



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 7, 1998

Mr. Michael L. Fowler
Water and Natural Resources Unit
Baltimore Gas and Electric Company
Environmental Affairs
P.O. Box 1475
Baltimore, MD 21203-1475

RE: Spirit & Intent Letter
Reisterstown Substation
Hanover Road, N of Butler Rd.
Zoning Case #1547-S
4th Election District

Dear Mr. Fowler:

Your letter to Arnold Jablon, Director of Permits and Development Management, is referred to me for reply on June 29, 1998.

Per case number 1547-S, this site was granted a petition for special permit to construct this substation on October 17, 1949. Per your letter and submitted site plans, the area of your proposed improvements will be enlarged. However, all proposals are within the boundaries approved by the aforementioned zoning case. As such, the proposed improvements would be approved as being within the spirit and intent of the prior case.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-867-3391.

Very truly yours,

John J. Sullivan, Jr.

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:aqj

c. zoning case #1547-S

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT
No. 055077

DATE 6/29/98 ACCOUNT 001-6150
AMOUNT \$ 40.50 (3.85)

RECEIVED FROM BGE

FOR VERIFICATION PDR-2561

Reisterstown Substation
Hanover Road

RECEIVED FROM BGE

FOR VERIFICATION PDR-2561

REISTERSTOWN SUBSTATION
HANOVER ROAD

RECEIVED FROM BGE

FOR VERIFICATION PDR-2561

PAID RECEIPT
CHECK # 0254
DATE 6/29/98
AMOUNT \$ 40.50 (3.85)

RECEIVED FROM BGE

FOR VERIFICATION PDR-2561

REISTERSTOWN SUBSTATION
HANOVER ROAD

RECEIVED FROM BGE

FOR VERIFICATION PDR-2561

BGE

Arnold Jablon
Director, Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Subject: Modifications to Reisterstown Substation
Hanover Road north of Butler Road

June 24, 1998

Dear Mr. Jablon,

Baltimore Gas and Electric Company owns and operates the Reisterstown Electrical Substation, on the west side of Hanover Road, approximately 1,000 feet north of Butler Road. The substation and the electric system surrounding it, including portions of Reisterstown, Historic Glyndon, Glen Morris, and Emory Grove developments, were built under old designs. The substation and electric system are no longer compatible with the surrounding area and must be upgraded.

Consolidated Gas Electric Light and Power Company (a predecessor company to BGE) was granted a Petition For Special Permit, Case #1517-S, on 10/17/49 to construct the station, "provided that the area of such [BGE] be used and the setbacks for any buildings or structures to be erected shall be subject to the approval of the Buildings and Zoning Regulations." The project entails the removal of the existing equipment, an expansion of the rear fence line, and installation of modern, lower profile equipment. The new equipment will consist of a combined transformer-switchgear enclosure, two (2) switching structures, and a bus support structure to provide a terminus for the incoming electric supply wires. Exhibit 1, attached, is a red-lined plan showing the location and profiles of the new equipment. Exhibit 2 includes photographs showing the current layout. All current BGE height and setback restrictions will continue to be observed. Exhibit 2 also includes photographs of our Kauffman Substation on York Road in Parkton. Your office approved a similar change at that site in November of 1996. While the arrangement is slightly different, the equipment itself is essentially the same. Exhibit 3 is a proposed landscape plan, prepared by American Land Concepts, to provide screening and general aesthetic improvement.

Baltimore Gas and Electric Company
P.O. Box 1475
Baltimore, Maryland 21203-1475

RECEIVED JUN 29 1998

Finally, Exhibit 4 is a fact sheet that was distributed to the affected communities informing them of the project and its potential impact upon them. We have also communicated with Councilman McIntire and Delegate Frank in the event they receive any inquiries from their constituents.

Therefore, BGE respectfully requests permission to modify the Reisterstown Substation as shown on the attached plan. If you have any questions, or require additional information, please contact me at 410-787-6495. Thank you for your assistance with our project.

Sincerely,

Michael L. Fowler
Michael L. Fowler
Water and Natural Resources Unit

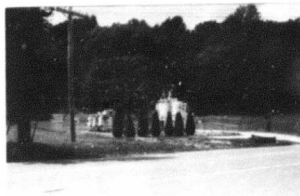
cc: W. Gross - BGE
R. Ramon - BGE
C. Miller - BGE

Enclosures

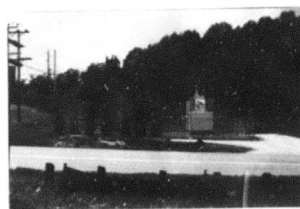
Exhibit 1 - red-lined Grading & Location Plan
Exhibit 2 - photographs of Reisterstown and Kauffman Substations
Exhibit 3 - proposed landscape plan
Exhibit 4 - Reisterstown Reliability Project fact sheet
check #1119829 in the amount of \$40.50; payable to BGE. Cu

Baltimore Gas and Electric Company
Reisterstown Substation Modification

Exhibit 2



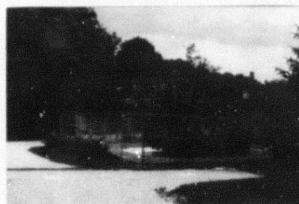
Reisterstown Substation - Hanover Road - view from across road



Reisterstown Substation - Hanover Road - view from opposite station

Baltimore Gas and Electric Company
Reisterstown Substation Modification

Exhibit 2 (continued)



Kauffman Substation - York Road - angled view from station driveway



Kauffman Substation - York Road - front view from opposite side of road

EXHIBIT #4

BGE

REISTERSTOWN RELIABILITY PROJECT: Keeping the Lights On In Your Neighborhood

Over the past few years, we have monitored the electric service in your area, and we have determined that your local electric system must be improved to ensure high quality, reliable electric service for your community in the future. We will make improvements in and around the existing Reisterstown Substation, which is located on Md. Route 30 just north of Butler Road. These improvements include upgrading our equipment and wires and tree trimming.

Bringing Power to the People

Most electric power is generated in large plants and transmitted on high-voltage lines to lower-voltage lines that bring the power directly to customers. A substation changes electricity from higher voltages to lower voltages, through equipment like transformers and switches that "step down" the power so that it can be used in homes, schools, offices, or businesses.

The existing equipment at Reisterstown Substation (installed in the 1940's) and the electric system surrounding the substation, including portions of Reisterstown, Historic Glyndon, Glen Morris, and Emory Grove developments, were built under old designs. This substation and electric system is no longer compatible with the surrounding system in the western Baltimore County area.

The Reisterstown Substation and electric system in your area must be upgraded so that it is compatible with the surrounding area. Our electric system is built to have backup

supplies in case equipment fails. But since the system in your community is no longer compatible with the surrounding area, it cannot be backed up by the surrounding electric system. If the equipment fails, your area could experience lengthy power outages.

This project will upgrade the electric system equipment and wires. The poles right next to the existing substation will be removed and some wires, poles and cables will be replaced. It will be necessary to trim some trees in several areas to insure safe distances from the power lines. Only where it is necessary to ensure reliability and for community and BGE personnel safety, will trees be trimmed. BGE will inform our neighbors before tree trimming occurs and explain our routine tree trimming policies.

Working to be a Good Neighbor

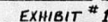
BGE is committed to keeping our impact on the community to a minimum. Some trees along the overhead electric lines will have to be trimmed so that the limbs are safe distances from the power lines. Only where it is necessary to ensure reliability and for community and BGE personnel safety, will trees be trimmed. BGE will inform our neighbors before tree trimming occurs and explain our routine tree trimming policies.

To help blend the substation into the surrounding community, an independent Landscaping Design Contractor has been hired to design landscaping to screen and blend the substation with the surrounding area. Also improving aesthetics, the wooden pole structure just outside the station will be removed.

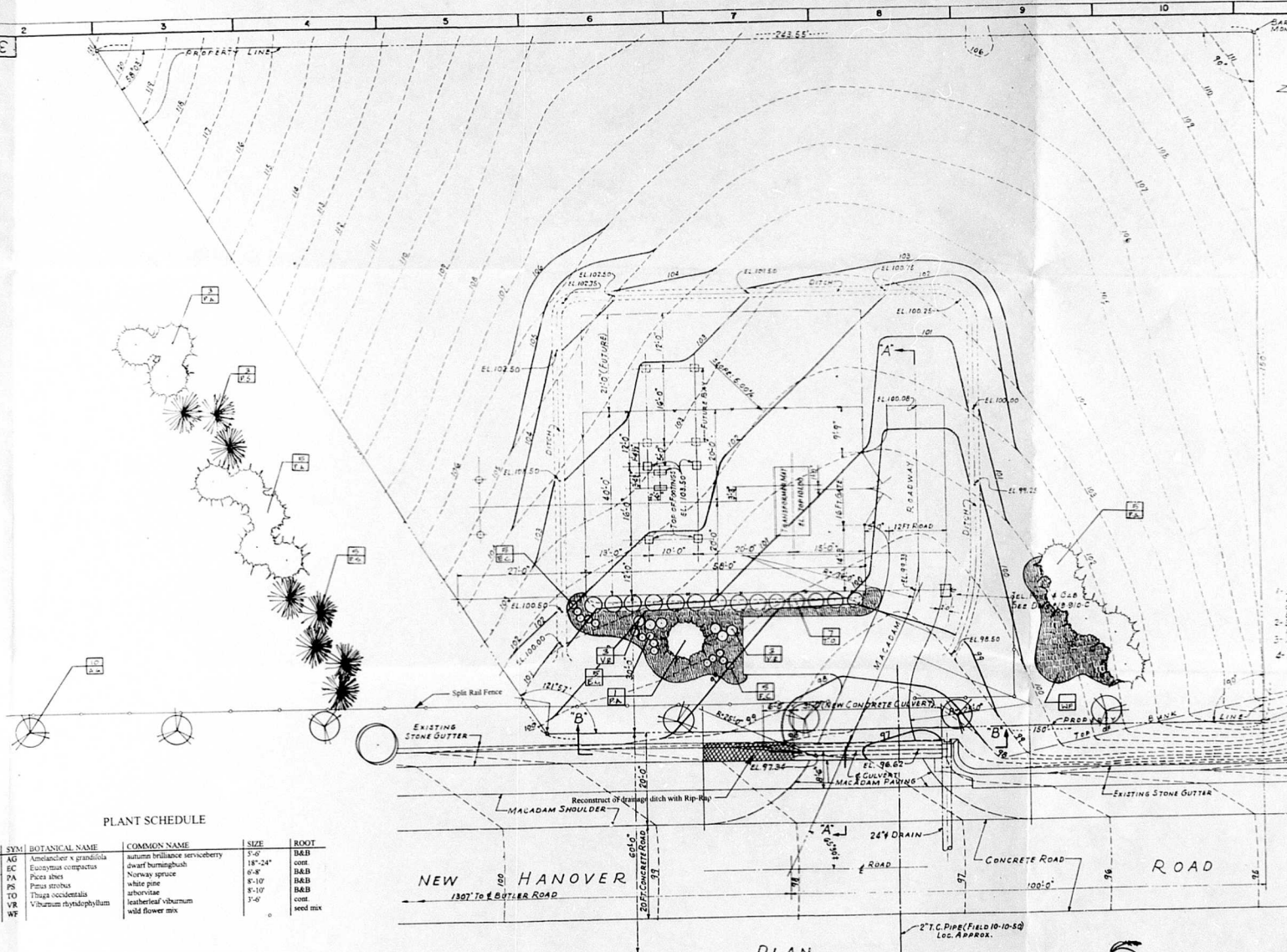
Planning for Your Future

Our job is to make sure that you have safe, reliable electric service wherever and whenever you need it -- at home, at school, at work and at play. Our planners and forecasters constantly monitor population and business development, and how our electric system can most efficiently provide service to our customers. Projects of this nature are built only after we are sure that our existing system needs improvement.

For more information, please call Kathy Meagher, project manager, at (410) 281-3548 or Clare Miller, BGE's Director of Local Affairs, at (410) 234-6543.



35-701-C



BAR IN CONCRETE MONUMENT EL. 112.19

N

- NOTES
1. ELEVATIONS ARE BASED ON ASSUMED DATUM EL. 100.00, LOCATED ON CONCRETE MONUMENT AT SOUTHEAST CORNER OF PROPERTY & ARE PLOTTED FROM SURVEY BY DOLLENBERG BROS. DATED AUG. 27, 1949.
 2. DOTTED CONTOUR LINES INDICATE EXISTING GRADES, FULL LINES INDICATE NEW GRADES.
 3. JOES WITHIN FENCE TO BE COVERED WITH 6\"/>

THIS DWG SUPERSEDES
DWG #35-701-C, DATED 9-2-49

PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
10	AG	Amelanchier x grandifolia	autumn Brilliance serviceberry	3'-6"	B&B
15	EC	Eurostytus compactus	dwarf burningbush	18"-24"	cont.
14	PA	Picea abies	Norway spruce	6'-8"	B&B
8	PS	Pinus strobus	white pine	8'-10"	B&B
7	TO	Thuja occidentalis	arborescens	8'-10"	B&B
9	VR	Viburnum rhytidophyllum	leatherleaf viburnum	3'-6"	cont.
WF			wild flower mix		seed mix

NEW 60' HANOVER ROAD
1307' to 1307' ROAD

PLAN



LANDSCAPE PLAN PREPARED BY
AMERICAN LAND CONCEPTS
218 N. BALDWIN STREET
REISTERSTOWN, MARYLAND 21138
PHONE (410) 820-0000 FAX (410) 820-0070

LANDSCAPE PLAN
3000 K.V.A. 33/4 K.V.
UNIT TYPE SUB-STATION

OUTDOOR SUB-STATION
REISTERSTOWN
CONSOLIDATED GAS ELECTRIC LIGHT AND POWER CO.
OF BALTIMORE, MD.
ELECTRIC ENGINEERING DEPARTMENT
DESIGNER: C.S.R. DATE: 7-18-77 SCALE: 1/8" = 1'-0" DRAWN: G.M.J. DATE: 7-18-77 CHECKED: J.A.M. DATE: 7-18-77
35-708

IN THE MATTER OF
THE PETITION OF

CONSOLIDATED GAS ELECTRIC LIGHT
AND POWER COMPANY OF BALTIMORE
AND MARY T. KIRKPATRICK

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

PETITION FOR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Consolidated Gas Electric Light and Power Company of Baltimore and Mary T. Kirkpatrick hereby petition the Zoning Commissioner of Baltimore County, under the Zoning Regulations and Restrictions adopted by the County Commissioners of Baltimore County pursuant to Chapter 247 of the Acts of the General Assembly of Maryland of 1931, Chapter 877 of the Acts of the General Assembly of Maryland of 1943, Chapter 502 of the Acts of the General Assembly of Maryland of 1945, and Chapter 915 of the Acts of the General Assembly of Maryland of 1947, for a certain permit and use as provided under said regulations as follows:

1. A Special Permit for the construction, by Consolidated Gas Electric Light and Power Company of Baltimore, of an outdoor Electrical Utility Transformer Substation to be erected by said Consolidated Gas Electric Light and Power Company of Baltimore on a lot of ground situate in the Fourth Election District of Baltimore County, all as shown on the plat attached hereto and made a part hereof by reference and more particularly described as follows:

BEGINNING for the same at a concrete monument now set on the west side of the new location of the Hanover Road and at the distance of South 4 degrees 42 minutes East 294 feet the distance of South 4 degrees 42 minutes East 294 feet measured along the west side of said road from its intersection with the north or South 813 degrees East 224 perches line of a parcel of land which by a deed dated June 20, 1946 and recorded among the Land Records of Baltimore County in Liber R.V.S. No. 1168 folio 491 was conveyed by Leroy B. Walker and wife to Mary T. Kirkpatrick and thence running with and binding on the west side of the new location of the Hanover Road South 4 degrees

42 minutes East 150 feet to a concrete monument now set in the second line of a parcel of land which by a deed dated March 2, 1931 and recorded among the Land Records of Baltimore County in Liber L. McV.N. No. 874 folio 327 was conveyed by The Real Estate Trustee Inc. to the Susquehanna Transmission Company of Maryland, thence binding reversely on a part of said second line and on the north-west side of said Susquehanna Transmission Company's Right of Way, South 53 degrees 21 minutes East 176 feet to a concrete monument now set and thence leaving said out-line and running for lines of division the two following courses and distances viz: North 4 degrees 42 minutes East 201.55 feet to a concrete monument now set and North 85 degrees 18 minutes East 150 feet to the place of beginning.

Containing 0.678 of an acre of land more or less.

Being a part of a parcel of land which by a deed dated June 20, 1946 and recorded among the Land Records of Baltimore County in Liber R.V.S. No. 1168 folio 491 was conveyed by Leroy B. Walker and wife to Mary T. Kirkpatrick.

2. That the said Mary T. Kirkpatrick is the record owner of the land above referred to, subject, however, to a contract of sale in favor of Consolidated Gas Electric Light and Power Company of Baltimore dated August 8, 1949, and the said Mary T. Kirkpatrick joins herein for the purpose of stating her ownership of said parcel of land and for the further purpose of requesting the granting of the Special Permit herein sought.

CONSOLIDATED GAS ELECTRIC LIGHT
AND POWER COMPANY OF BALTIMORE

By *Benjamin Columbus*
Attorneys for Petitioners
1707 Lexington Building
Baltimore - 1, Maryland

Mary T. Kirkpatrick
Mary T. Kirkpatrick
Vice-President

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1547-S

District *4* Date of Posting *Sept 30/49*
Posted by *Outdoor Electrical Utility Transformer Sub-Station*
Petitioner *Gas Co.*
Location of property *West side of Hanover Road 1350'*
North of Butler Road
Location of Sign *West side of Hanover Road 1350'*
North of Butler Road
Remarks
Posted by *Harry E. Gartside* Date of return *Sept 30/49*

October 3, 1949

\$20.00 ✓

RECEIVED of Cons. Gas Electric Light & Power Company of Baltimore, the sum of Twenty (\$20.00) Dollars, being cost of petition for special permit, advertising and posting of property, west side of Hanover Road, north of Reisterstown, 4th District of Baltimore County.

Zoning Commissioner

Hearing:

Thursday, Oct. 13, 1949

at 2:00 p. m.

ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of September, 1949, that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing, thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 13th day of October, 1949, at 2:00 o'clock P.m.

Charles D. Long
Zoning Commissioner
of Baltimore County

Upon hearing on petition for special permit to use the property described in the within petition for an Outdoor Electrical Utility Transformer Sub-Station and it appearing that by reason of location, the said petition should be granted, therefore:

It is this 14th day of October, 1949, ORDERED by the Zoning Commissioner of Baltimore County, that the aforesaid petition for special permit be and the same is hereby granted, provided that the area of such land to be used and the setbacks for any buildings or structures to be erected shall be subject to the approval of the Buildings and Zoning Regulations.

Charles D. Long
Zoning Commissioner
of Baltimore County

RECD OCT 3 1949

CERTIFICATE OF PUBLICATION

TOWSON, MD. *10/30/49* 19--

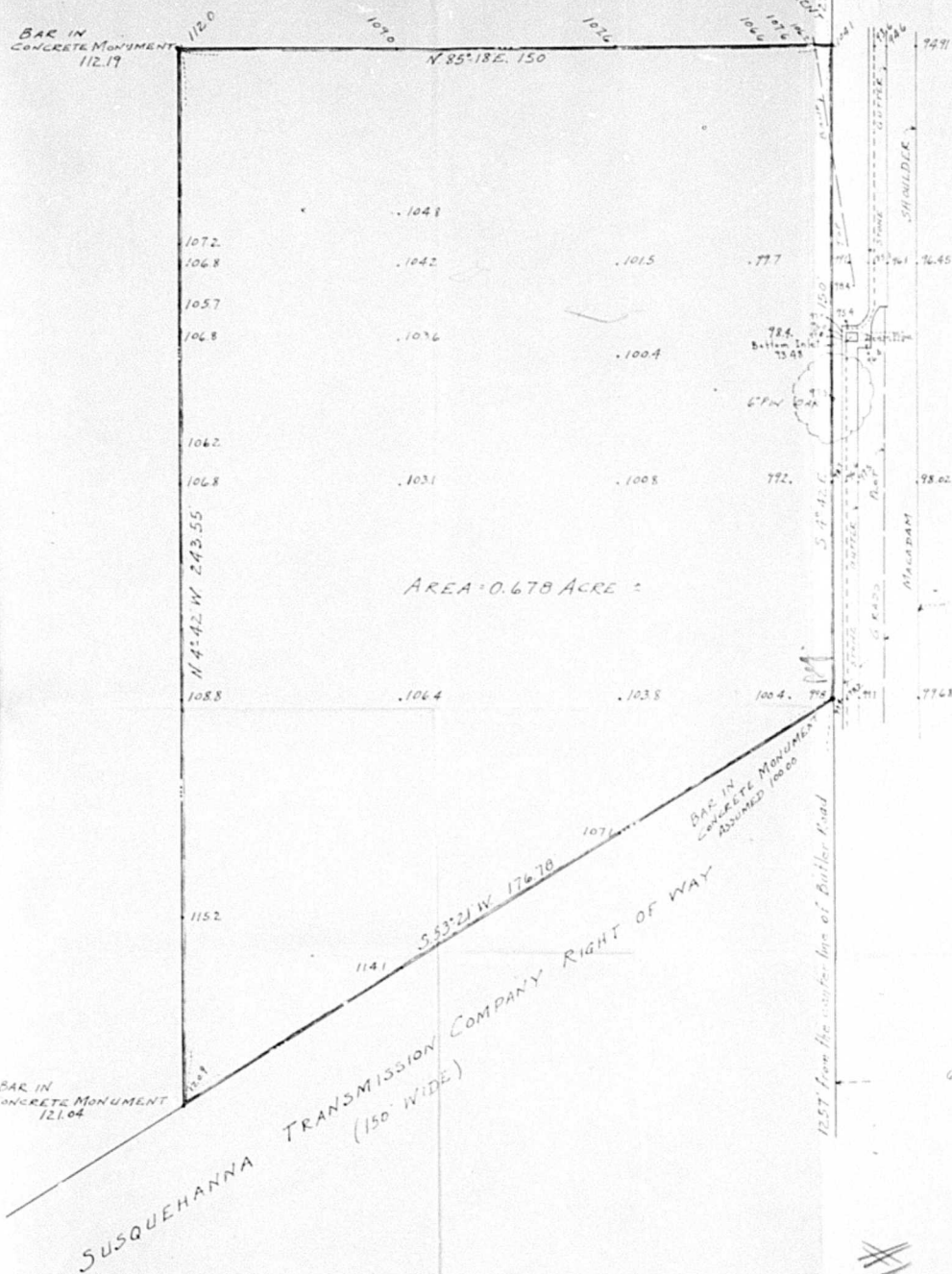
THIS IS TO CERTIFY That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md.

day of *October* 1949, the first publication appearing on the *33rd* day of *Sept.*

1949
THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$.

PROPERTY LOCATED
4TH DISTRICT - BALTIMORE COUNTY - M.D.



#1547-S

REISTERSTOWN
OUR STA

THE COURSES ARE REFERRED TO THE
NOTE:- TRUE MERIDIAN AS ESTABLISHED BY THE
SUSQUEHANNA TRANSMISSION COMPANY

SCALE = 1" = 20'
AUGUST 27, 1949
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGRS.
709 WASHINGTON AVE. - TOWSON, MD.

PROPERTY LOCATED
AND SURVEYED BY

ROAD

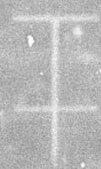
SEE A



New



419475



THE BOUNDARY LINES SHOWN ON THIS
MAP ARE MERIDIAN AS A STANDARD BY THE
JANUARY 1, 1900 ACT

WALKER & ADAMS
DALLAS TEXAS
SURVEYORS & CIVIL ENGINEERS
WASHINGTON D.C.