



KEVIN KAMENETZ  
County Executive

February 20, 2015

ARNOLD JABLON  
Deputy Administrative Officer  
Director, Department of Permits,  
Approvals & Inspections

BGE  
1699 Leadenhall Street  
Baltimore, MD 21230  
Attention: Jim Burkman  
Senior Environmental Management Unit

Re: Zoning Verification Letter  
Spirit and Intent Letter  
4218 Blakely Avenue (Parking Lot)  
Tax map 72, Parcel 666  
Tax ID Number: 1102002950  
Case Number: 1982-0132-SPHX & 1959-4717-X  
11<sup>th</sup> Election District

To Whom It May Concern:

Your spirit and intent letter sent to Arnold Jablon, Director of Permits, Administration and Inspections, has been referred to me for reply. Based upon the information provided therein, our research of the zoning records, and the controversial nature of this site following applies:

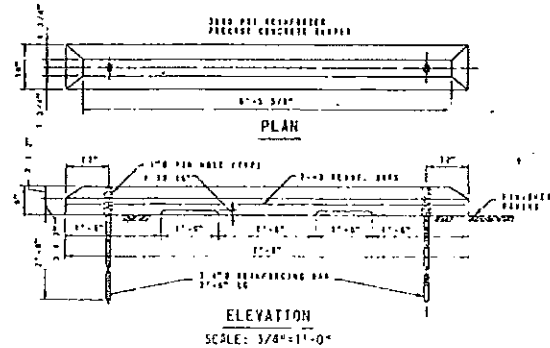
1. It has been determined that the proposed changes outlined in your letter and shown on your accompanied red lined site plan does meet the spirit and intent of the Baltimore County Zoning Regulations and the Special Exception Hearing order in zoning Case 1982-0132-SPHX and the amended original Special Exception order 1959-4717-X.
2. The (2) 15'X 25'x11'2" sheds are permitted on the parking lot however, if they are to be located in the D.R.5.5 portion of the lot they will have to meet the building setbacks for the zone.
3. This letter must be accompanied with a site plan detailing the sheds setbacks for permit approval.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

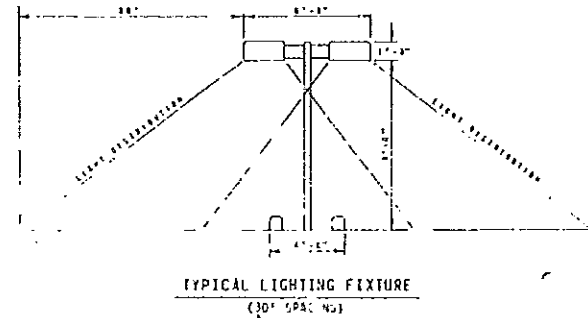
Very truly yours,  
**ORIGINAL SIGNED BY**  
LEONARD J. WASILEWSKI

Leonard Wasilewski  
Planner II  
Zoning Review

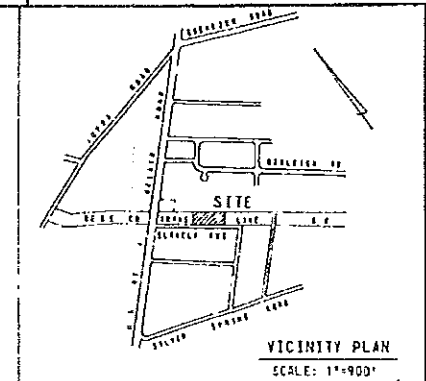
LW/15-038



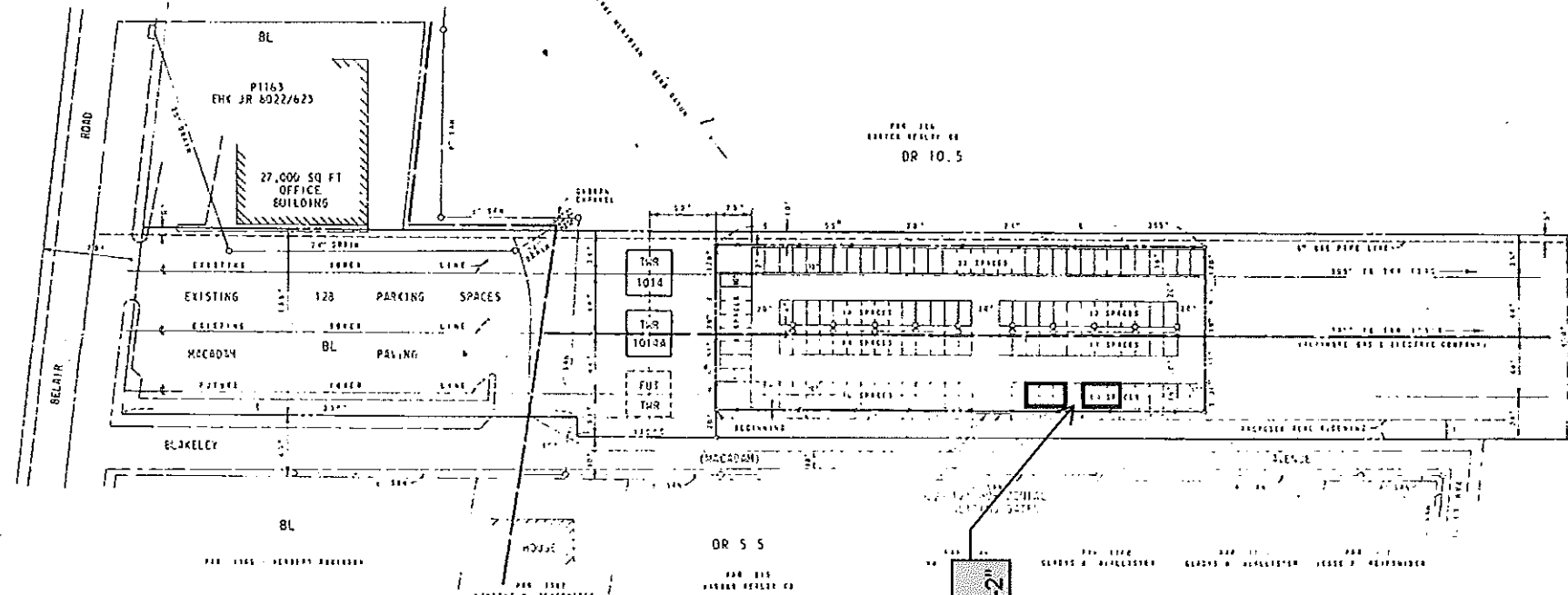
STANDARD PRECAST CONCRETE BUMPER - DETAIL



TYPICAL LIGHTING FIXTURE  
(30' SPACING)



VICINITY PLAN  
SCALE: 1"=900'



NOTES:

1. FENCES TO BE CHAIN LINK CONSTRUCTION WITH AN OVERALL HEIGHT OF 8'-0" CONSISTING OF 7'-0" OF FABRIC WITH THREE (3) STRANDS OF BARBED WIRE TURNED OUT.
2. SCREENING: EVERGREENS TO BE PLANTED 5' ON CENTERS AROUND ALL FOUR SIDES.
3. PAVING: TAR AND CHIP  
6" STONE BASE C&G  
1 1/2 GAL ASPHALT PER SQ YD  
30 LBS #4 CHIPS PER SQ YD  
1 1/2 GAL ASPHALT PER SQ YD  
20 LBS #7 CHIPS PER SQ YD
4. PRECAST CONCRETE BUMPERS TO BE INSTALLED 24" FROM REAR OF EACH PARKING SPACE. (SEE DETAIL)
5. HOURS OF OPERATION: 7:00 AM TO 5:00 PM  
OVERTIME OPERATION: NOT TO EXCEED 4 TIMES PER MONTH.
6. THE PLAN AS PROPOSED REPRESENTS THE PETITIONER'S BEST JUDGMENT AS TO THE SIZE, LOCATION AND OTHER FEATURES OF THE PROPOSED IMPROVEMENT. APPROVAL OF THIS PLAN SHALL PERMIT SUCH REASONABLE ADJUSTMENTS OR VARIATIONS AS MAY BE REQUIRED BY GOVERNMENTAL APPROVING AGENCIES OR DEPARTMENTS, LENDERS, UTILITY COMPANIES AND INSURERS.

| KEY |                                                       |
|-----|-------------------------------------------------------|
| —   | INDICATES ZONING BOUNDARY                             |
| 8   | INDICATES DOUBLE 125 WATT HIGH PRESSURE SODIUM LIGHTS |
| —   | INDICATES FENCE OF PARKING AREA                       |

Two 15x25' sheds with a height of 11'-2"

THIS PROPERTY:  
LOCATED IN THE 11TH ELECTION DISTRICT OF BALTIMORE COUNTY  
ZONING MAP AC - EXISTING ZONING - OR 10.5/DR 5.5  
TAX MAP NO. 72 PARCEL NO. 666  
DEED REFERENCE - M.J.R. 3537 FOLIO 142  
0.98 ACRES  
PROPERTY OUTLINE BASED ON A SURVEY PREPARED BY COLLEENBERG BROS., SURVEYORS AND CIVIL ENGINEERS DATED 4-22-57  
EXISTING SPECIAL EXCEPTION ON R/W - 3717A

J.F. GUTHRIE JR. (P.L.S. #10)  
ELECTRIC ENGINEERING DEPARTMENT  
BALTIMORE GAS & ELECTRIC COMPANY

| ENGINEERING                     |      | PLOT PLAN FOR ZONING PARKING AREA PORTION OF WINDY EDGE TO NORTHEAST TRANSMISSION LINE R/W |       |
|---------------------------------|------|--------------------------------------------------------------------------------------------|-------|
| DESIGNER                        | DATE | FILE                                                                                       | SCALE |
| DRAWN                           | DATE | FILE                                                                                       | SCALE |
| CHECKED                         | DATE | FILE                                                                                       | SCALE |
| APPROVED                        | DATE | FILE                                                                                       | SCALE |
| DESIGN & DRAFTING               |      | BALTIMORE GAS AND ELECTRIC COMPANY                                                         |       |
| ELECTRIC ENGINEERING DEPARTMENT |      | ELECTRIC ENGINEERING DEPARTMENT                                                            |       |
| DATE                            |      | DATE                                                                                       |       |
| 3/7/61                          |      | 300-931-D                                                                                  |       |

# PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County, Md., which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the existing Special Exception (Case No. 111) the Petitioner for a transmission line right of way across the subject property to allow for a second Special Exception for parking.

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

I, or we, agree to pay expenses of the above Special Hearing 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney for Petitioner: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Telephone No. \_\_\_\_\_

Legal Owner(s): \_\_\_\_\_  
(Type or Print Name)  
BY: *N. J. Bowman*  
Signature N. J. Bowman, Vice President  
(Type or Print Name)  
Signature \_\_\_\_\_  
Charles Center, P. O. Box 1475,  
Address Phone No.  
Baltimore, Maryland 21203  
City and State  
Allegany Avenue, P. O. Box 5517  
Address  
Towson, Maryland 21204  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
William E. Colburn, Esquire  
Name  
Charles Center, P. O. Box 1475  
Address  
Baltimore, Maryland 21203  
Telephone No. 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of October, 1981, 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 3rd day of December, 1981, at 9:30 o'clock A.M.

*[Signature]*  
Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1 (over)

# PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a public utility use (parking area), pursuant to Section 1801.1C.12 of the Zoning Regulations, for parking of employee and company vehicles in a DR Zone, in connection with Petitioner's leasing of offices in nearby office building.

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

I, or we, agree to pay expenses of above 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney for Petitioner: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Telephone No. \_\_\_\_\_

Legal Owner(s): \_\_\_\_\_  
(Type or Print Name)  
BY: *N. J. Bowman*  
Signature N. J. Bowman, Vice President  
(Type or Print Name)  
Signature \_\_\_\_\_  
Charles Center  
P. O. Box 1475  
Address Phone No.  
Baltimore, Maryland 21203  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
William E. Colburn  
Name  
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*[Signature]*  
Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1 (over)

# BALTIMORE COUNTY

# ZONING PLANS

# ADVISORY COMMITTEE



# PETITION AND SITE PLAN

# EVALUATION COMMENTS

# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 20, 1981

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

John B. Howard, Esquire  
210 Allegheny Avenue  
P.O. Box 5517  
Towson, Maryland 21204

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

RE: Item No. 37  
Petitioner - Baltimore Gas & Electric Co.  
Special Exception & Special Hearing Petitions

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 special hearing petition originates as a result of your client's proposal to amend the previous special exception on this property by constructing a parking lot for company and employee vehicles beneath the existing transmission lines. In order to be exempt from the applicable requirements of Bill 124-81, you have also included a special exception request for a public utility use. This exemption is listed in Section 1801.1B.1.C of the zoning regulations.

Revised plans, reflecting the comments of the Office of Current Planning, should be submitted at the hearing.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,  
*Nicholas B. Commodari*  
NICHOLAS B. COMMODARI, Chairman  
Zoning Plans Advisory Committee

ENCLOSURE  
cc: J.F. Douthett, III  
Electric Engineering Department  
Baltimore Gas & Electric Company  
P.O. Box 1475  
Baltimore, Md. 21203

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-0211  
NORMAN E. GERBER  
DIRECTOR

November 13, 1981

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 #37, Zoning Advisory Committee Meeting, August 18, 1981, are as follows:

Property Owner: Baltimore Gas and Electric Company  
Location: N/S Blakey Avenue 440' E. of Belair Road  
Acres: 0.98  
District: 11th

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

The proposed road widening must be indicated on the site plan.

Live evergreen compact screen planting should be provided on the outside perimeter of the site.

The driveway should be a minimum of 24 feet in width at the site entrance.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planner III  
Current Planning and Development

JLW:rh

Baltimore County  
Department of Traffic Engineering  
TOWSON, MARYLAND 21204  
(301) 454-3550

STEPHEN E. COLLINS  
DIRECTOR

September 25, 1981

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

RE: ZAC Meeting of August 18, 1981

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items number 33 through 40.

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineering Associate II

MSF/rj

37

*Auto B.C.*

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

September 16, 1981

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

Re: Item #37 (1981-1982)  
Property Owner: Baltimore Gas and Electric Co.  
N/S Blakey Ave. 440' E. of Belair Rd.  
Acres: 0.98 District: 11th

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.

## Highways:

Belair Road (U.S. 1) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Blakey Avenue, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. The indicated proposed gates shall not be of a type to swing into the future right-of-way area.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

## 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.

## Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The submitted plan does not indicate the existing utilities easement, and storm drains located therein, see Drawing #79-0909, File 4.

Item #37 (1981-1982)  
Property Owner: Baltimore Gas and Electric Company  
Page 2  
September 16, 1981

## Storm Drains: (Cont'd)

Whitemarsh Run tributaries traverse the overall property, of which this site is a part.

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

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.

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.

## Water and Sanitary Sewer:

There is a 12-inch public water main in Belair Road.

The submitted plan does not indicate the utilities easement and 8-inch public sanitary sewerage proposed therein, and the 8-inch public sanitary sewerage under construction in Blakey Avenue (Job Order 1-2-610; Contract 80209 SXO); see Drawings #75-0323 and 0322 (1), respectively.

Very truly yours,

*Robert A. Morton*  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:RAM:FW:rs

cc: Jack Wimbley

M-NW Key Sheet  
36 NE 25 & 26 Pos. Sheets  
NS 9 G Topo  
72 Tax Map



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
TO: Norman E. Gerber, Director  
Office of Planning and Zoning  
FROM: Petition No. 82-132-XSPH Item 37  
SUBJECT: November 17, 1981

Petition for Special Exception and Special Hearing  
North side of Blakeley Avenue, 440 ft. Southeast of Belair Road  
Petitioner- Baltimore Gas and Electric Company

Eleventh District

HEARING: Thursday, December 3, 1981 (9:30 A.M.)

If granted, it is requested that a detailed landscaping plan, submitted to and approved by the Division of Current Planning and Development, be required.

Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:db

LAW OFFICES

COOK, HOWARD, DOWNES & TRACY  
A PROFESSIONAL ASSOCIATION  
210 ALLEGHENY AVENUE  
P.O. BOX 5517

TOWSON, MARYLAND 21204

December 8, 1981

JAMES D. C. DOWNES  
1976-1979

873 4111  
AREA CODE 301

HAND DELIVERED

Mrs. Jean M. Jung  
Deputy Zoning Commissioner  
Baltimore County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Petitions for Special Exception  
and Special Hearing  
N/s Blakeley Avenue, 440' SE of Belair Road  
Baltimore Gas & Electric Company - Petitioner  
Case No. 82-132-XSPH Item No. 37

Dear Mrs. Jung:

As requested at the conclusion of the hearing on the above matter this past Thursday, December 3, I hand-deliver herewith ten plats containing the following revisions:

1. The date of revision, December 3, 1981, has been inserted to the left of the identification square.
2. Screening has been depicted on all ten copies.
3. The limitation with respect to overtime operations has been inserted in Paragraph 5 under the notes on the lower left-hand side of the plats.

Petitioner's Exhibit No. 1 which you asked be returned separately for your file is also enclosed. That plat, as you will recall, had the screening depicted. The revision date and the restriction of overtime operations have now been added to it.

PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING

11th DISTRICT

ZONING: Petition for Special Exception and Special Hearing  
LOCATION: North side of Blakeley Avenue, 440 ft. Southeast of Belair Rd.  
DATE & TIME: Thursday, December 3, 1981 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave.,  
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing:

Petition for Special Exception for a public utility use (parking area), pursuant to Section 1801.1C.12 of the Zoning Regulations, for parking of employee and company vehicles in a D.R. Zone, in connection with Petitioner's leasing of offices in nearby office building; and Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the existing Special Exception (Case #4717) granted to the Petitioner for a transmission line right of way across the subject property to allow for a second Special Exception for parking.

All that parcel of land in the Eleventh District of Baltimore County.

Being the property of Baltimore Gas and Electric Company as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, December 3, 1981 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,  
Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

Page 2  
Mrs. Jean M. Jung  
December 8, 1981

Thank you once again for your very thorough and careful consideration of this matter.

Kind regards,

Sincerely,

John B. Howard

JBH:ecd  
Enclosures  
cc: William H. Colburn, Esquire

Petitioner's Exhibit 3

QUALIFICATIONS OF APPRAISER

(Bernard F. Samon)

MEMBER:

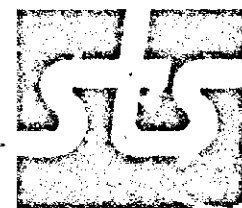
Baltimore County Appraisers' Society - President - 1978-80  
Greater Baltimore Board of Realtors, Inc.  
National Association of Real Estate Boards  
Home Builders Association of Maryland

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  
Potapco Federal Savings and Loan Association  
Maryland National Bank



Petitioner's Exhibit # 5

WHITE HALL CHINA CO. LTD.

November 28, 1981

MEMORANDUM

TO: Mr. Larry Coggins  
Baltimore Gas and Electric Company  
FROM: John W. Guckert  
SUBJECT: Special Exception for Parking Lot  
US 1 (Bel Air Road)

As requested we have conducted a traffic engineering analysis related to the construction of a 126 space parking lot to be used by BGE employees. The proposed site is located along the east side of US 1 (Belair Road) immediately north of Blakeley Lane in the Perry Hall area of Baltimore County as shown on Exhibit 1. The parking lot is to be used by approximately 60 BGE employees. The lot will be used as follows:

1. Approximately 60 company cars will be permanently housed on the parking lot.
2. BGE employees will arrive at various times during the morning in their personal cars and will leave their own cars and use a company car to conduct their business.
3. It is expected that the employee cars will leave the lot at various times during the morning.
4. The employee cars will return to the lot during various times of the day and then the employees will take their own vehicles home. They will leave the lot and make their trip home during various times of the afternoon.

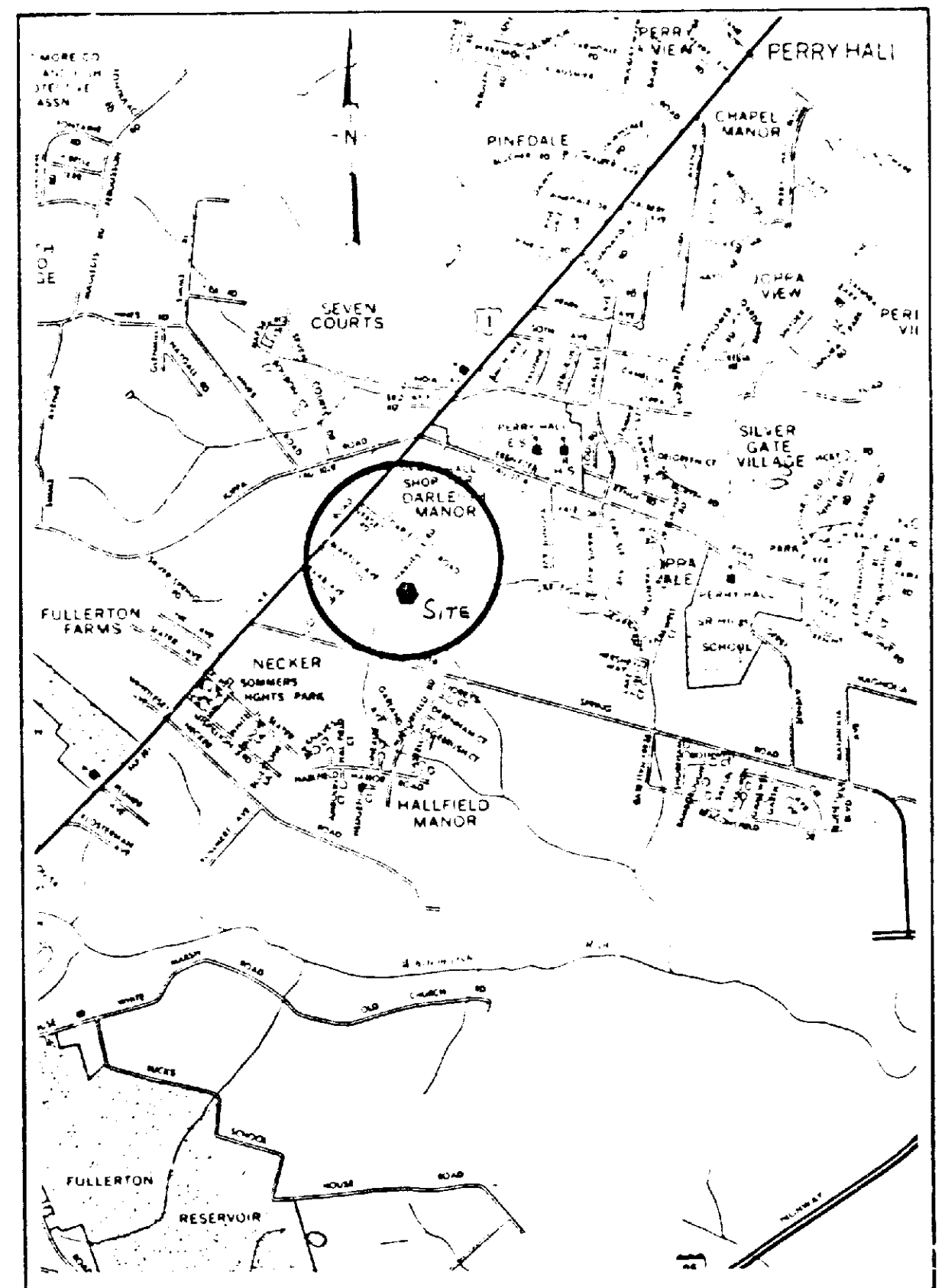
Presently 20 of the employees live and work in the Town of Bel Air in Harford County, north of the site. The remaining

- 2 -

Maryland State Highway Administration  
Wilson T. Ballard and Company, Engineers  
Kidd Consultants  
Numerous attorneys, engineers, developers and private individuals.

TESTIFIED BEFORE:

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



Scale 1" = 2000'

EXHIBIT 1  
SITE LOCATION

40 employees presently work in downtown Baltimore and live throughout the Metropolitan area. A zip code tabulation of the employees show that only a small number of the employees live in the Perry Hall area and use US 1 (Belair Road) as a travel route to work in downtown Baltimore. Therefore, for purposes of this report, we will assume that all of the trips to and from the parking lot are new trips to US 1.

| MORNING TRIPS |     | TOTAL DAILY TRIPS |     |
|---------------|-----|-------------------|-----|
| IN            | OUT | IN                | OUT |
| 60            | 60  | 60                | 60  |
|               |     | 240               |     |

This parking lot will generate 240 new daily vehicle trips along US 1 (Belair Road) in the vicinity of the site. The Average Daily Traffic Volumes (ADT) for US 1 (Belair Road) near the site are shown below:

| YEAR | ADT    |
|------|--------|
| 1977 | 26,200 |
| 1978 | 31,350 |
| 1979 | 25,100 |
| 1980 | 25,500 |

It appears that the 1978 count may be erroneous because it does not follow a logical pattern of growth or decline in the ADT volumes in this area. However, the 1979 and 1980 volumes are nearly identical and show only a 1.6% growth rate during the 1979-1980 period.

As previously stated the subject site is expected to add 240 daily vehicle trips to US 1 which represents an increase of less than one percent (0.94%).

It is my opinion that the expected additional vehicles trips along US 1 generated by the parking lot is insignificant and will not be recognized by motorists in the US 1 traffic stream. If the vehicle distribution is a 50/50 north/south split along US 1 than this represents a total of 120 vehicles passing through any given intersection during various times of the morning and afternoon north or south of the site. One or two additional vehicles per minute will not cause a decrease in the level of operation at any of the intersections.

John D. Howard, Esquire  
P. O. Box 5517  
210 Allegheny Avenue  
Towson, Maryland 21204

November 3, 1981

# NOTICE OF HEARING

RE: Petitions for Special Exception & Special Hearing  
N/S Blakeley Avenue, 440' SE of Belair Road  
Baltimore Gas & Electric Company - Petitioner  
Case #82-132-XSPH Item #37

TIME: 4:30 A.M.

DATE: Thursday, December 3, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: William E. Colburn, Esquire  
Charles Center  
P. O. Box 1475  
Baltimore, MD 21203

WILLIAM E. HAMMOND  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

November 25, 1981

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

John B. Howard, Esquire  
210 Allegheny Avenue  
P. O. Box 5517  
Towson, Maryland 21204

RE: Petition for Special Exception & Special Hearing  
North side Blakeley Avenue, 440 ft. Southeast of  
Belair Road - 11th Election District  
Baltimore Gas & Electric Company - Petitioner  
Case #82-132-XSPH Item #37

Dear Mr. Howard:

This is to advise you that \$106.13 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:klr

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

No. 102656

DATE: 11/5/81 ACCOUNT: 01-662

AMOUNT \$106.13

RECEIVED FROM: Cook, Howard, Downes & Tracy  
FOR: Posting & Advertising of Case #82-132-XSPH

106.13

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

December 10, 1981

John B. Howard, Esquire  
210 Allegheny Avenue  
P. O. Box 5517  
Towson, Maryland 21204

RE: Petitions for Special Exception  
and Special Hearing  
N/S of Blakeley Ave., 440' SE of  
Belair Rd. - 11th Election District  
Baltimore Gas & Electric Co. -  
Petitioner  
NO. 82-132-XSPH (Item No. 37)

Dear Mr. Howard:

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

Very truly yours,

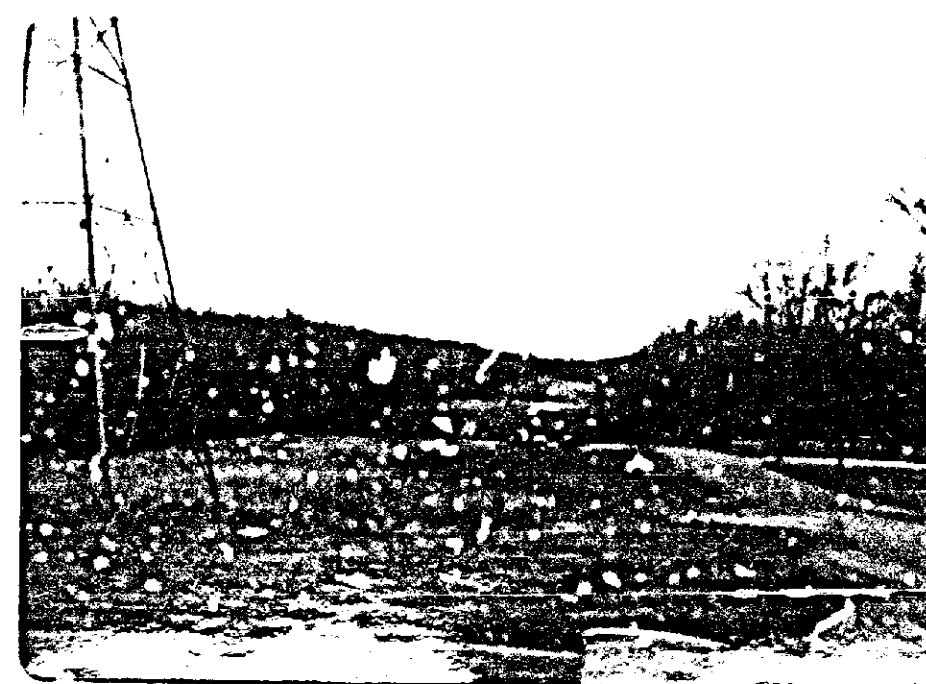
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

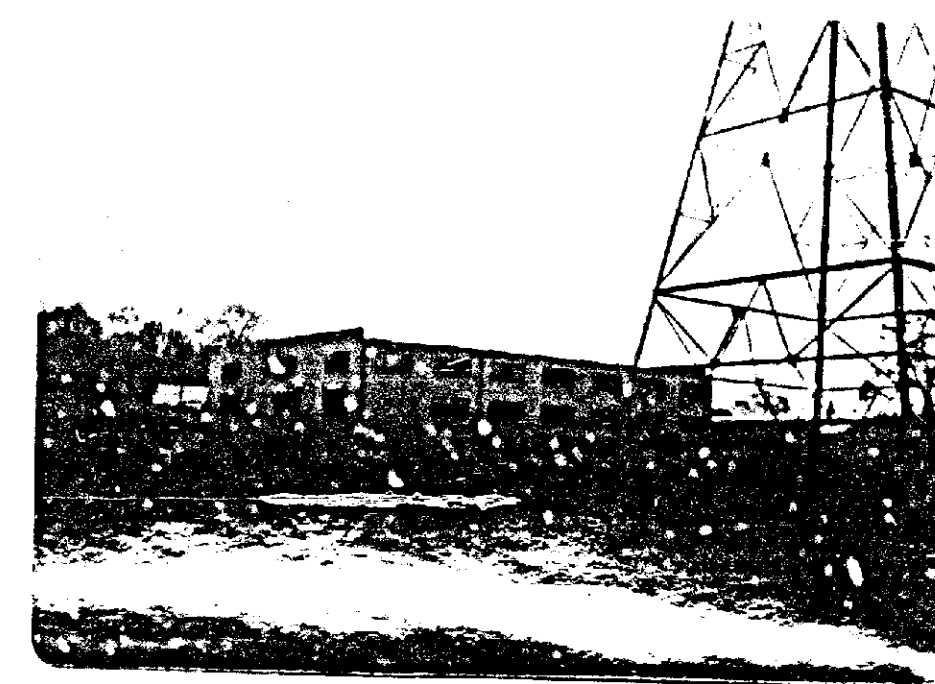
## BALTIMORE GAS & ELECTRIC ZONING VARIANCE BELAIR & BLAKELEY ROADS BALTIMORE COUNTY PHOTOGRAPHS



View looking easterly from the edge of the existing parking lot along the existing Blakeley Rd. Subject area is located just behind the existing tower.



View of the existing parking area serving the Blakeley Building at the corner of Belair and Blakeley Road. Photo taken from the rear entry to the lot.



View of existing office building from a point near the proposed entrance for additional parking lot on Blakeley Road.



View from the east end of the proposed parking lot looking westerly towards Belair Road.



View looking easterly from the end of the proposed lot at the existing transmission line.



View looking easterly along Blakeley Road showing the existing improved roadway.



View of three existing improvements located across from the subject site and on the south side of Blakely Road.



Two views of existing junk yard operation located south of the existing roadbed of Blakely Road. Note posted sign for hearing, which is the area of the required parking variance.



John B. Howard, Esquire  
210 Allegany Avenue  
P.O. Box 5517  
Towson, Md. 21204

J.F. Duthirt, III  
Baltimore Gas & Electric Co.  
P.O. Box 1175  
Baltimore, Md. 21203

# BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 30th day of October, 1981.

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Baltimore Gas & Electric Co.

Petitioner's Attorney John B. Howard, Esq.

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

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 11 Date of Posting 11/14/81  
Posted for Posting for Special Exception to Zoning Regulations  
Petitioner Baltimore Gas & Electric Co.  
Location of property 475 Blakely Ave., 475 Blakely Ave.  
Location of Signs Blakely Ave. & Blakely Ave.  
Remarks Blakely Ave. & Blakely Ave.  
Posted by *William E. Hammond* Date of return 11/27/81  
Signature

## CERTIFICATE OF PUBLICATION

TOWSON, MD., November 12, 1981  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week of November 12, 1981 successive weeks before the 12th day of November, 1981, the first publication appearing on the 12th day of November, 1981.

THE JEFFERSONIAN  
*Frank J. Sullivan*  
Manager

Cost of Advertisement: \$ 50.00

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 5 day of May, 1981.

Filing Fee \$ 50.00 Received: Check  
Cash  
Other

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

No. 102602

DATE 11/3/81 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED FROM John B. Howard

FOR Filing Fee for Case #82-132-XCPH (B.G. & E.)

VALIDATION OR SIGNATURE OF CASHIER



## Petition for Special Exception and Special Hearing

11th District  
ZONING: Petition for Special Exception and Special Hearing  
LOCATION: North side of Blakely Avenue, 440 ft. Southeast of Blair Rd.  
DATE & TIME: Thursday, Dec. 3, 1981 at 9:30 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Exception for a public utility use (parking area) pursuant to Section 100.12 of the Zoning Regulations, for parking of employees and company vehicles in a D.R. Zone, in connection with the Petitioner's leasing of offices in nearby office building; and Hearing under Section 100.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner should approve an amendment to the existing Special Exception (Case #177) granted to the Petitioner for a transmission line right-of-way across the subject property to allow for a second Special Exception for parking.  
All that parcel of land in the Eleventh District of Baltimore County, Maryland, described as follows:  
Description for parcel of land proposed for Special Exception by Baltimore Gas and Electric Company, for parking area on a portion of Windy Edge to Northeast transmission line right-of-way, in the Eleventh Election District of Baltimore County, State of Maryland and described as follows:  
Beginning for the same at a point in an existing electrical transmission line right-of-way, said point of beginning being further located by the four following courses and distances: South 55 degrees 28 minutes 21 seconds East - 330 feet, measured along the southwest corner side of said right-of-way from its intersection with the southeast corner side of Blair Road, 75 feet wide, said side of said transmission line right-of-way being the northeastern corner side of Blakely Avenue, thence continuing South 35 degrees 41 minutes 39 seconds West - 15 feet, South 33 degrees 28 minutes 21 seconds East - 110 feet more or less, thence North 35 degrees 41 minutes 39 seconds West - 20 feet, thence leaving the beginning point so used and running across said electrical transmission line right-of-way, North 36 degrees 31 minutes 30 seconds East - 120 feet, thence running parallel with and distant 10 feet measured at right angles from the northeastern corner side of said right-of-way, 150 feet wide, South 53 degrees 28 minutes 21 seconds East - 350 feet, thence running across said right-of-way, South 36 degrees 31 minutes 39 seconds West - 120 feet, thence running parallel with and distant 20 feet measured at right angles from the southwestern corner side of said right-of-way, 150 feet wide, North 33 degrees 28 minutes 21 seconds West - 350 feet to the place of beginning. Containing 0.98 acres of land more or less.  
The courses in the above description are referred to the True Meridian from a survey by Dollenberg Brothers dated April 22, 1987.  
Being the property of Baltimore Gas and Electric Company as shown on plat plan filed with the Zoning Department.  
Hearing Date: Thursday, December 3, 1981 at 9:30 a.m.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland.  
BY ORDER OF  
William E. Hammond  
Zoning Commissioner of Baltimore County

## The Times

Middle River, Md., \_\_\_\_\_ 19\_\_

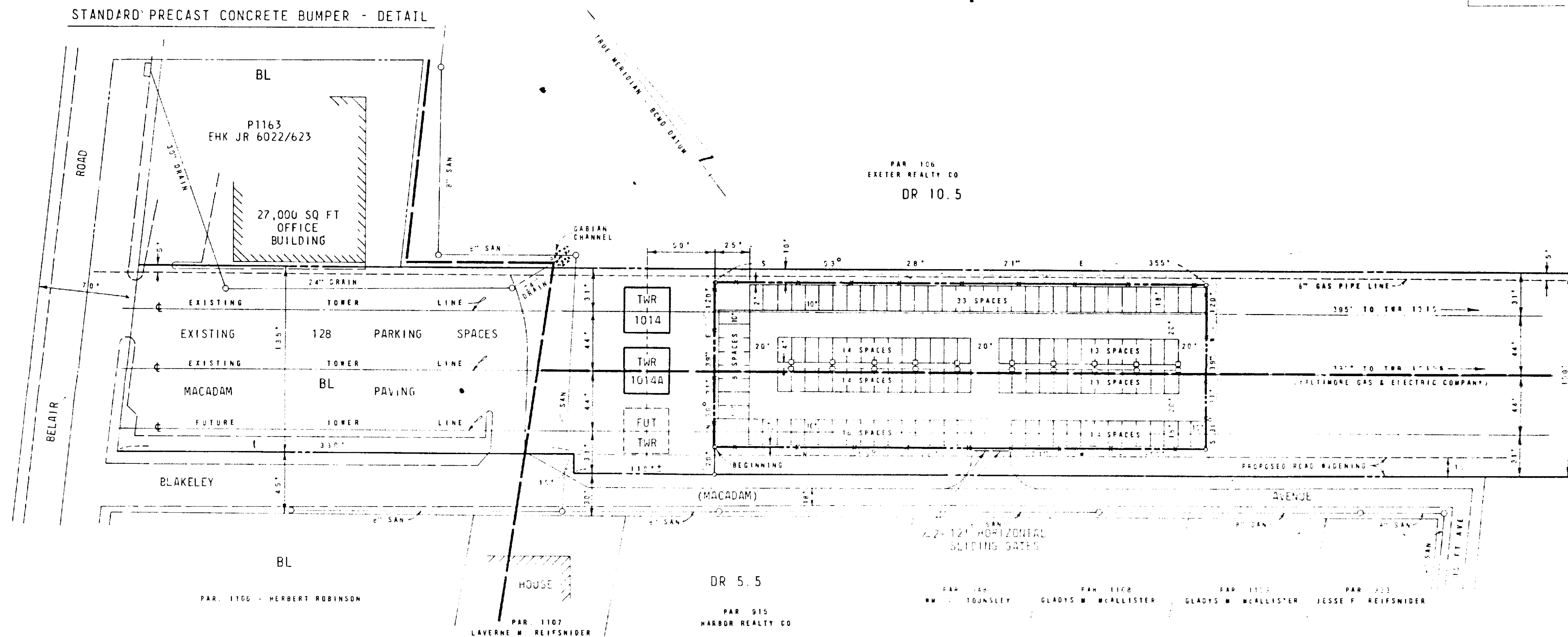
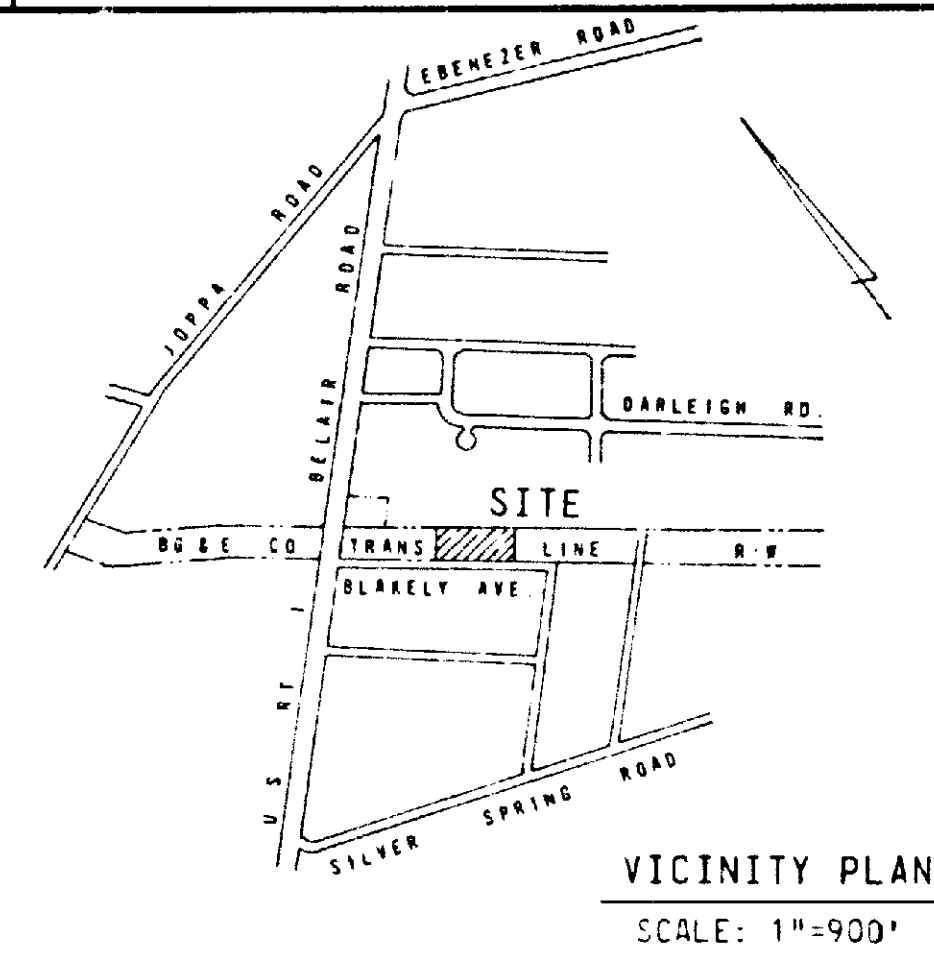
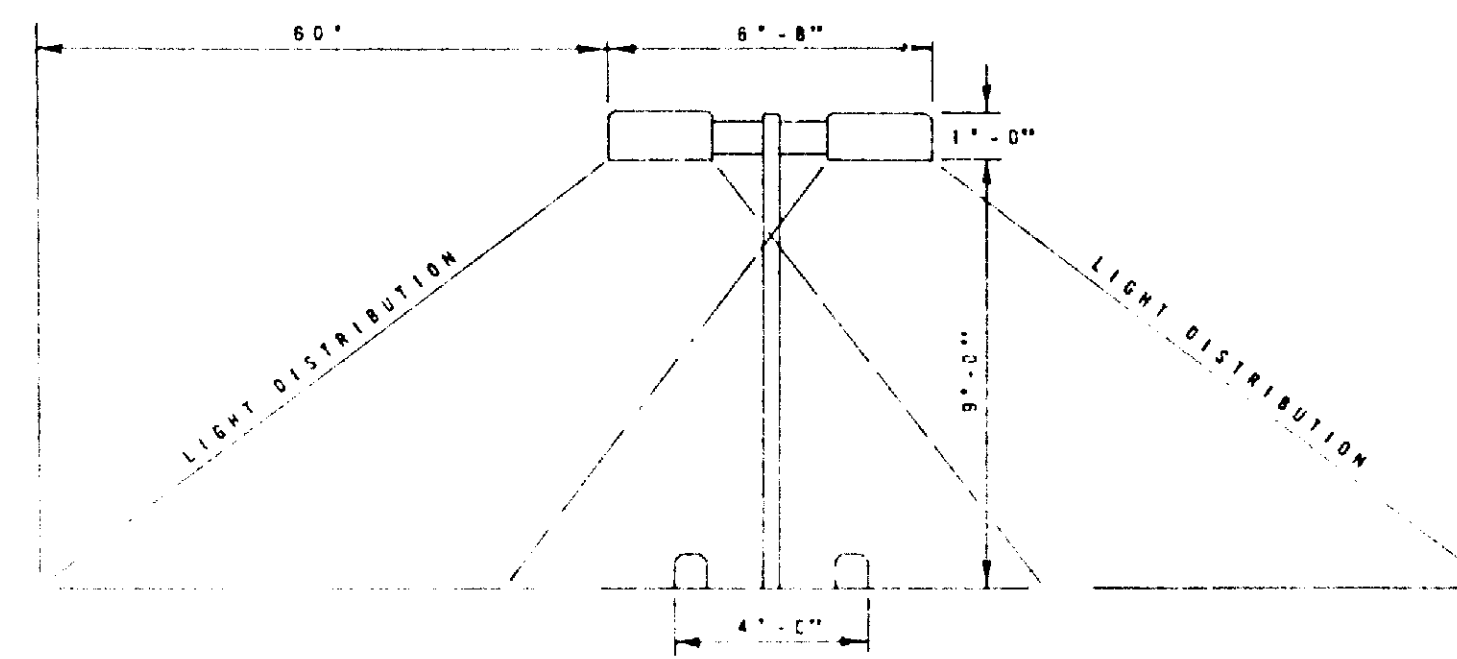
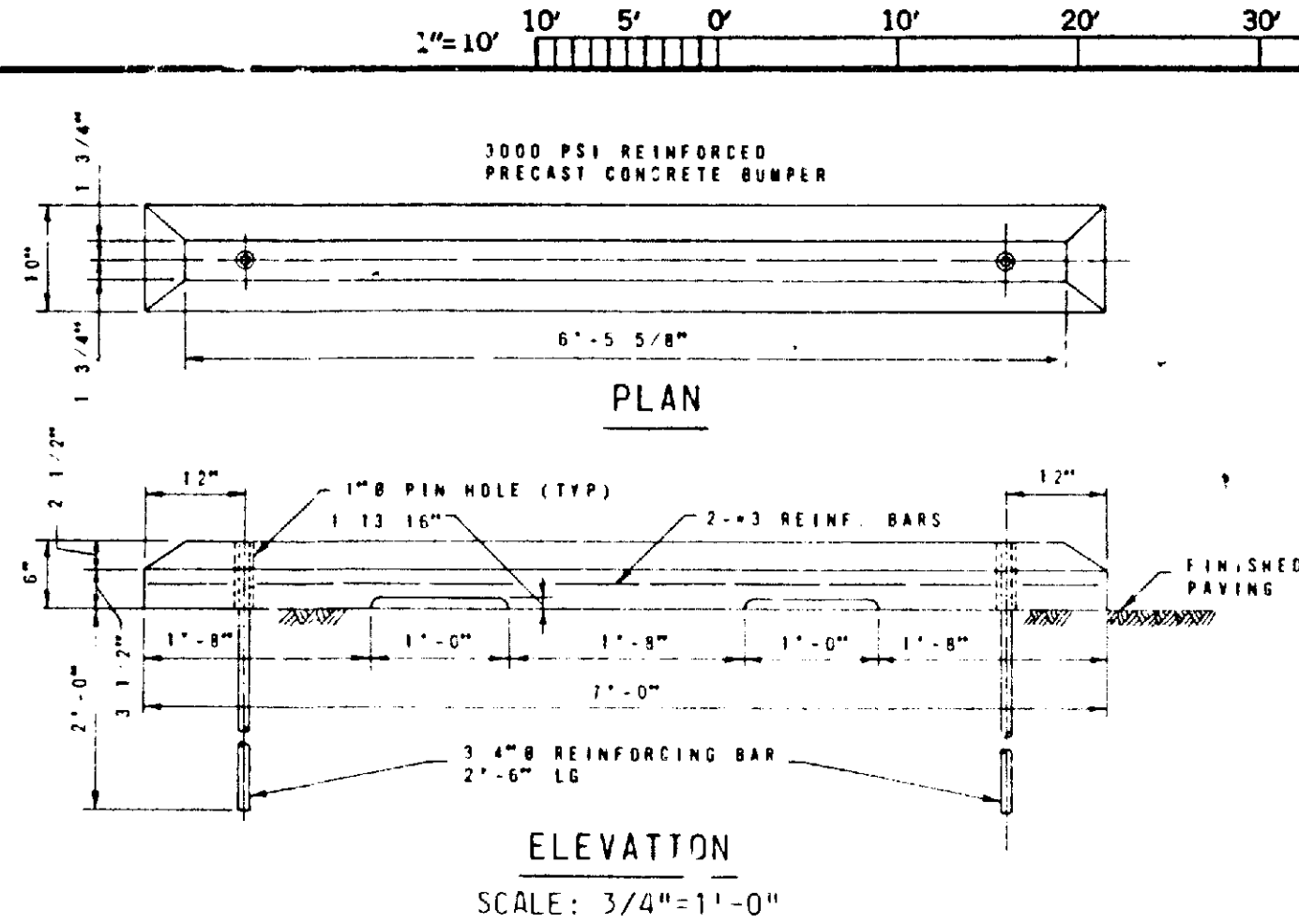
This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of \_\_\_\_\_ successive weeks before the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

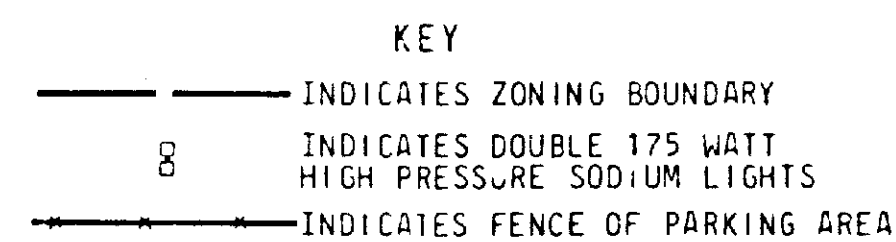
Publisher.

COMMERCIAL SERVICE DISTRICTS

BALTIMORE GAS AND ELECTRIC CO.  
DISTRIBUTION ENGINEERING DEPARTMENT  
4-24-81



- NOTES:
1. FENCE: TO BE CHAIN LINK CONSTRUCTION WITH AN OVERALL HEIGHT OF 8'-0" CONSISTING OF 7'-0" OF FABRIC WITH THREE (3) STRANDS OF BARBED WIRE TURNED OUT.
  2. SCREENING: EVERGREENS TO BE PLANTED 5' ON CENTERS AROUND ALL FOUR SIDES.
  3. PAVING: TAR AND CHIP  
6" STONE BASE CR6  
1/2 GAL ASPHALT PER SQ YD  
30 LBS #4 CHIPS PER SQ YD  
1/2 GAL ASPHALT PER SQ YD  
20 LBS #7 CHIPS PER SQ YD
  4. PRECAST CONCRETE BUMPERS TO BE INSTALLED 24" FROM REAR OF EACH PARKING SPACE. (SEE DETAIL)
  5. HOURS OF OPERATION: 7:00 AM TO 5:00 PM  
OVERTIME OPERATION: NOT TO EXCEED 4 TIMES PER MONTH.
  6. THE PLAN AS PROPOSED REPRESENTS THE PETITIONER'S BEST JUDGMENT AS TO THE SIZE, LOCATION AND OTHER FEATURES OF THE PROPOSED IMPROVEMENT. APPROVAL OF THIS PLAN SHALL PERMIT SUCH REASONABLE ADJUSTMENTS OR VARIATIONS AS MAY BE REQUIRED BY GOVERNMENTAL APPROVING AGENCIES OR DEPARTMENTS, LENDERS, UTILITY COMPANIES AND INSURERS.



THIS PROPERTY:  
LOCATED IN THE 11TH ELECTION DISTRICT  
OF BALTIMORE COUNTY  
ZONING MAP 4C - EXISTING ZONING - DR 10.5/DR 5.5  
TAX MAP NO.72 PARCEL NO.666  
DEED REFERENCE - W.J.R. 3537 FOLIO 142  
0.98 ACRES:  
PROPERTY OUTLINE BASED ON A SURVEY PREPARED BY  
DOLLENBERG BROS., SURVEYORS AND CIVIL ENGINEERS  
DATED 4-22-57  
EXISTING SPECIAL EXCEPTION ON R/R - 4717X

ENGINEERING

Designer.....  
 Civil.....  
 Elec.....  
 Mech.....  
 Nuclear.....  
 Resp. Engr.....  
 Proj. Engr.....  
 Ch. Engr.....  
 Manager..... *RL*

DESIGN & DRAFTING

Designer..... *Floyd*  
 Drawn..... *Floyd*  
 Checked..... *SL*  
 App'd..... *SL*  
 Date and *2/9/81*

PLOT PLAN FOR ZONING

PARKING AREA

PORTION OF

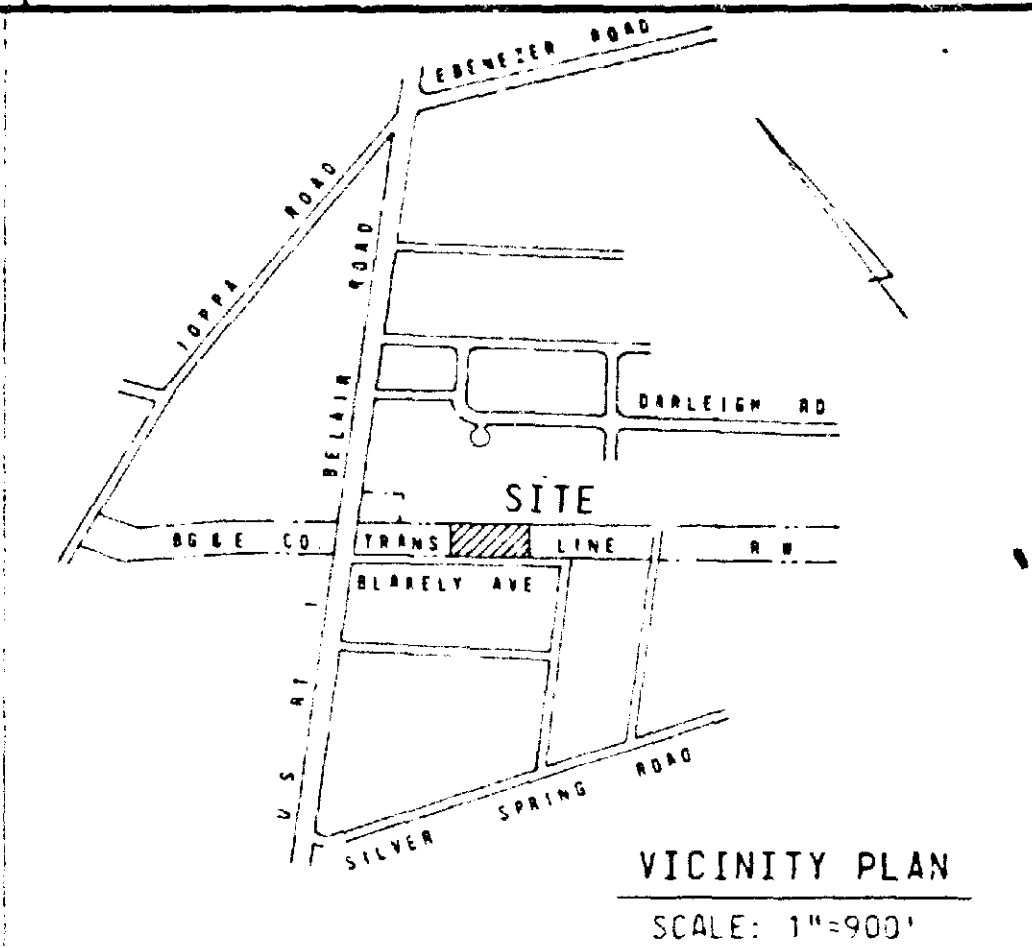
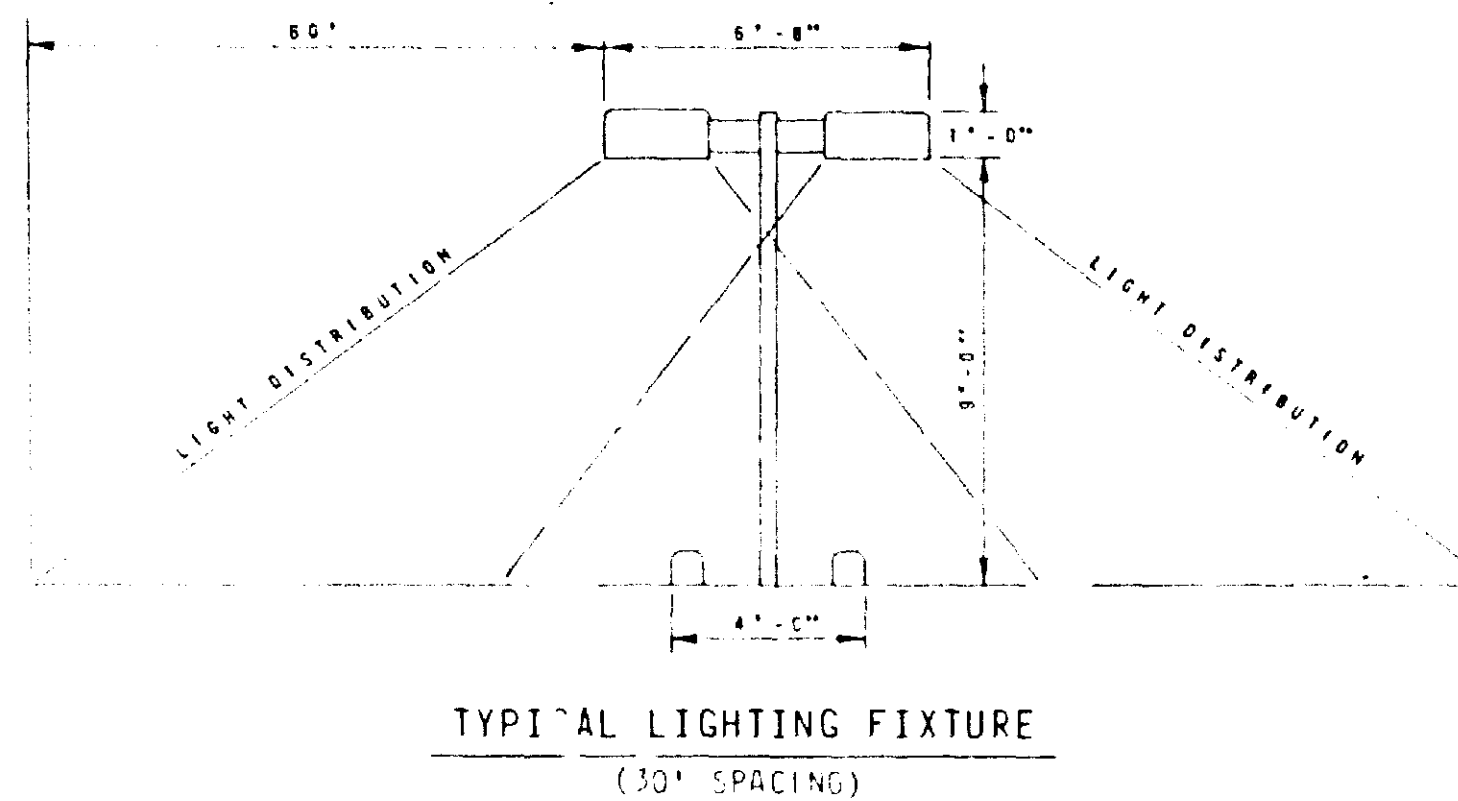
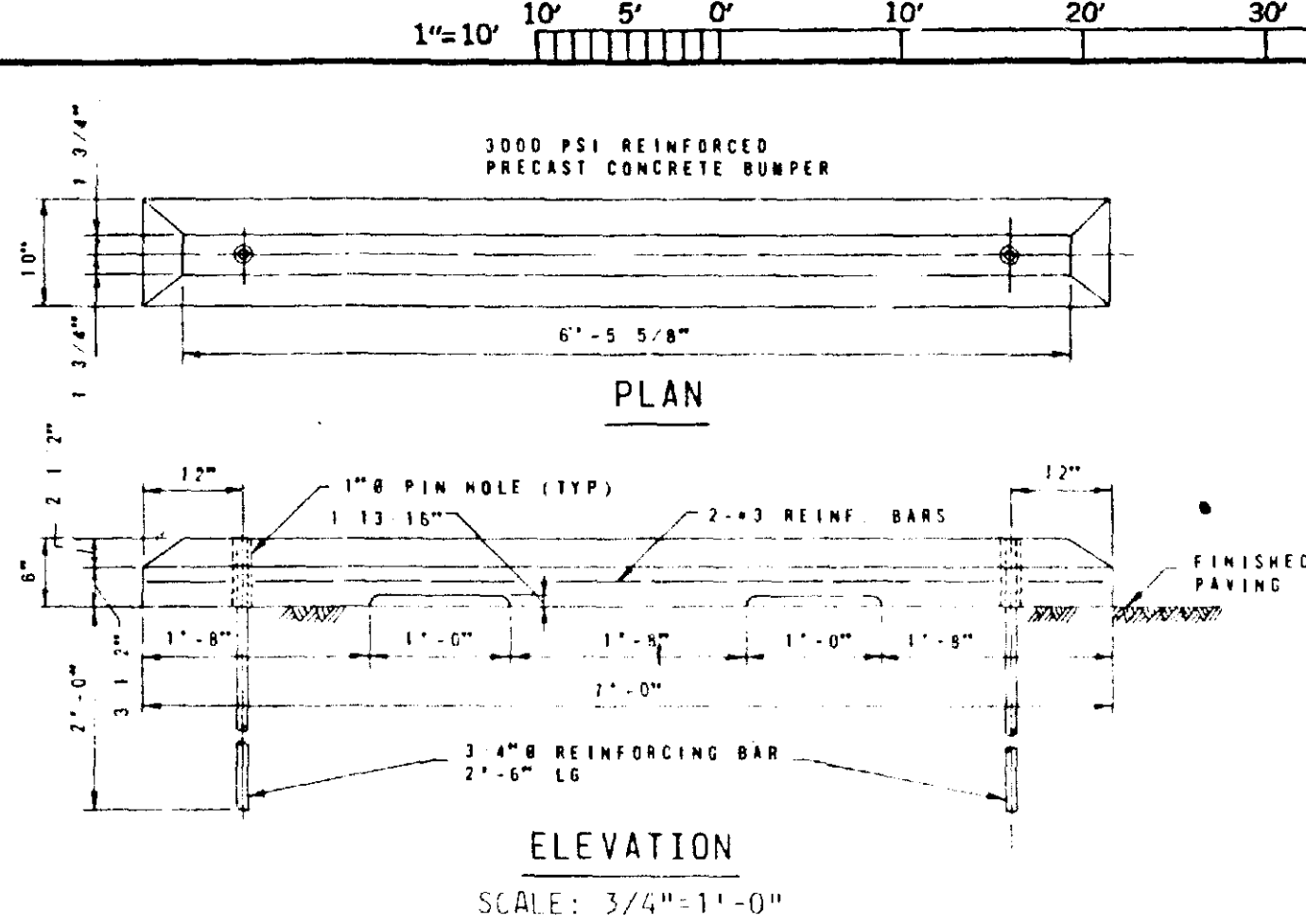
WINDY EDGE TO NORTHEAST

TRANSMISSION LINE R/W

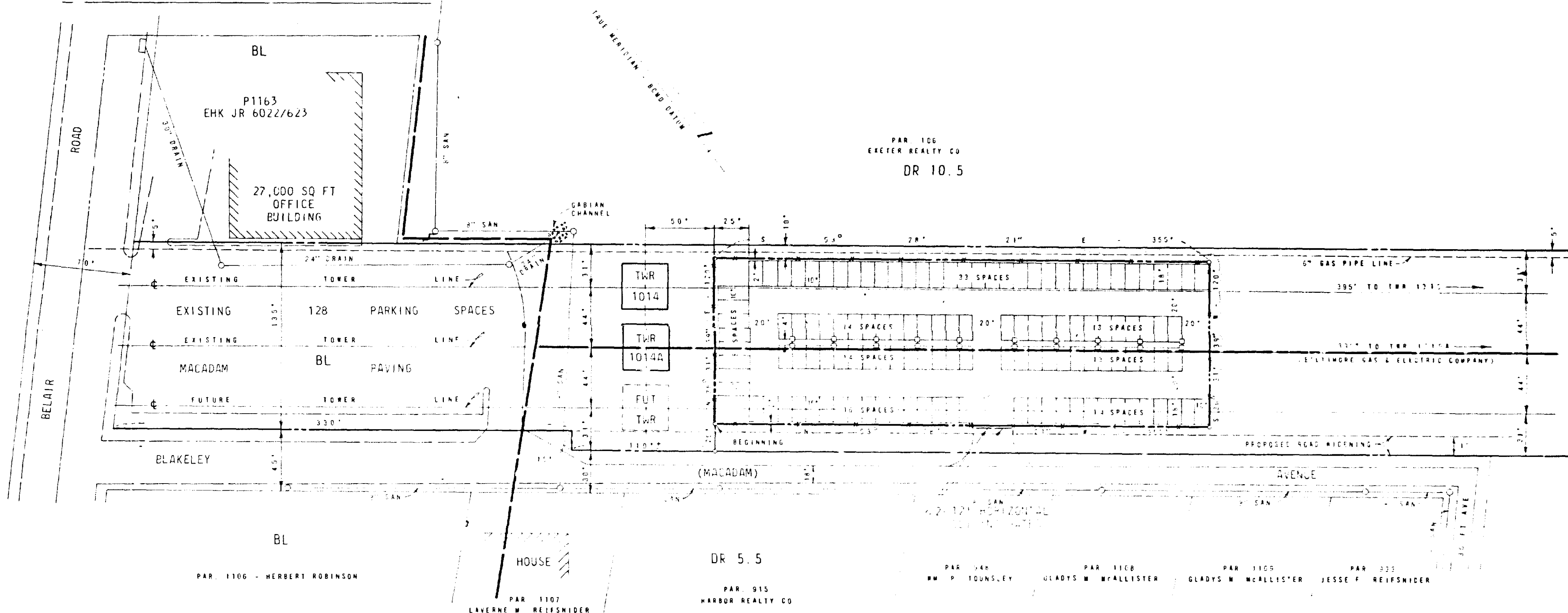
ZONING PLAT

BALTIMORE GAS AND ELECTRIC COMPANY  
 ELECTRIC ENGINEERING DEPARTMENT

|                                                         |                    |     |
|---------------------------------------------------------|--------------------|-----|
| File                                                    | Scale 1"=50'       | Rev |
| Microfilmed<br>Orig. <input type="checkbox"/> Rev. .... | Dwg. No. 300-931-D |     |



STANDARD PRECAST CONCRETE BUMPER - DETAIL



NOTES:

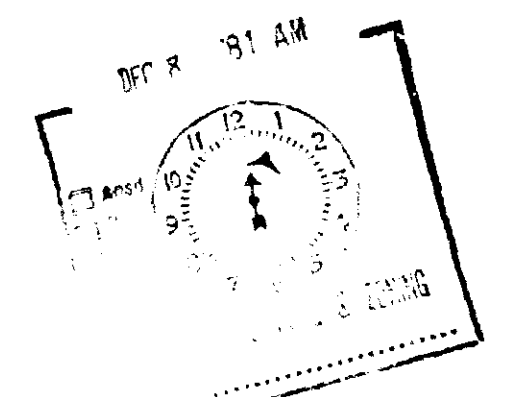
1. FENCE: TO BE CHAIN LINK CONSTRUCTION WITH AN OVERALL HEIGHT OF 8'-0" CONSISTING OF 7'-0" OF FABRIC WITH THREE (3) STRANDS OF BARBED WIRE TURNED OUT.
2. SCREENING: EVERGREENS TO BE PLANTED 5' ON CENTERS AROUND ALL FOUR SIDES.
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KEY

- INDICATES ZONING BOUNDARY
- INDICATES DOUBLE 175 WATT HIGH PRESSURE SODIUM LIGHTS
- INDICATES FENCE OF PARKING AREA

THIS PROPERTY:

LOCATED IN THE 11TH ELECTION DISTRICT OF BALTIMORE COUNTY  
ZONING MAP 4C - EXISTING ZONING - DR 10.5/DR 5.5  
TAX MAP NO. 72 PARCEL NO. 666  
DEED REFERENCE - W.J.R. 3537 FOLIO 142  
0.98 ACRES:  
PROPERTY OUTLINE BASED ON A SURVEY PREPARED BY DOLLENBERG BROS., SURVEYORS AND CIVIL ENGINEERS DATED 4-22-57  
EXISTING SPECIAL EXCEPTION ON R/W - 4717X



Rev #37  
REVISED PLANS

J.F. Southart, 3RD (P.L.S. #10)  
ELECTRIC ENGINEERING DEPARTMENT  
BALTIMORE GAS & ELECTRIC COMPANY

| ENGINEERING       |       | PLOT PLAN FOR ZONING PARKING AREA                         |                    |
|-------------------|-------|-----------------------------------------------------------|--------------------|
| Designer          | ..... | PORTION OF WINDY EDGE TO NORTHEAST. TRANSMISSION LINE R/W |                    |
| Civil             | ..... | ZONING PLAT                                               |                    |
| Elec              | ..... | BALTIMORE GAS AND ELECTRIC COMPANY                        |                    |
| Mech              | ..... | ELECTRIC ENGINEERING DEPARTMENT                           |                    |
| Nuclear           | ..... | File                                                      | Scale 1"=50'       |
| Resp. Engr.       | ..... | Microfilmed                                               | Dwg. No. 300-931-D |
| Proj. Engr.       | ..... | Orig. <input type="checkbox"/> Rev. ....                  |                    |
| Ch. Engr.         | ..... |                                                           |                    |
| Manager           | ..... |                                                           |                    |
| DESIGN & DRAFTING |       |                                                           |                    |
| Designer          | ..... |                                                           |                    |
| Drawn             | ..... |                                                           |                    |
| Checked           | ..... |                                                           |                    |
| Appd.             | ..... |                                                           |                    |
| Date Appd.        | ..... |                                                           |                    |

REVISED 12-1-61