

IN RE: PETITION FOR ZONING VARIANCE *
NES 68th St., 575' SW of
Pulaski Highway
(1201-1203 68th Street)
15th Election District
7th Councilmanic District
Balto. Gas & Elec. Co.,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE #88-523-A

ORDER OF DISMISSAL

Pursuant to receipt of a Voluntary Dismissal request, to the
Zoning Commissioner for Baltimore County, from Robert L. Hoffman,
attorney for the Petitioner, Baltimore Gas and Electric Co.,
IT IS ORDERED this 14th day of June, 1988 that the above
referenced matter be and is hereby DISMISSED without prejudice.

J. Robert Haines
ZONING COMMISSIONER OF
BALTIMORE COUNTY

JRH:mmn
cc: Peoples Counsel

William E. Colburn, Esquire

PETITION FOR ZONING VARIANCE
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
Variance from Section 258.1 of the Baltimore County Zoning Regulations to permit the
rear yard set-back of 0.5 of a foot rather than the required 30 feet, as shown
on the plat, filed herewith, in connection with construction of a loading
platform and structure at the Petitioner's existing public utility facility,
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the
following reasons: (indicate hardship or practical difficulty)
Strict compliance with the required 30 foot rear yard set back
provision would create a practical difficulty for the Petitioner by
unreasonably preventing construction of a loading dock and storage shed which
are necessary for its employees to perform their work in an efficient and safe
manner at its existing public utility facility.

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.

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:
John S. Howard
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.: 823-4111

Legal Owner(s):
BALTIMORE GAS AND ELECTRIC COMPANY
(Type or Print Name)
BY: [Signature]
Signature Vice President
(Type or Print Name)
Signature
Baltimore Gas and Electric Company
P. O. Box 1475 234-5669
Address Phone No.
Baltimore, MD 21203
City and State
Name, address and phone number of legal owner, con-
tract purchaser or representative to be contacted
William E. Colburn, Esquire
Balto. Gas and Electric Company
P.O. Box 1475, Balto. MD 21203
Address Phone No. 234-5669

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day
of April 1988, 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 of the County Office Building in Towson, Baltimore
County, on the 6th day of July, 1988, at 10 o'clock
A.M.

MICROFILMED (over)

DESCRIPTION

Fee Property
Route 40 East Service Center

ALL that lot or parcel of land lying and being in the
Fifteenth Election District of Baltimore County, State of Maryland and
described as follows:

BEGINNING for the same at a pipe set on the Northernmost Right
of Way of 68th Street, said point being situated 575 feet Southeastly
from the intersection of the Northernmost Right of Way of 68th Street
and the Easternmost Right of Way of Pulaski Highway, said intersection
also being North 58 degrees 55 minutes East 49.12 feet from the end of
the 10th or North 22 degrees 40 minutes 46 second West 302.55 foot line of
a parcel of land which by Deed dated April 19, 1955 and recorded among
the Land Records of Baltimore County in Liber C.L.B. No. 2681, folio
383, was granted and conveyed by Champion Brick Company of Baltimore
County to Rosedale Realty Corporation, thence leaving the said point of
beginning and running and binding with the Northernmost Right of Way of
68th Street, South 40 degrees 46 minutes 57 seconds East 450.99 feet to
a pipe set on the 8th line of the aforesaid tract of land, thence
running and binding reversely with a part of said 8th line North 67
degrees 13 minutes 03 seconds East 236.50 feet to a concrete monument
thereset; thence leaving the said 8th line and running for new lines of
division North 40 degrees 46 minutes 57 seconds West 224.10 feet to a
concrete monument thereset; thence South 49 degrees 13 minutes 03
seconds West 23.00 feet to a pipe thereset; thence North 40 degrees 46
minutes 57 seconds West 265.82 feet to a concrete monument thereset;
thence South 58 degrees 55 minutes 00 seconds West 202.90 feet to the
place of beginning, Containing 2.268 acres, more or less.

BEING all that parcel of land which by deed dated June 10,
1966 and recorded among the land records of Baltimore County in Liber
O.T.G. 4628, folio 493 was conveyed in fee by Champion Brick Company of
Baltimore County to Baltimore Gas and Electric Company.



MICROFILMED

88-523-A

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
13th day of April, 1988.

J. Robert Haines
ZONING COMMISSIONER

Petitioner Baltimore Gas & Electric Co. Received by: James E. Dyer
Petitioner's Attorney John B. Howard Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 50458
DATE 3-21-88 ACCOUNT R-01-615-000
AMOUNT \$ 100.00
RECEIVED FROM Cook, Howard, Dwyer & Tracy
Item # 366
FOR: [illegible]
B 225-***1000000 2011F
VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

Date: _____

William E. Colburn, Esq.
Baltimore Gas & Electric Company
P. O. Box 1475
Baltimore, Maryland 21203

Re: Petition for Zoning Variance
CASE NUMBER: 88-523-A
NES 68th Street, 575' SW of Pulaski Highway
(1201 - 1203 68th Street)
15th Election District - 7th Councilmanic
Petitioner(s): Baltimore Gas & Electric Company
HEARING SCHEDULED: TUESDAY, JULY 6, 1988 at 10:00 a.m.

Dear Mr. Colburn:

Please be advised that _____ is due for advertising and posting of
the above-referenced property. All fees must be paid prior to the hearing.
Do not remove the sign and post set(s) from the property from the time
it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED
ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring
it along with the sign(s) and post(s) to the Zoning Office, County Office
Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before
your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there
will be an addition of \$25.00 added to the above fee for each set not
returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH:gs
cc: John B. Howard, Esq.
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

May 10, 1988

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act
and Regulations of Baltimore County will hold a public hearing on the property
identified herein in Room 106 of the County Office Building, located at 111
W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 88-523-A
NES 68th Street, 575' SW of Pulaski Highway
(1201 - 1203 68th Street)
15th Election District - 7th Councilmanic
Petitioner(s): Baltimore Gas & Electric Company
HEARING SCHEDULED: TUESDAY, JULY 6, 1988 at 10:00 a.m.

Variance to permit a rear yard setback of 0.5 of a foot rather than the required 30 feet.

In the event that this Petition is granted, a building permit may be issued
within the thirty (30) day appeal period. The Zoning Commissioner will, however,
entertain any request for a stay of the issuance of said permit during this
period for good cause shown. Such request must be in writing and received in
this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
cc: William E. Colburn, Esq.
John B. Howard, Esq.
File

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 21, 1988

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

cc:

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. 366 - Case No. 88-523-A
Petitioner: Baltimore Gas and Electric Co.
Petition for Zoning Variance

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. 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 members of the
Committee at this time that offer or request information on your
petition. If similar comments from the remaining members are
received, I will forward them to you. Otherwise, any comment
that is not informative will be placed in the hearing file. This
petition was accepted for filing on the date of the enclosed
filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

Enclosures

cc: Brossa Wilhelm & McWilliams, Inc.
1025 Cromwell Bridge Road
Towson, Maryland 21204

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
494-3354

May 10, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number
358, 359, 360, 361, 363, 364, 365, 366, 367 and 368.

Very truly yours,

Stephen E. Weber, P.E.
Assistant Traffic Engineer

SEW/RF/pml-b

RECEIVED
MAY 16 1988
ZONING OFFICE

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4300

Paul H. Reincke
Chief

April 20, 1988

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204



Dennis F. Rasmussen
County Executive

Re: Property Owner: Baltimore Gas & Electric Co.

Location: NE/S 68th St., 575' SW of Pulaski Hwy.

Item No.: 366

Zoning Agenda: Meeting of 4/12/88

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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "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: Paul H. Reincke Noted and
Planning Group Approved:
Special Inspection Division

John F. O'Neill
Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

Date: May 18, 1988

FROM: P. David Fields, Director
Office of Planning and Zoning

SUBJECT: Zoning Petition #88-523-A, 88-525-A, 88-526-A

There are no comprehensive planning factors requiring comment on this petition.

P. David Fields
P. David Fields, Director
Office of Planning and Zoning

PDF/jat
cc: Shirley Hess, People's Counsel
J. G. Hoswell
Zoning Office

cc: John B. Howard, Esq.
5/19/88

CPS-008

RECEIVED
MAY 19 1988
ZONING OFFICE

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3253

J. Robert Haines
Zoning Commissioner

June 16, 1988



Dennis F. Rasmussen
County Executive

Robert L. Hoffman, Esquire
Cook, Howard, Downes and Tracy
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204

RE: Petition for Zoning Variance
Baltimore Gas and Electric Co.
Case No. 88-523 A

Dear Mr. Hoffman:

Pursuant to your recent request dated June 2, 1988, attached hereto is Order of Dismissal regarding the above captioned matter.

Very truly yours,

J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mmm
att.
CC: Peoples Counsel

MICROFILMED

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

TELEPHONE
(301) 823-4111
TELECOPIER
(301) 821-0147
DIRECT DIAL NUMBER

June 2, 1988

J. Robert Haines,
Zoning Commissioner of Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore Gas & Electric Company
Case No.: 88-523-A

Dear Mr. Haines:

On behalf of Baltimore Gas & Electric Company, Petitioner in the above-referenced case, please withdraw the Petition for Zoning Variance.

Thank you.

Very truly yours,

Robert A. Hoffman
Robert A. Hoffman

RAH:bw
Enclosure
cc: William E. Colburn, Esquire

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RECEIVED
JUN 3 1988
ZONING OFFICE

