' N/W Reisterstown Rd.
Existing Zoning: R.C. 2, R.C. 3, D.R. 2, D.R. 3.5,
D.R. 16, B.L. & D.R.
Proposed Zoning: Special Exception for the construction,
operation and maintenance of an overhead 115 KV electric
transmission line.
District: 4th

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:

Comments were supplied for this property for Project IDCA 78-57X.

The Petitioner's proposed project traverses approximately 4 miles. Baltimore
County highways and utilities, if directly involved, will be determined at such time
as the plans, which will accompany the application for a Building Permit, are reviewed
by the various Baltimore County Agencies.

The Petitioner's existing electrical transmission right-of-way and proposed
additional overhead 115 KV electric transmission line traverses some half-dozen roadways,
County, State and others; two branches of the Western Maryland Railroad; and at least
seven streams between the Baltimore Gas and Electric Company Northwest Master Station
and the Colonial Pipeline Company Substation.

The Petitioner is cautioned that no encroachment by construction of any structure,
including footings, is permitted within County rights-of-way or utility easements.
During the course of construction of this project protection must be afforded by the
contractor for all County utilities encountered. Any damage sustained would be the
full responsibility of the Petitioner.

Sediment Control:

Development of this property through stripping, grading and stabilization could
result in a sediment pollution problem, damaging private and public holdings downstream
of the property. A grading permit is, therefore, necessary for all grading, including
the stripping of top soil.

Item #72 (1978-1979)
Property Owner: Baltimore Gas & Electric Co.
Page 2
December 5, 1978

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent)
to prevent creating any nuisances or damages to adjacent properties, especially by the
concentration of surface waters. Correction of any problem which may result, due
to improper grading or improper installation of drainage facilities, would be the
full responsibility of the Petitioner.

Open stream drainage requires a drainage reservation or easement of sufficient
width to cover the flood plain of a 100-year design storm. However, a minimum
width of 50 feet is required.

This office has no further comment in regard to the plan submitted for Zoning
Advisory Committee review in connection with this Item #72 (1978-1979).

Very truly yours,

(NED) EDWARD A. HUGHES

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

END: EAM: FWR: ss

cc: D. Grise

X-SE, W-NW, & SW Key Sheets
Various Pcs. Sheets
NW 16 & 17 K, NW 17 thru 20 J Topo
48, 39 & 40 Tax Maps

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

June 21, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 216, Zoning Advisory Committee meeting of
April 24, 1979, are as follows:

Property Owner:	Baltimore Gas & Electric Co.
Location:	N/S Private Rd. 6900' + E Hanover Rd.
Existing Zoning:	R.C. 2
Proposed Zoning:	Special Exception for an overhead 115 KV electric transmission line (IDCA 79-15-X); see case No. 79-137-X Item No. 72; 1978 - 1979
Acres:	490' x 66'
District:	4

The proposed transmission line should not pose any health hazards.

Very truly yours,

Ian J. Forrest
Ian J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

1JF:JRP:phg

May 21, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: **W. Comodari, Chairman**
Zoning Advisory Committee

Re: Property Owner: **Baltimore Gas & Electric Co.**

Location: **N/S Private Rd. 6900' + E Hanover Rd.**

Item No. **216** Zoning Agenda Meeting of **4/24/79**

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 or _____ 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 _____
_____ 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.
- (X) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Pro-
tection Association Standard No. 101 "Life Safety Code", 1976
Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *St. J. Kelly*
Planning Group
Special Inspection Division

Noted and
Approved: *George M. Wagoner*
Fire Prevention Bureau

JOHN D. SEYFERT
DIRECTOR

April 24, 1979

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

Dear Mr. DiNenna:

Comments on Item # 216 Zoning Advisory Committee Meeting, April 24, 1979
are as follows:

Property Owner:	Baltimore Gas & Electric Company
Location:	NS Private Road 6900 + E Hanover Road
Existing Zoning:	R.C. 2
Proposed Zoning:	Special Exception for an overhead 115 KV electric transmission line (IDCA 79-15-X) see Case No. 79-137-X Item No. 72; 1978-1979
Acres:	490' X 66'
District:	4th

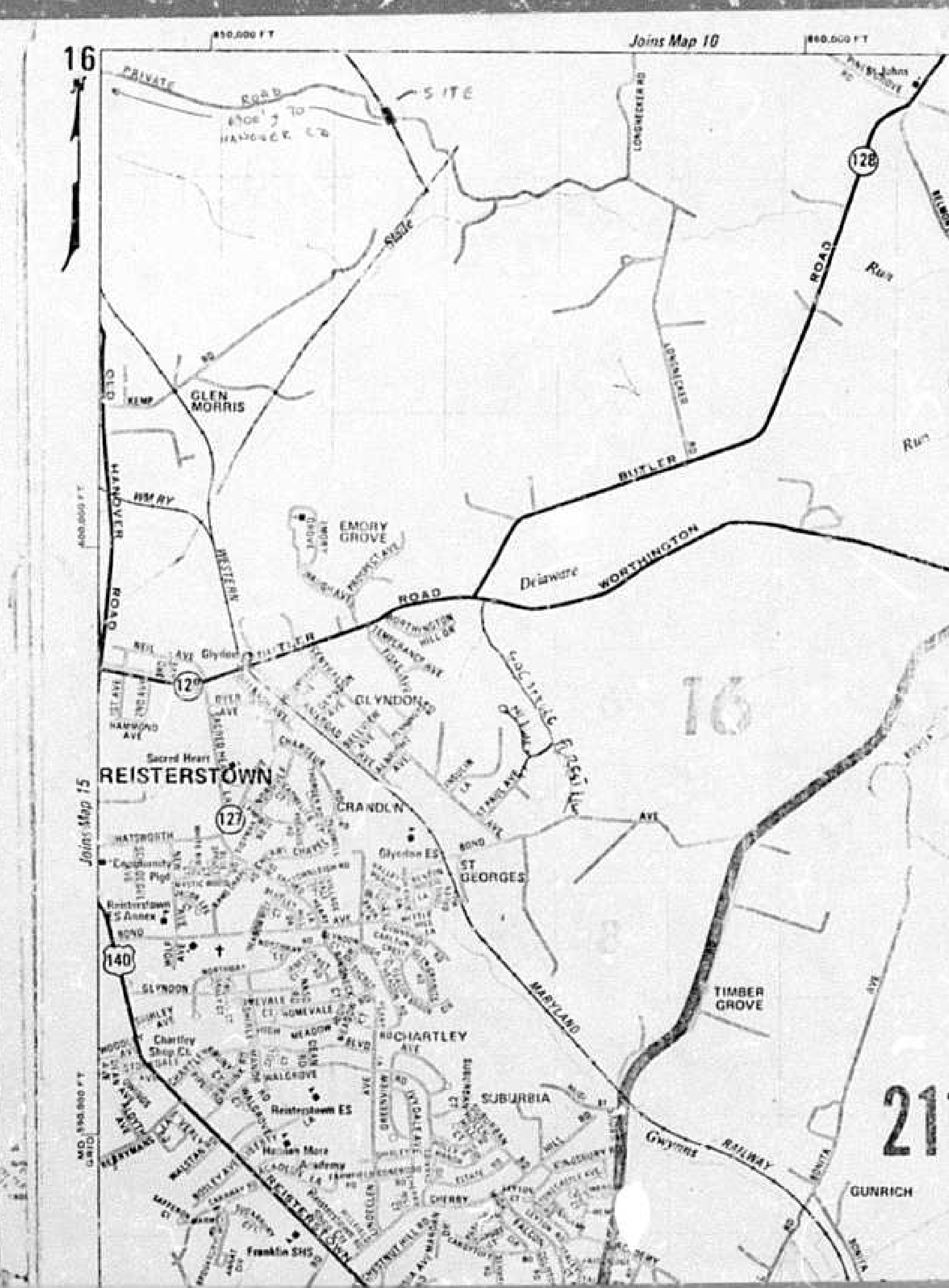
The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.)
1970 Edition and the 1971 Supplement,
and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- U. Additional _____ permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- X E. Three sets of construction drawings will be required to file an
application for a building permit.
- X F. Three sets of construction drawings with a registered Maryland
Architect or Engineer's original seal will be required to file
an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line.
Contact Building Department if distance is between 3'0" and 6'0"
of property line.
- E. Requested setback variance conflicts with the Baltimore County
Building Code. See Section _____.
- I. No Comment.
- J. Comment:

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CEB:rrj



COLONIAL PIPELINE COMPANY

Performance & Trends 1978

COLONIAL PIPELINE COMPANY - PERFORMANCE & TRENDS - 1978

GENERAL COMMENTS

1978 was, and 1979 promises to be, a period of challenge and achievement for Colonial Pipeline. During 1978, Colonial transported record volumes of refined petroleum products; successfully completed the first step of the largest expansion program in its 15-year history; continued to provide the lowest cost petroleum transportation of any mode; and maintained its outstanding record of safety and operating efficiency. More volume growth and expansion are scheduled for 1979. Total 1978-79 expansion projects will cost about \$500 million and increase Colonial's capacity about 28%. Completion of this program will bring Colonial's gross investment to about \$1.2 billion.

Colonial's deliveries in 1978 averaged 1,640,000 barrels per day, which represent about 40% of the total consumption of gasoline, fuel oils and other distillates in the 13-state area it serves between the Texas Gulf Coast and New York. 1978 construction expanded capacity about 300,000 BPD. During 1979, Colonial will handle over 1,800,000 BPD and construct facilities to further increase capacity about 200,000 BPD.

While operating in the real world of competitive transportation, Colonial has succeeded by providing dependable, safe transportation at a cheaper price. As a federally regulated common carrier, Colonial has maintained excellent relations with its shippers by providing non-discriminatory service and responding to shippers' increasing and constantly changing requirements. This is evidenced by the fact that Colonial has never had a formal complaint filed by any of its 46 oil company shippers, 10 of which are stockholders or their affiliates.

In spite of ever-expanding government regulations applicable to pipelines, Colonial has maintained satisfactory relations with various governmental agencies which have some jurisdiction or control over its operations, tariff rules and rates, allowable earnings, safety standards, environmental requirements and scope of services.

We have been and will continue being very candid, forthright and cooperative in our dealings with government agencies but, at the same time, oppose actions that we feel are confiscatory, non-productive or seriously impair our ability to perform or expand our services. In this connection, the two most serious current challenges to Colonial and the industry are (1) efforts to divest the ownership of pipelines (such as Colonial) from their integrated oil company owners; and, (2) efforts to restructure the traditional valuation rate base, rates of return and earnings potential of oil pipelines. These challenges are far reaching and pose serious threats to the future well-being of the entire oil pipeline industry. If adopted, they could take years to implement and, during the interim, would be unsettling and discourage growth.

Current government challenges demand the industry's strongest efforts to prevent major disruptions to the existing forms of ownership and regulation of oil pipelines, which have been time tested over many years and proven effective and successful. Certainly, it is healthy to institute some legislative or regulatory changes but only where such changes are reasonable and not counter-productive to the industry, the public it serves or the national interests. The most beneficial changes for oil pipelines and their shippers would be a lessening of regulations as has recently benefited the airlines and is being considered for railroads and motor carriers.

We hope this report will give you a better understanding of Colonial as a part of the oil pipeline industry, its recent accomplishments and near term expectations.

H. T. Chilton
H. T. Chilton, President
Colonial Pipeline Company

12/1978

SCENES FROM COLONIAL PIPELINE CONSTRUCTION-1978 (Atlanta-Greensboro 40" Diameter Pipeline)

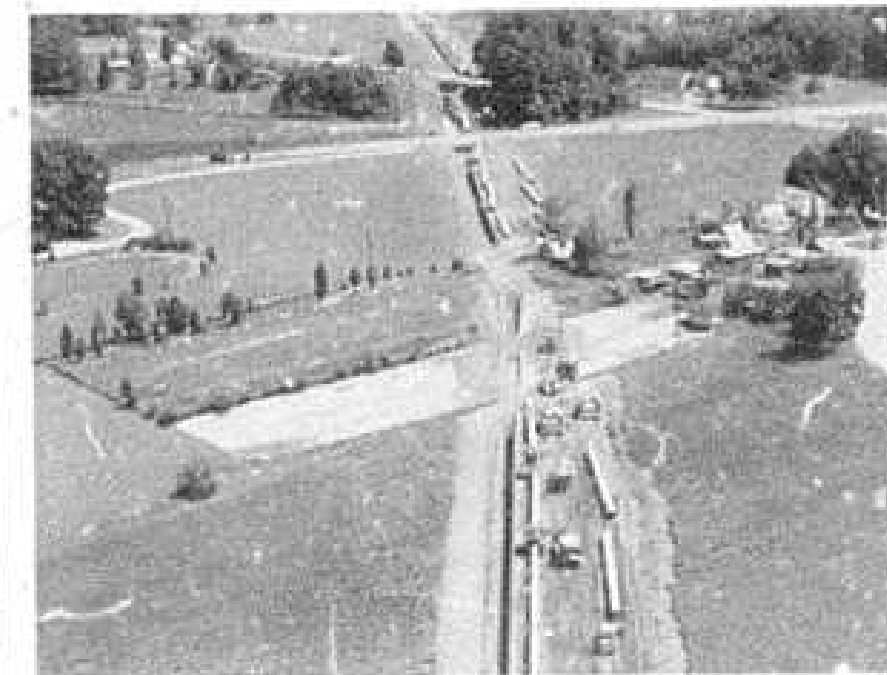
Right of way easements and permits must be acquired before any work commences. After permission is obtained to cross property, the construction progresses in the following sequence:



A construction work area (right of way) is cleared of timber or brush and graded.



A ditch is excavated to an appropriate depth and width. Joints of pipe 140, 60 or 80' in length are hauled to the right of way and strung along the ditch.



Tractors with side booms hold pipe in line so each section or joint can be welded to the next to form one continuous pipe. All welds are inspected.



The pipe is coated with protective materials either "over the ditch" or at a site removed from the construction area. Pipe coatings are inspected and tested.

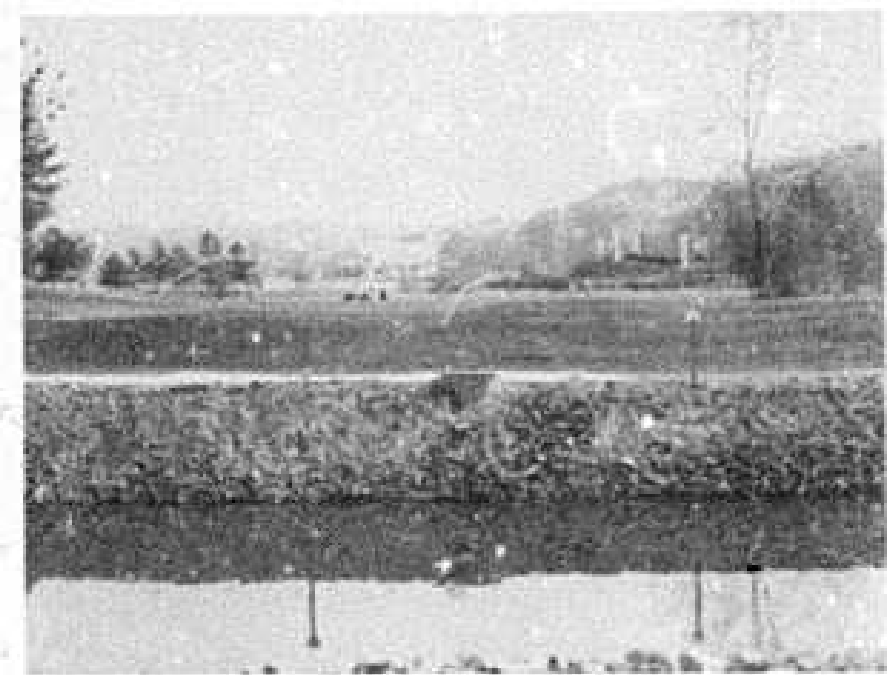
-1-



The completed section of pipe is gently laid in the ditch. In rock areas, the pipe rests on earthen or polyurethane pads.



Clean dirt (free of rock and debris) is then used to backfill under, around and over the pipe. Surplus dirt is used to form a crown over the ditch to allow for settlement. The completed pipe is pressure tested.



Foreign materials are removed from the construction area. Using discs, harrows and plows; contractor leaves right of way in as near the original condition as possible. Construction path (with the exception of cultivated land) is fertilized and seeded. This scene is across the Atlanta Country Club.



Pump stations are constructed approximately 30 to 60 miles apart at sites selected for optimum hydraulics. These pump stations maintain pressure and flow through the pipeline system.

-2-

COLONIAL PIPELINE COMPANY

Business

Colonial provides transportation, as a common carrier pipeline, of refined petroleum products from the Texas-Louisiana Gulf Coast refining area to some 250 marketing terminals in a 13-state area in the South and along the East Coast to the New York Harbor area. Colonial presently transports for 46 shippers serving consignees. It handles about 67 different grades of petroleum products made up of about 62% gasoline and 38% fuel oil, aviation kerosene and diesel fuels. In 1978, it transported an average of 1,640,000 barrels daily over its 4,617 mile system.

Stockholders

Amoco Pipeline Company	Mobil Pipe Line Company
Atlantic Richfield Company	Phillips Petroleum International
BP Oil Inc.	Investment Company
Citizens Service Company	Texaco Inc.
Continental Pipe Line Company	Union Oil Company of California
Gulf Oil Corporation	

Organization

- Formed in 1962
- Regulated primarily by the Federal Energy Regulatory Commission (FERC)
- Employs 680 people
- Principal Officers:
 - President: H. T. Chilton
 - Vice President Operations: T. H. Norris
 - Vice President and General Counsel: C. E. Graham
 - Treasurer and Corporate Secretary: C. R. McDaniel
- General Office:
 - 3390 Peachtree Road, N. E.
 - P. O. Box 18855
 - Atlanta, Georgia 30326
 - Telephone: 404-261-1470
- Region Offices:
 - Western Region:
 - 6075 Roswell Road, N. E.
 - Atlanta, Georgia 30328
 - Telephone: 404-252-1100
 - D. F. Smalley, Region Manager
 - Eastern Region:
 - 5001 West Broad Street
 - Richmond, Virginia 23230
 - Telephone: 804-282-9771
 - B. M. Paden, Region Manager

Investment in Equipment

At year end 1978, Colonial's gross investment was \$936 million and its net investment \$751 million. Additional and carry over expansion investments exceeding \$250 million are scheduled for 1979. This highly automated system is operated with relatively few employees, resulting in a net investment per employee of \$1.1 million which is over 20 times the average of U. S. manufacturing industries.

Colonial and the Pipeline Industry

The U. S. petroleum pipeline industry transports 24% of the nation's total intercity freight through almost 230,000 miles of pipelines, moving crude oil to refineries and refined petroleum products to consuming areas.

Some advantages of pipeline transportation which are effectively demonstrated by Colonial are:

Low Cost. Pipelines provide the lowest cost long distance overland transportation of petroleum. Colonial's average charge is equivalent to about 16 per gallon for a 1000 mile haul and is lower than any competitive mode of petroleum transportation. Coastal tankers, Colonial's main competition, charged an average of \$1.29 per barrel for transporting products from Houston, Texas to the New York Harbor area in 1978, as compared to Colonial's charge of 52¢.

Energy Conservation. Pipelines consume less energy to move energy than any other form of transportation. Costs, expressed in cents per million BTU's for each 100 miles, are 0.2¢ for Colonial, 1¢ for all pipelines, 2¢ for barges and 3.5¢ for rail.

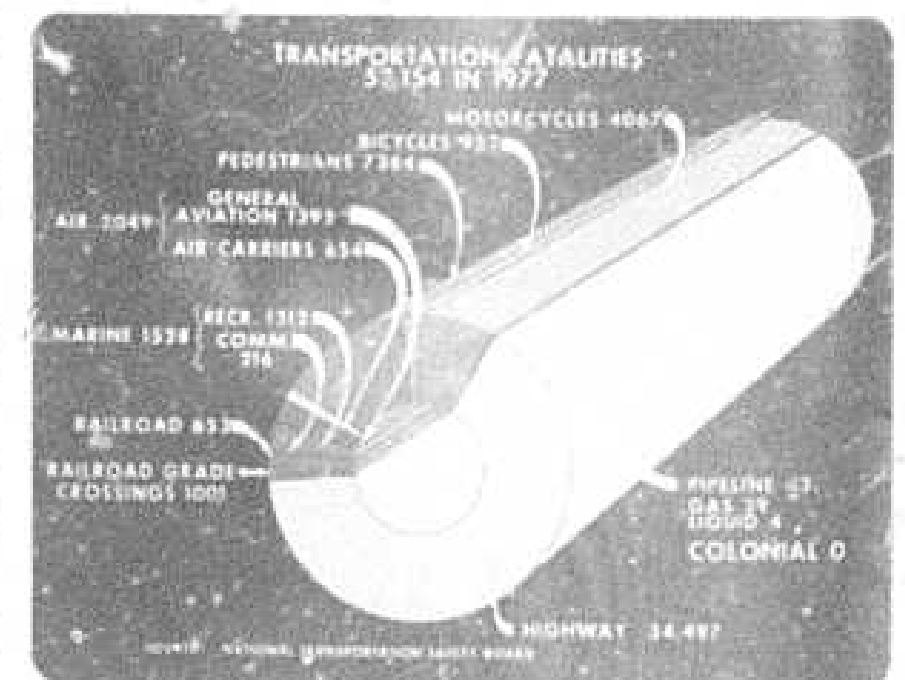
Reliability. Pipelines operate 24 hours every day of the year and are virtually unaffected by adverse weather. Colonial regularly operates its prorated main line at over 98% of its maximum continuous rated capacity.

Reduced Noise, Water and Air Pollution. Pipelines are by far more environmentally attractive than any other mode of transportation. They silently operate underground with very little effect on the normal surface use of land, attract very little public notice and cause much less contamination from spillage or evaporation than other alternative transportation modes.

Safety. Pipelines cause fewer fatal accidents and injuries than any other form of transportation. During 1977 only four of the 52,154 transportation fatalities were caused by the liquid petroleum pipeline industry. In fatalities per ton mile moved, pipelines are about 1900 times safer than tank trucks.

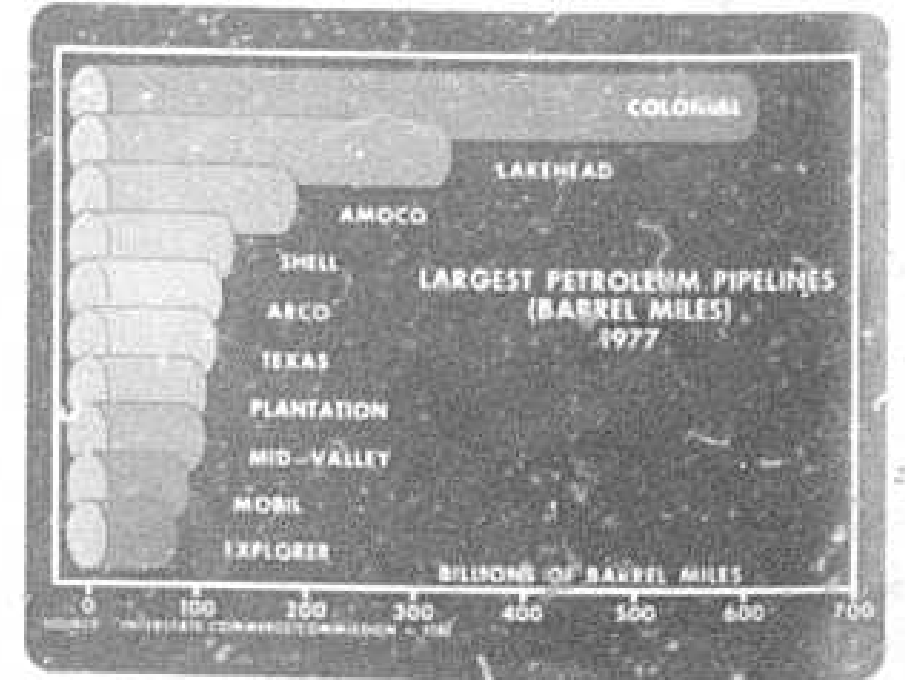
-3-

Although Colonial moved about 5% of the nation's total intercity freight, it has had no operating fatalities or catastrophic accidents since beginning operations in 1962.



Pipeline Industry Concentration

There is less concentration in the pipeline industry than in other regulated transportation industries. Decreased concentration since 1950 is a trend which should continue or stabilize. In 1977, one company (Colonial) moved about 60% of the industry's total barrel miles of traffic, four about 4% and eight about 3%. In total, there are about 110 common carrier petroleum pipelines that engage in interstate commerce.



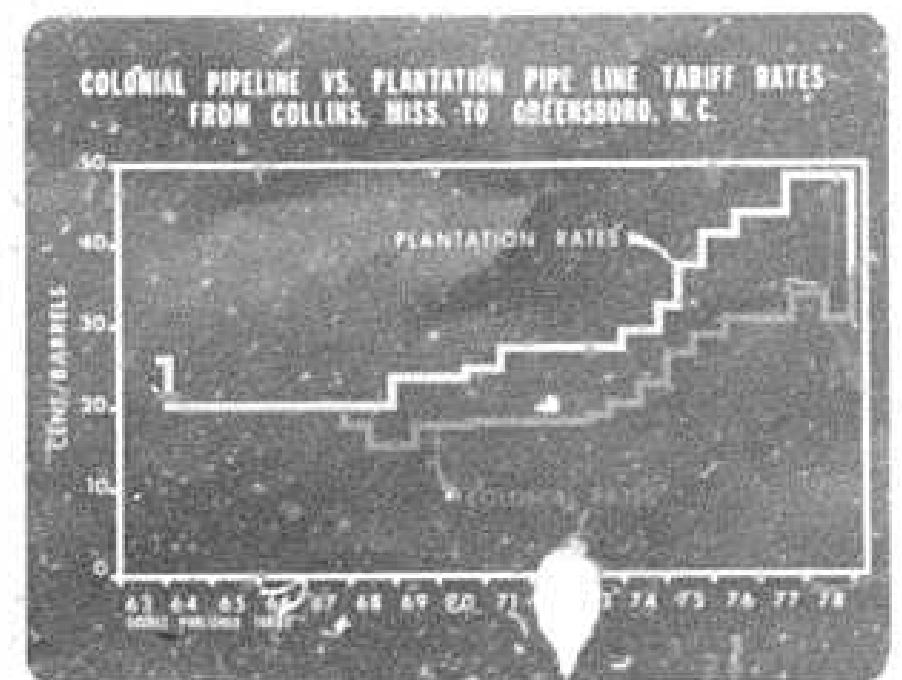
Two large petroleum pipelines not included in the above chart are the Capline and the

Trans-Alaska system. Both are jointly owned, undivided interest systems (not separate stock companies) and their traffic is proportionately included in the operating statistics filed by their respective pipeline company owners. Had their 1978 traffic been separately reported, Capline would have totaled about 255 billion barrel miles and Trans-Alaska about 116 billion barrel miles. Colonial moved 640 billion barrel miles in 1978.

Competition Among Pipelines

Petroleum pipelines have freedom of entry to compete with other pipelines or other transportation modes. Certificates of convenience and necessity are not required to construct, expand or abandon an interstate petroleum pipeline. Many trunk oil pipelines compete for the same hauls from producing areas to refining centers. Products pipelines may directly compete with each other and some even follow parallel routes.

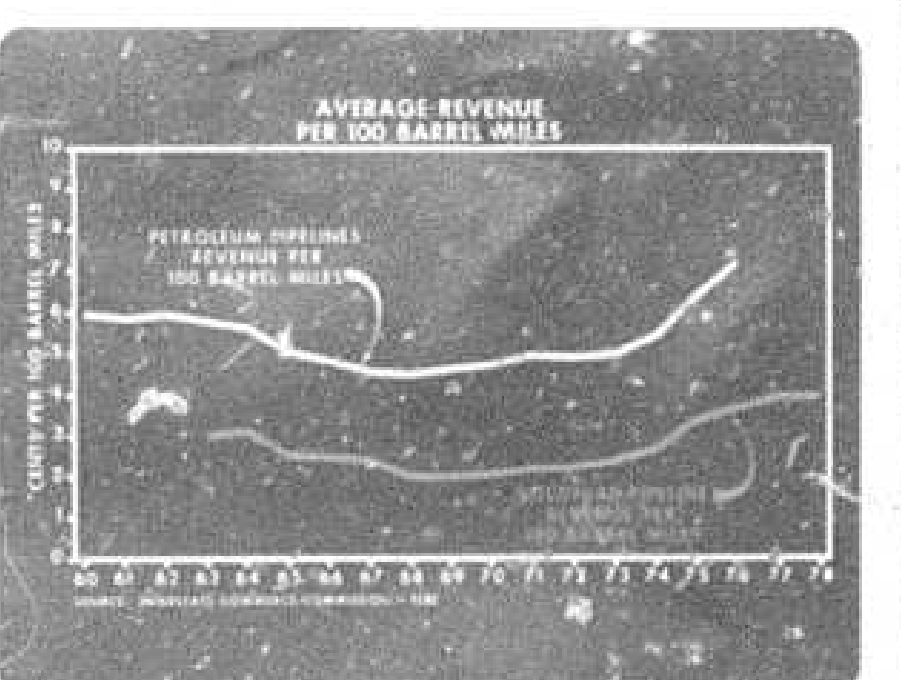
Colonial and Plantation illustrate direct competition on parallel routes. Colonial is a large diameter, high volume system which has moved products at tariff rates about one-third less than Plantation during the years Colonial's system was in operation. Plantation filed tariff rates effective January 1, 1979, which equal Colonial's rates at delivery points served by both carriers. The similarity of these comparable rates beginning in 1979 and also during 1964-67, when Colonial's main line system (which competes directly with Plantation) was not operating at capacity, substantiates competitive rate-making.



In marked contrast to the general economy, the average petroleum pipeline charge of 7.3¢ per 100 barrel miles in 1976 is only 22% higher than in 1960 while the consumer price index doubled during this period. This outstanding cost of service performance was achieved by improved technology, substantial increases in volumes, economies of scale associated with larger diameter pipelines, and continuing automation.

In the last six years, the cost of building and operating new pipelines has about doubled. These costs will continue to increase due to inflationary pressures and the increased investments required for new lines serving more hostile environments, such as Alaska, the Arctic and offshore crude oil production.

Colonial is not subject to the high cost of more hostile environments, although it crosses its share of major rivers, swamps and highly congested areas. But, more importantly, Colonial to date has not experienced the overwhelming delays and increased costs resulting from unreasonable political pressures, permitting problems, government intervention and environmental requirements that have plagued some of the more recent pipeline projects. Because these extremely high cost problems have been minimal with Colonial, its cost to consumers of about 4¢ per 100 barrel miles is only a fraction of the cost that has been and will continue to be experienced by pipelines subjected to excessive pre-construction problems.

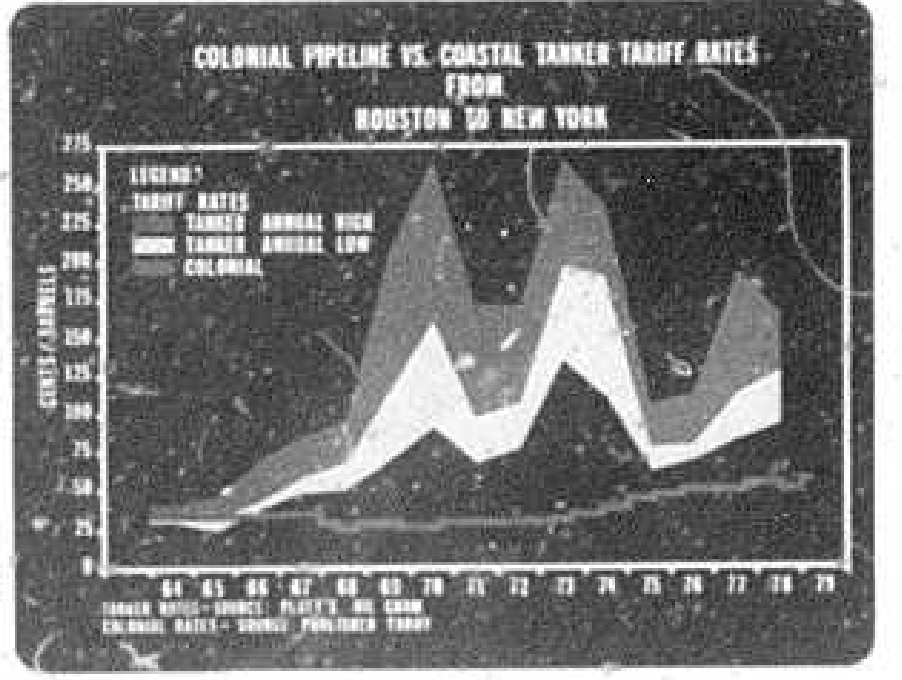


Competition with Water Carriers

Petroleum pipelines compete with inland barges and coastal tankers.

-4-

Over half of Colonial's movements are very long hauls between refineries in the Texas-Louisiana Gulf Coast area and consuming areas on the East Coast. Most of these movements compete directly with coastal tankers. Colonial's initial tariff rates in 1964 were almost the same as coastal tanker rates but over the years the differential has increased dramatically. Average 1978 tanker rates from Houston to New York were 2 1/2 times Colonial's rate of 51.9¢ per barrel (or 1 1/4¢ per gallon). Tanker rates, as illustrated in the chart below, fluctuate substantially but do not drop below Colonial's rates.

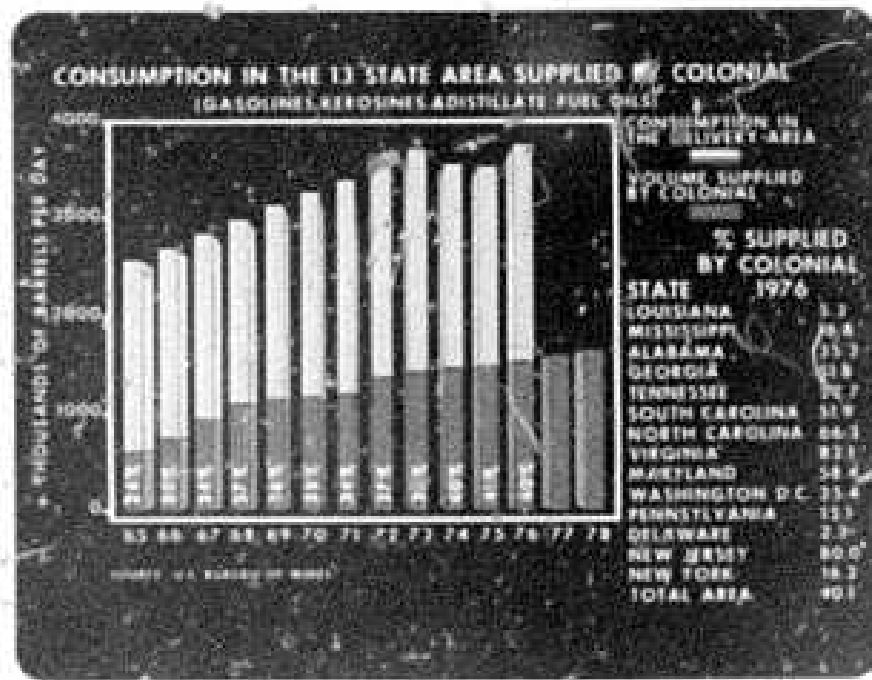


Demand and Proration of Space

Because Colonial competes effectively with other transportation modes, demand for space on its system has exceeded capacity since 1967, even though Colonial has continued to expand. As a result, the Company must prorate space on its system. This is done in an equitable non-discriminatory manner to serve all its shippers both regular and new. Under proration no shipper can transport its full requirements. Monthly, the proration allocation percentage is based on the actual pipeline segment capacity vs regular plus new shipper needs. New shippers are allocated this percentage of their individual demonstrated needs. Each regular shipper's allocation is based on its actual shipments over the previous 12 months related to the line capacity less new shipper allocation. After 1979 expansion, the entire system will be off proration except the portion between Richmond, Va. and Linden, N. J.

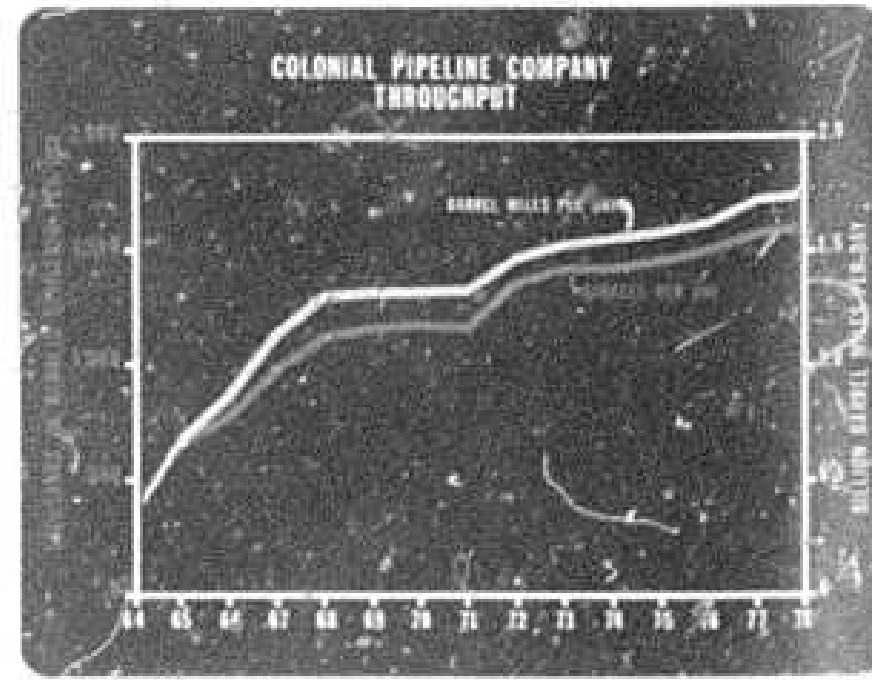
Demand for refined petroleum products in the 13-state area served by Colonial increased

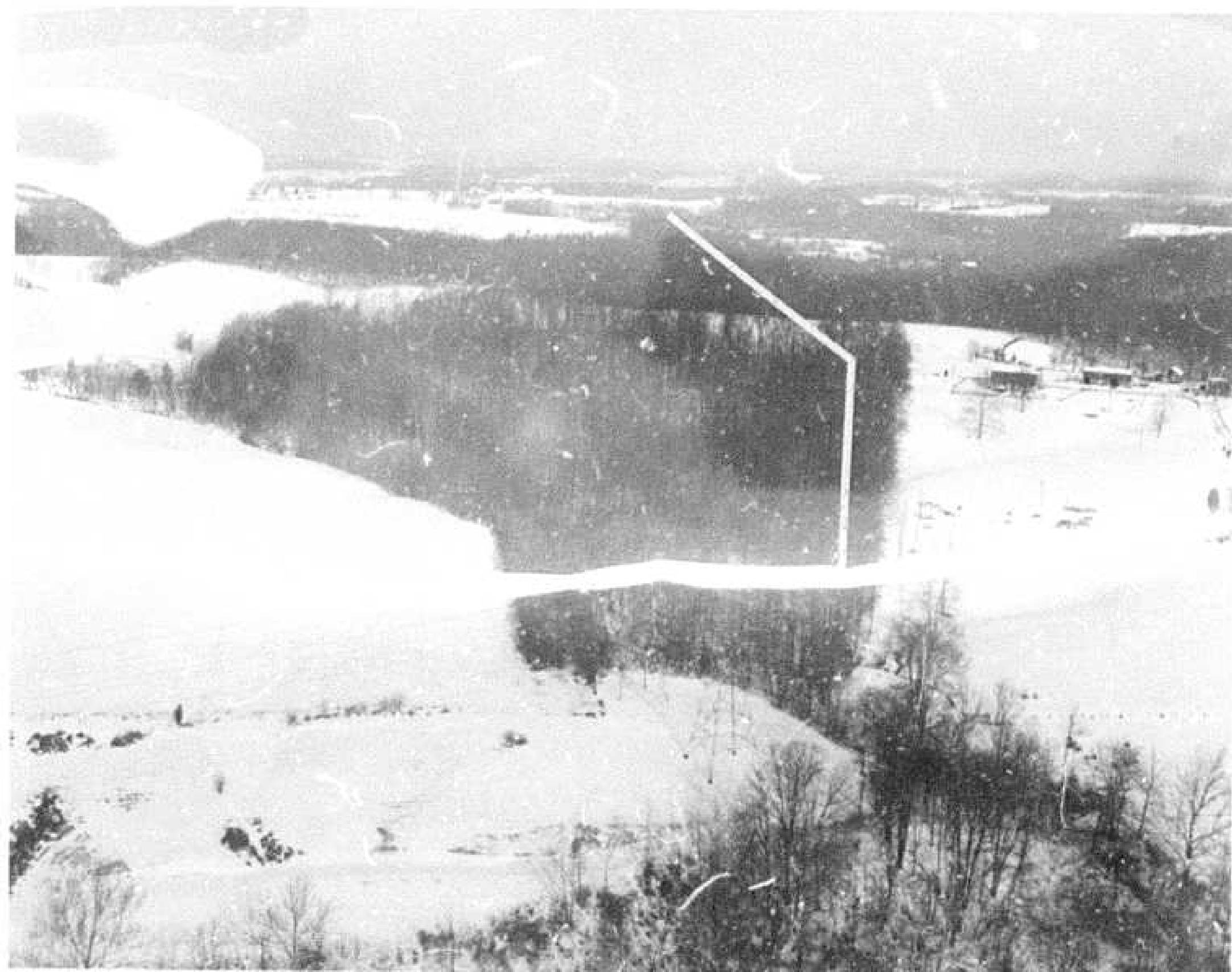
an average of 3.1% a year over the last ten years. The volumes transported by Colonial increased 5.5% annually during this same period, due primarily to lower tariff rates and more dependable service, compared to other forms of transportation which serve the same areas.



Capacity and Throughput

Colonial has operated near capacity every year since the system was initially completed in 1964. Through major expansions to its system, delivery capacity has almost tripled from 792,000 barrels per day in 1964 to 2,300,000 barrels per day in 1978 when current expansions are completed. These expansions have enabled the Company to steadily increase volumes to a record average of over 1,800,000 barrels per day projected for 1979.





PETITION FOR SPECIAL EXCEPTION
AS TO TRUCK
ZONING: Petition for Special Ex-
ception for the construction of a
station and maintenance of addi-
tional 115 KV Electric Transmis-
sion Line.
LOCATION: North side of Private
Road, 6000 feet, more or less, East
of Hanover Road.
DATE & TIME: Monday, June 18,
1979 at 11:00 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.,
Maryland.
The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a pub-
lic hearing:
Petition for Special Exception for
the construction, operation and
maintenance of a proposed 115 KV
Electric Transmission Line.
All that parcel of land in the
Fourth District of Baltimore County
described by Baltimore Gas and
Electric Company for a proposed
transmission line on a portion of a
proposed transmission line right-of-
way described as an exception to
Parcel C below, the balance of
Parcel C and all of Parcel A and B
described below, having been pre-
viously approved for Special Excep-
tion by order 79-137X (Item 72):
Parcel A:
Being an existing transmission
line right-of-way 200 feet wide and
the center line of the proposed
wood pole transmission line being
described as follows:
Beginning for the same in the
center line of a proposed wood pole
transmission line at a point distant
North 18 degrees 47 minutes 00 sec-
onds East - 250.12 feet, North 00 de-
grees 04 minutes 30 seconds East -
264.31 feet and North 29 degrees 42
minutes 21 seconds East - 273.00 feet,
thence continuing the said center
line of proposed wood pole line
parallel to and distant 20 feet mea-
sured at right angles from the west-
ernmost side of said existing 200
feet wide right-of-way North 20
degrees 21 minutes 20 seconds East
600.36 feet.
Parcel B:
Being an existing transmission
line right-of-way generally 400 feet
wide and the center line of the pro-
posed wood pole transmission line
being described as follows:
Beginning for the same in the
center line of a proposed wood pole
transmission line at the end of Par-
cel A above, thence running for
said center line parallel to and dis-
tant 20 feet measured at right
angles from the westernmost side
of said existing 400 foot wide right-
of-way, North 3 degrees 43 minutes
15 seconds East - 1079.88 feet, North
21 degrees 21 minutes 00 seconds
East - 1079.88 feet, thence extend-
ing West - 1185 feet more or less
and crossing Hanover Pike at
179 feet more or less and crossing
Hanover Pike at 225 feet more or
less for a total distance of 4279.25
feet and North 26 degrees 54 min-
utes 00 seconds East - 701.20 feet.
Parcel C:
Being a proposed transmission
line right-of-way generally 400 feet
wide and the center line of the pro-
posed wood pole transmission line
being described as follows:
Beginning for the same in the
center line of a proposed wood pole
transmission line at the end of Par-
cel B above, thence running for
said center line parallel to and dis-
tant 20 feet measured at right
angles from the westernmost side
of said existing 400 foot wide right-
of-way, North 19 degrees 28 minutes
36 seconds West - 1185.11 feet and
North 29 degrees 42 minutes 21 sec-
onds West - 1185.11 feet to the exist-
ing Colonial Pipeline Company Sub-
station line.
Being and excepting that portion
of the above 400 foot wide right-of-
way described in Parcel C and
shown batched in the attached plat,
and the center line of the proposed
wood pole transmission line being
described as follows:
Beginning for the same in the
center line of a proposed wood pole
transmission line at a point distant
North 19 degrees 28 minutes 36 sec-
onds West - 1185 feet more or less
measured along said center line of
a proposed transmission line from
the beginning of Parcel C described
above, thence extending North
29 degrees 42 minutes 21 seconds
West - 200 feet more or less.
The courses in the above descrip-
tions are referred to the True Meri-
dian as established by the Bal-
timore Transmission Company of
Maryland in 1911.
The above described rights-of-way
are shown outlined in red on the
plat dated August 18, 1978 attached
hereto and made a part hereof.
Being the property of Baltimore
Gas and Electric Company, as
shown on plat plan filed with the
Zoning Department.
Hearing Date: Monday, June 18,
1979 at 11:00 A.M.
Public Hearing: Room 106, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland.
By Order of:
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
May 31.

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 31 1979

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the 18th day of June 1979, the first publication appearing on the 31st day of May 1979.

THE JEFFERSONIAN.

S. Lusk Strickland
Manager.

Cost of Advertisement, \$

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>dl</u>	Revised Plans: Change in outline or description <u>Yes</u> _____ No									
Previous case: <u>79-137X</u>	Map # _____									

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

No. 78730

DATE June 18, 1979 ACCOUNT 01-662

AMOUNT \$118.36

RECEIVED John B. Howard, Esquire

FROM Cost of Advertising and Posting Case No. 79-247-X

FOR:

28471238 19

118.36

VALIDATION OR SIGNATURE OF CASHIER

OFFICE OF

TOWSON, MD.

PETITION FOR SPECIAL EXCEPTION

AS TO TRUCK

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LOCATION: North side of Private

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All that parcel of land in the

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transmission line on a portion of a

proposed transmission line right-of-

way described as an exception to

Parcel C below, the balance of

Parcel C and all of Parcel A and B

described below, having been pre-

viously approved for Special Excep-

tion by order 79-137X (Item 72):

Parcel A:

Being an existing transmission

line right-of-way 200 feet wide and

the center line of the proposed

wood pole transmission line being

described as follows:

Beginning for the same in the

center line of a proposed wood pole

transmission line at a point distant

North 18 degrees 47 minutes 00 sec-

onds East - 250.12 feet, North 00 de-

grees 04 minutes 30 seconds East -

264.31 feet and North 29 degrees 42

minutes 21 seconds East - 273.00 feet,

thence continuing the said center

line of proposed wood pole line

parallel to and distant 20 feet mea-

sured at right angles from the west-

ernmost side of said existing 200

feet wide right-of-way North 20

degrees 21 minutes 20 seconds East

600.36 feet.

Parcel B:

Being an existing transmission

line right-of-way generally 400 feet

wide and the center line of the pro-

posed wood pole transmission line

being described as follows:

Beginning for the same in the

center line of a proposed wood pole

transmission line at the end of Par-

cel A above, thence running for

said center line parallel to and dis-

tant 20 feet measured at right

angles from the westernmost side

of said existing 400 foot wide right-

of-way, North 3 degrees 43 minutes

15 seconds East - 1079.88 feet, North

21 degrees 21 minutes 00 seconds

East - 1079.88 feet, thence extend-

ing West - 1185 feet more or less

and crossing Hanover Pike at

179 feet more or less and crossing

Hanover Pike at 225 feet more or

less for a total distance of 4279.25

feet and North 26 degrees 54 min-

utes 00 seconds East - 701.20 feet.

Parcel C:

Being a proposed transmission

line right-of-way generally 400 feet

wide and the center line of the pro-

posed wood pole transmission line

being described as follows:

Beginning for the same in the

center line of a proposed wood pole

transmission line at the end of Par-

cel B above, thence running for

said center line parallel to and dis-

tant 20 feet measured at right

angles from the westernmost side

of said existing 400 foot wide right-

of-way, North 19 degrees 28 minutes

36 seconds West - 1185.11 feet and

North 29 degrees 42 minutes 21 sec-

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Being and excepting that portion

of the above 400 foot wide right-of-

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shown batched in the attached plat,

and the center line of the proposed

wood pole transmission line being

described as follows:

Beginning for the same in the

center line of a proposed wood pole

transmission line at a point distant

North 19 degrees 28 minutes 36 sec-

onds West - 1185 feet more or less

measured along said center line of

a proposed transmission line from

the beginning of Parcel C described

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29 degrees 42 minutes 21 seconds

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The courses in the above descrip-

tions are referred to the True Meri-

dian as established by the Bal-

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The above described rights-of-way

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hereto and made a part hereof.

Being the property of Baltimore

Gas and Electric Company, as

shown on plat plan filed with the

Zoning Department.

Hearing Date: Monday, June 18,

1979 at 11:00 A.M.

Public Hearing: Room 106, Coun-

ty Office Building, 111 W. Ches-

apeake Avenue, Towson, Maryland.

By Order of:

WILLIAM E. HAMMOND,

Zoning Commissioner

of Baltimore County

May 31.

APERS

31 1979

Special advertisement of
SPECIAL EXCEPTION - Baltimore Gas &
the following:

☐ Arbutus Times
☒ Community Times

ers published in Baltimore, County, Maryland,
one successive weeks before the
June 1979, that is to say, the same
be issues of May 31, 1979

STROMBERG PUBLICATIONS, INC.

BY Goetz Burger

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 4th day of
April 1979. Filing Fee \$ 50.00. Received ☒ Check
_____ Cash
_____ Other

Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Baltimore Gas & Electric Submitted by J. C. Est. Harris
Petitioner's Attorney John Howard Reviewed by J. C. Est. Harris

* 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. 78678

DATE May 25, 1979 ACCOUNT 91-662

AMOUNT \$50.00

RECEIVED John Howard, Esquire

FROM Filing Fee for Case No. 79-247-X

FOR:

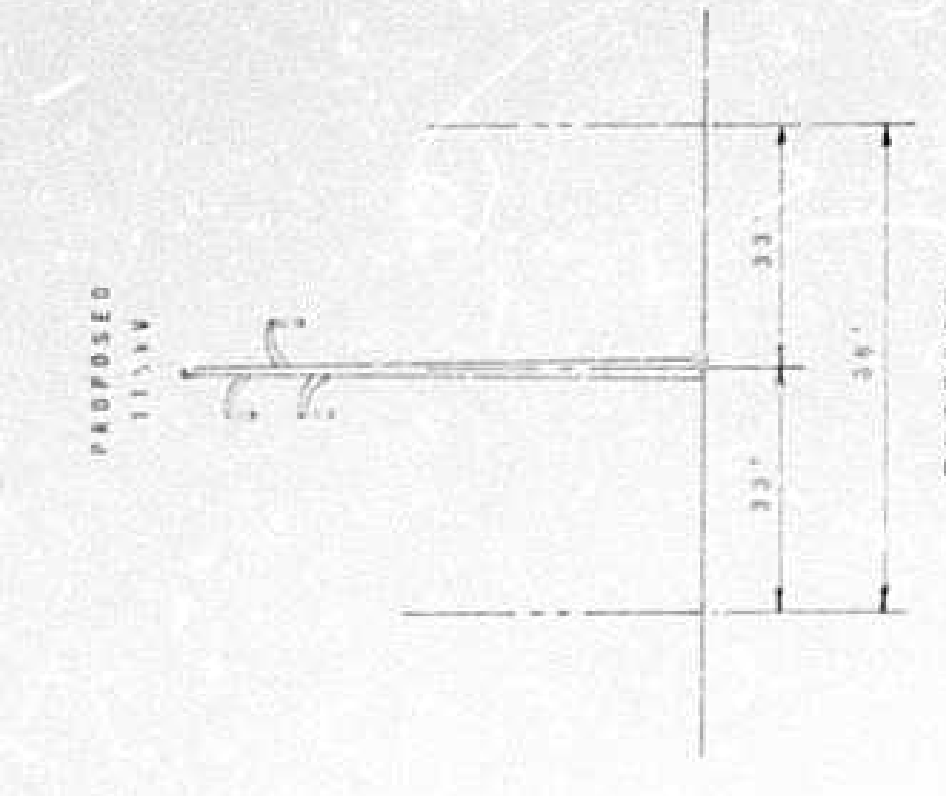
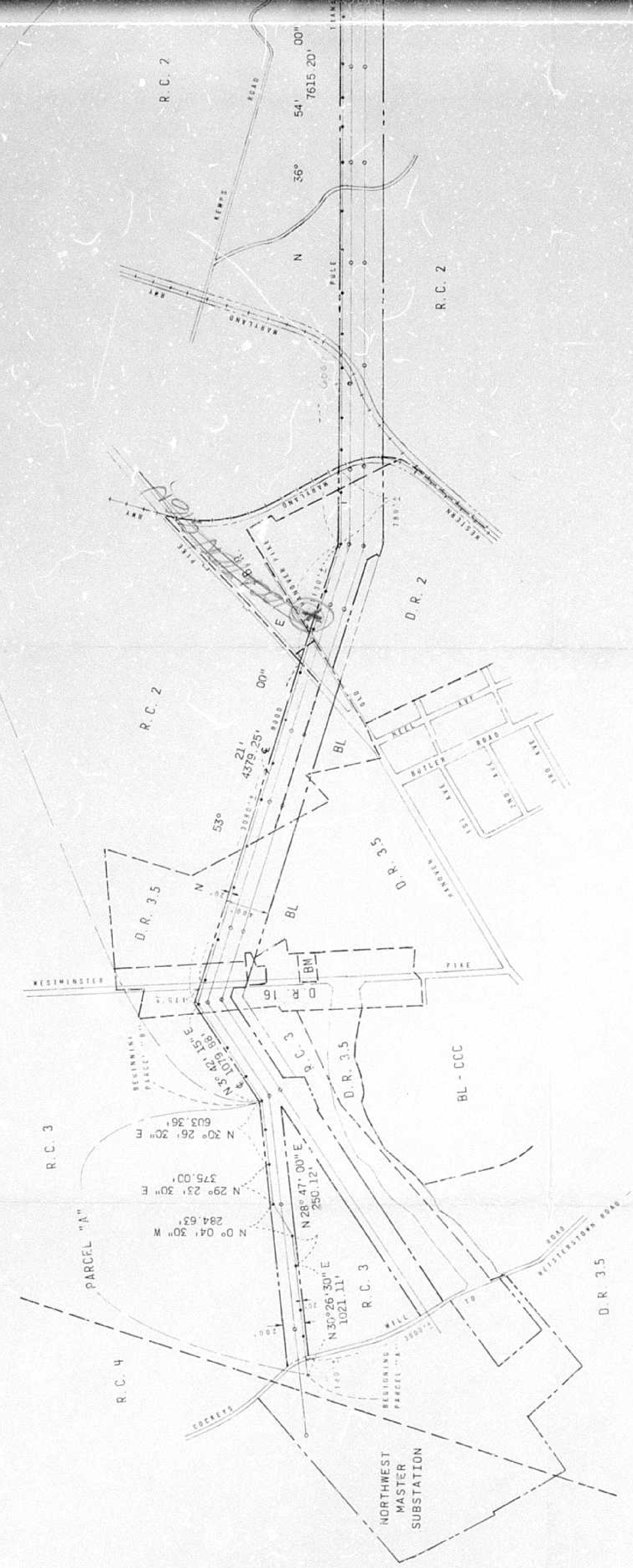
8070280 25

50.00

VALIDATION OR SIGNATURE OF CASHIER

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

PARCEL "B"



TYPICAL SECTION EXISTING & PROPOSED
LOOKING NORTHWEST



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

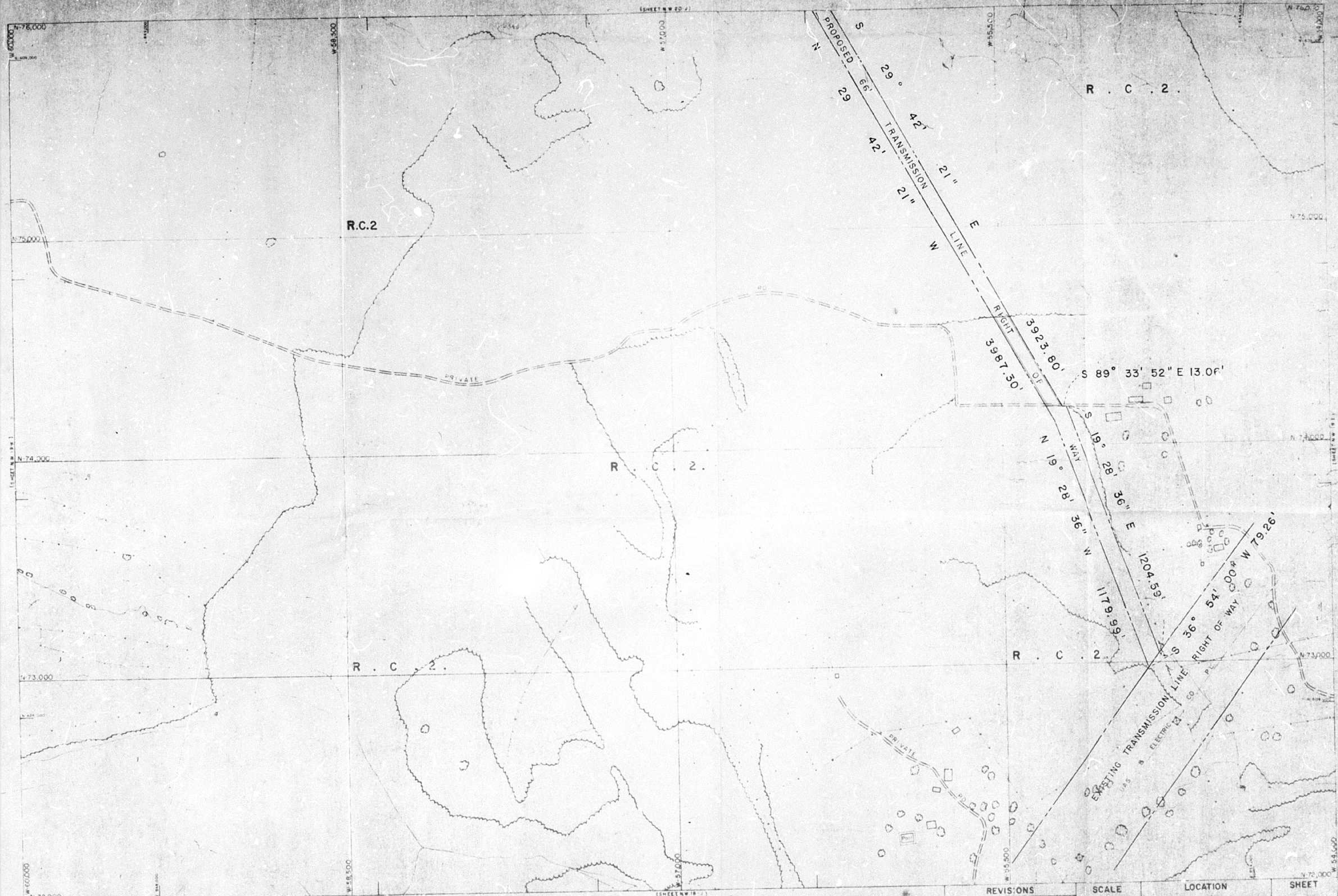


X-NE W-NW

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY, MARYLAND



REVISIONS		SCALE	LOCATION	SHEET
1	DATE	1" = 200'	SOUTHEAST OF	N W
		DATE OF PHOTOGRAPHY	WOODENSBURG	19 J
Topography Compiled By Photogrammetric Methods MAPS, INCORPORATED - BALTIMORE 22, MARYLAND				



X-NE W-NW

1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 7, 1976 & OCT. 8, 1976
BILL NOS. 108-75, 109-76, 110-76,
112-76, 113-76, and 114-76

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY, MARYLAND OFFICIAL ZONING MAP

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	SOUT EAST OF WOODENSBURG	N W 18-J
		DATE OF PHOTOGRAPHY		
Compiled by Photogrammetric Methods MAPS INCORPORATED - BALTIMORE 22, MARYLAND				

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Leonard & Betty Gallant, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 400.1 "to permit an accessory structure (greenhouse)

to be located in the side yard instead of the required rear yard and to be located

at least 1 1/2 feet from side property line instead of the required 2 1/2 feet.

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

That in 1974, the Petitioners constructed a greenhouse and located the same inadvertently 1 1/2 feet from the property boundary line, as shown in Exhibit 1. The Petitioners claim extreme hardship and practical difficulty in this matter in that the greenhouse is firmly anchored into the ground, and cannot be removed without causing substantial damage to the structure. Furthermore, the Petitioners have invested substantial monies in tropical plants, which are grown in the greenhouse, and the Petitioners are unable to relocate the plants during the winter months, since any removal from the greenhouse environment poses a real and substantial risk of loss of the plants.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or 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.

Contract purchaser: Leonard Gallant
Legal Owner: Betty Gallant
Address: 6712 Baythorne Rd., Baltimore, Md. 21209
Petitioner's Attorney: Charles J. Harrison
Pro-stant's Attorney: [Signature]
Address: 660 Kenilworth Dr., Towson, Md. 21204
B21-9090

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day

of May, 1979, 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 18th day of June, 1979, at 10:45 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

baltimore county
department of public works
TOWSON, MARYLAND 21204
THORNTON M. MOURING, P.E.
DIRECTOR

March 21, 1979

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

Re: Item #173 (1978-1979)
Property Owner: Leonard & Betty Gallant
S/S Baythorne Rd. 17.51' E. Pimlico Rd.
Existing Zoning: DR 3.5
Proposed Zoning: Variance to permit an accessory structure to be located in the side yard in lieu of the required rear yard and to be located 1.5' from the property line in lieu of the required 2.5'.
Acres: 0.221 District: 3rd

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 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 #173 (1978-1979).

Very truly yours,

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

END:EAM:FWP:ss

0-5W Pay Sheet
29 & 30 NW 12 Pos. Sheets
NW 8 C Topo
79 Tax Map

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 454-3211
LESLIE H. GRAEF
DIRECTOR

April 11, 1979

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 #173, Zoning Advisory Committee Meeting, March 6, 1979, are as follows:

Property Owner: Leonard and Betty Gallant
Location: S/S Baythorne Road 107.51' E. Pimlico Road
Existing Zoning: Variance to permit an accessory structure to be located in the side yard in lieu of the required rear yard and to be located 1.5' from the property line in lieu of the required 2.5'
Acres: 0.221
District: 3rd

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, III
Planner III
Current Planning and Development

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 454-3610
JOHN D. SEVIER
DIRECTOR

March 23, 1979

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

Dear Mr. DiNenna:

Comments on Item #173 Zoning Advisory Committee Meeting, March 6, 1979 are as follows:

Property Owner: Leonard & Betty Gallant
Location: S/S Baythorne Road 107.51' E Pimlico Road
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit an accessory structure to be located in the side yard and to be located 1.5' from the property line in lieu of the required 2.5'.
Acres: 0.221
District: 3rd

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement, other applicable codes.

X B. A building permit shall be required.

C. Additional permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

X G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line. Masonry or metal and glass would be acceptable.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

I. No Comment.

J. Comment:

Very truly yours,

Charles F. Bunch
Planning Review Chief

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 3, 1979

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission

Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Charles J. Harrison, Esquire
660 Kenilworth Drive
Towson, Maryland 21204

RE: Item No. 173
Petitioner - Gallant
Variance Petition

Dear Mr. Harrison:

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 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 suitability of the requested zoning.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. 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,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/hk
Enclosures

baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 255-7310
Paul H. Reincke
CHIEF

February 27, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Leonard & Betty Gallant

Location: S/S Baythorne Rd. 107.51' E Pimlico Rd.

Item No. 173 Zoning Agenda Meeting of 3/6/79

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 load and 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 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

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

Reviewed by: [Signature]
Planning Group
Special Inspection Division

Noted and Approved: [Signature]
Fire Prevention Bureau