

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY MARYLAND

APPLICANT: Baltimore Gas and Electric Company
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Baltimore, Maryland 21203

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REQUEST: Conditional use request for an outdoor electric substation.

LOCATION: On property to be identified as 1750 Old Taneytown Road (Md. Rt. 832)
in Election District 2.

BASES: Article 4, Section 4.11(b); Zoning Ordinance 1E.

HEARING HELD: May 27, 1988

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby authorizes the request. Attention is directed to the fact that development of the site will be in several stages, the first of which will be this year with later construction dependent upon residential growth in the service area. The pertinent findings justifying the authorization include the facts that the site was previously used as a substation; appropriate landscape screening will be established to minimize visibility of the site from adjacent improved properties; testimony presented by an expert in real estate indicated that establishment of the substation as now planned, including future enlargement, will not adversely affect property values within the neighborhood; and, establishment of the substation is necessary in order to provide service to customers within the area.

June 13, 1988

Date

John Totara

John Totara, Chairman