

Tax Map/Block/Parcel  
No. 19-20-67

Building Permit/Zoning  
Certificate No. 19-20-67

Case 4224

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

**APPLICANT:** The Potomac Edison Company  
Attn: Kathy L. Mitchell, Counsel  
10435 Downsville Pike  
Hagerstown, Maryland 21740

**ATTORNEY:** John T. Maguire, Esquire  
Hollman, Hughes, Finch & Maguire  
189 East Main Street  
Westminster, Maryland 21157

**REQUEST:** A conditional use request for an aboveground electrical substation for transforming, boosting, or switching purposes and a variance of the access drive width requirement from 20 feet to 16 feet up to the substation and 12 feet within the substation

**LOCATION:** West side of Trevanion Road about 900 feet north of Kings Drive on property zoned "I-R" Restricted Industrial District in Election District 1

**BASES:** Article 4, Section 4.11(b); Article 14, Section 14.1(b)(3); Article 17, Section 17.2 and 17.7; Ordinance 1 E (The Carroll County Zoning Ordinance)

On May 13, 1997, the Board of Zoning Appeals received the application for conditional use approval for an aboveground electrical substation for transforming, boosting, or switching purposes and a variance to the access drive width from 20 feet to 16 feet to the substation and to 12 feet within the substation on property consisting of 13.28 acres and zoned "I-R" Restricted Industrial located on the west side of Trevanion Road about 900 feet north of Kings Drive by The Potomac Edison Company. On June 25, 1997, the Board held a hearing on the request. The following are the Board's findings and conclusions.


The Potomac Edison Company is a Maryland and Virginia corporation with its principle offices at 10435 Downsville Pike, Hagerstown, Maryland. It conducts its business as The Allegheny Power Service Corporation. As such, it has acquired an option to purchase 13.28 acres of land from Larry D. Ohler, Betty J. Ohler and Carl Ohler, on which it proposes to erect an electrical substation for transforming, boosting, and switching purposes. The applicant presented that the subject property is ideally suited for its intended purpose and the Board agrees. With the increasing

population of the surrounding area, the applicant finds the need to erect the subject substation. It is within close proximity to the existing 138kv transmission line and within 1,000 feet of the calculated future load center for the immediate area. The subject property is screened on three sides by deciduous trees and other heavy vegetation. The proposed substation will service immediate needs of the applicant as well as future expansion. The highest structure will be the steel dead end which will be approximately 51 feet in height. All other structures appear to be substantially lower in height (approximately 35 feet). They will not be readily visible from any of the contiguous property owners. The substation will be completely enclosed with six foot high chain link fencing on top of which will be strands of barbed wire comprising a total height of seven feet. The substation will be unstaffed during most of the time and occasionally will have a person come in to do routine maintenance. The use will generate extremely minimal traffic flow. The applicant proposes to construct a 16 foot entrance road to the site. Within the substation, the applicant proposes to construct a 12 foot drive. There will be no lighting other than those necessary to operate the facility during the routine maintenance and emergencies.

Based on the testimony by the applicants, the Board finds the site well suited for the proposed use. However, the Board is concerned with respect to the existing screening. The Board notes the existing screening is primarily deciduous trees and the site will be visible from the adjacent property of Richard C. Mollett, et al, during the winter months. As Mr. Mollett operates a historic bed and breakfast, the proposed use may have some adverse affect unless it is properly screened. The Board therefore requires that during the site plan review, particular attention be given to screening the northernmost border of the subject property with evergreen trees for an approximate length of 150 feet. The Board grants the approval for the requested variances to the access drive width noting that this is a unique use of the property and that such limited access does not warrant a 20 foot drive.

7/23/97

Date

  
James Schumacher, Chairman

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