

Tax Map/Block/Parcel
No. 53-13-313

Building Permit/Zoning
Certificate No. 04-0561

Case 4928

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

APPLICANT: Baltimore Gas and Electric Company
Edward A. Miller, Senior Civil Engineer
2900 Lord Baltimore Drive
Baltimore, MD 21244

ATTORNEY: John T. Maguire

REQUEST: An application for a conditional use for an above ground electrical substation.

LOCATION: The site is located at 1911 Old Westminster Pike, Finksburg, MD 21048, on property zoned "R-40,000" Residential District in Election District 4.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-15(B), 223-186 A (2) and 223-191

HEARING HELD: April 28, 2004

FINDINGS AND CONCLUSION

On April 28, 2004, the Board of Zoning Appeals (the Board) convened to hear the request for an above ground electrical substation. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant is proposing a 12,000 square foot substation on an existing 10.5 (±) acre site owned by the Applicant. The Applicant is currently using the site as a service center. The parcel is located in the Reese rural area southeast of Westminster. The substation will be "unmanned" and no water or sewer service will be necessary. An employee of the Applicant will visit the site once a week. The substation will be surrounded by a chain link fence and screened with evergreens. The substation will generate minimal noise and it will comply with all State noise requirements. It is necessary to adequately supply electricity to the area.

A qualified real estate appraiser testified that the proposed substation will not negatively impact property values in the area. We find that his testimony is credible.

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The Board finds that the proposed use at this location will not generate adverse effects above and beyond those normally associated with such a use. Accordingly, the request for conditional use is granted, subject to the following condition:

Tree screening of the substation will be installed as a condition of the site plan process in accordance with Applicant's testimony.

Date

5/5/04

Jacob M. Yingling, Chairman

