

**Tax Map/Block/Parcel
No. 39-11-235**

Case 5289

**OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND**

APPLICANT: Baltimore Gas & Electric Company
c/o Karen McKinney
2900 Lord Baltimore Drive
Baltimore, MD 21244

ATTORNEY: Scott Barhight

REQUEST: Conditional use for an above ground electrical substation for transforming, boosting, or switching purposes.

LOCATION: The site is located at Martin Drive, Westminster, on property zoned "R-40,000" Residential District in Election District 7.

BASIS: Code of Public Local Laws and Ordinances, Section 223-15 (B)

HEARING HELD: January 25, 2007

FINDINGS AND CONCLUSION

On January 25, 2007, the Board of Zoning Appeals (the Board) convened to hear a conditional use request for an above ground electrical substation for transforming, boosting, or switching purposes. The Board made the following findings and conclusion:

The Applicant is a power company which purchased 8.5 acres (+) in 1997. The property is zoned "R-40,000, although it is currently being farmed. The Applicant wishes to construct an above-ground electric substation to serve the growing population in the County. The substation and supporting equipment will encompass 1-1/2 acres (+-). The rest of the acreage will remain farmland. Access to the site will be from Martin Drive. Lighting will be minimal and the station will be unmanned. A company employee will visit the site approximately once a month to inspect and maintain the substation. The site will be landscaped. The Board heard credible testimony from a licensed real estate appraiser that the proposed facility will have no impact on the area's property values, as it will be unobtrusive and sufficiently buffered from surrounding properties. No noise will emanate from the facility. There will be no above-ground power lines constructed for the project. The surrounding neighborhood is primarily rural with scattered residences.

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Based on all of the above, the Board finds that the use will not generate noise, dust, fumes, traffic, glare, or smoke greater at this location than elsewhere in the zone. In addition, the Board finds that the use will not adversely affect property values or the character of the neighborhood. Accordingly, the conditional use is granted.

2-21-07

Date

Jacob M. Yingling
Jacob M. Yingling, Chairman