



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP
*Director, Department of Permits,
Approvals and Inspections*

February 26, 2024

Jennifer R. Busse
Rosenberg, Martin, Greenberg, LLP
25 South Charles Street, 21st Floor
Baltimore, MD 21201

RE: 1950-1830-X, 1950-1828-X and 1950-1823-X, Spirit and Intent
12th Election District

Mrs. Busse,

Your recent Spirit and Intent letter to Mr. Jeffrey Perlow, Chief of Zoning, has been referred to me for reply. Zoning Cases 1950-1830-X, 1950-1828-X and 1950-1823-X were filed to address the non-conforming dual overhead transmission lines running through the 12th and 15th Election Districts of Baltimore County. All 3 cases were granted and deemed the use as a lawful use of the property(ies).

Your current proposal to redevelop an abutting property known as 7910 Dundalk Avenue to contain a "Terminal Station" which allows for a connection to the overhead power lines, is found to be within the Spirit & Intent of the 3 cases above, and permission is GRANTED to proceed with the project. Furthermore, the Zoning Office believes that the proposed use is permitted by right and that no additional Special Exceptions will be required.

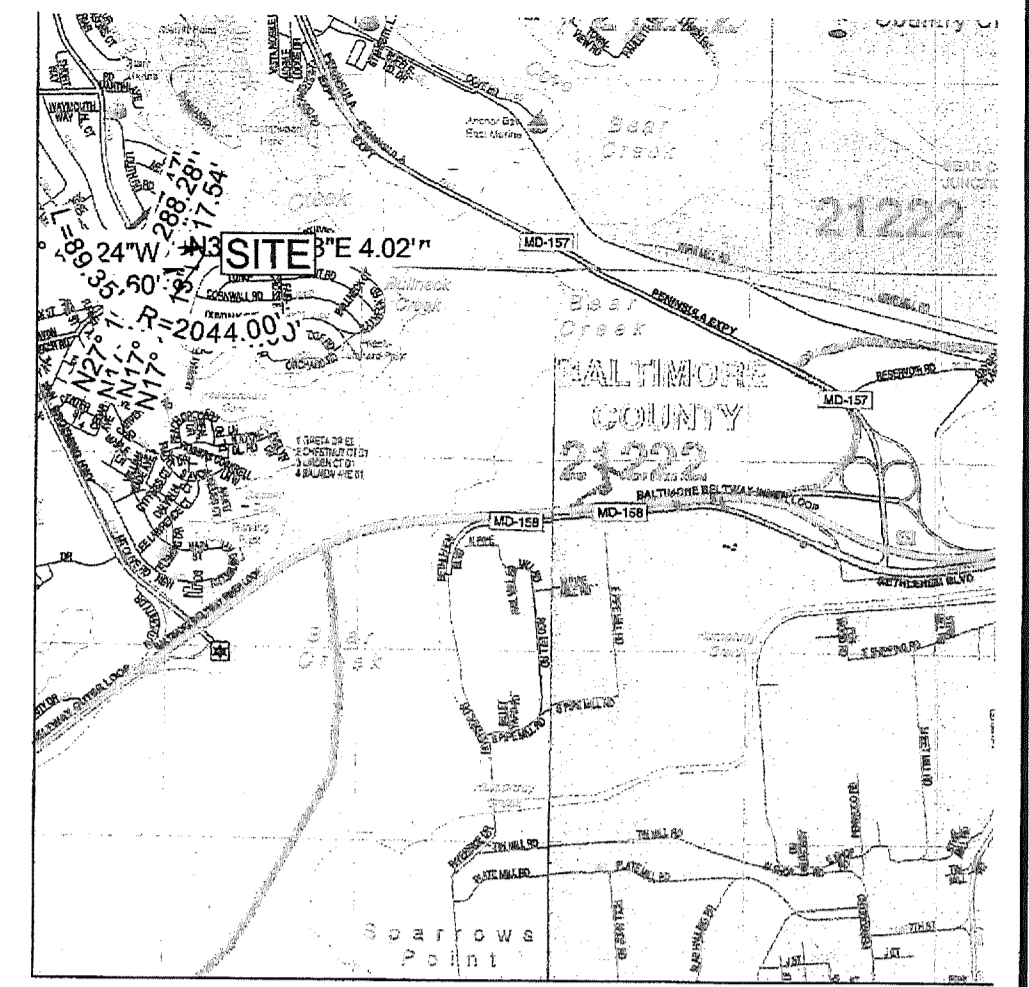
I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions please do not hesitate to contact the Office of Zoning Review at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Seidelman", is written over the word "Sincerely,".

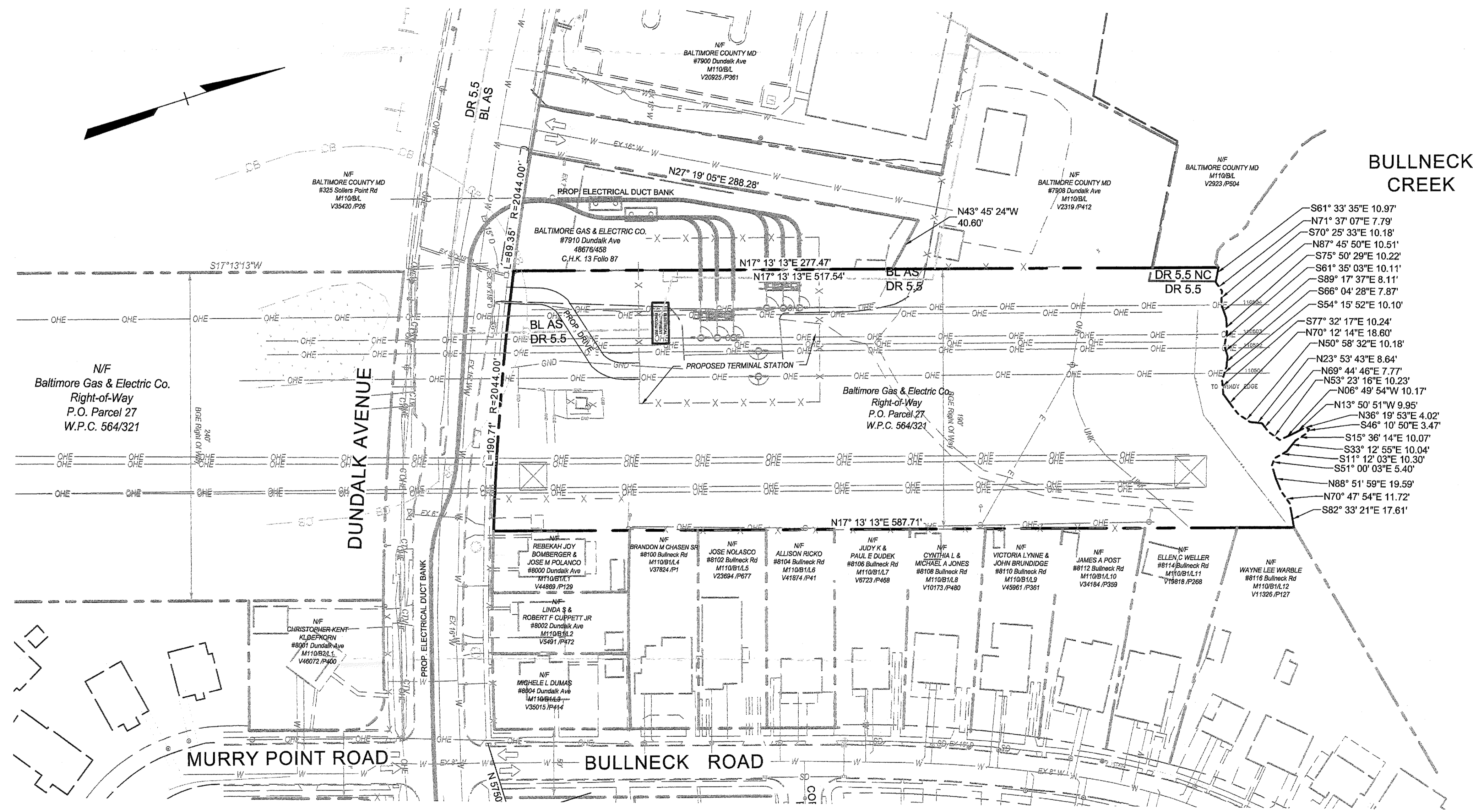
Jason Seidelman
Zoning Review

24-0126/JSS



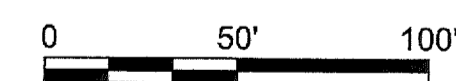
VICINITY MAP

SCALE: 1"=2000'



PLAN

SCALE: 1"=50'



GENERAL NOTES

- Owner: Baltimore Gas & Electric Company
1699 Leadenhall Street
Baltimore, MD 21230
- Property Address: Dundalk Avenue
Baltimore, MD 21222
- Net Site Area: 37.74 Ac.
- Zoning: DR 5.5 - Density Residential
DR 5.5 NC - Density Residential Neighborhood Commons
BL-AS Business Local - Automotive Services District
- Account No. 120200362
- Tax Map 110
- Parcel P.O. Parcel 27
- Election District 7th
- Councilmanic District 12th
- Previous Zoning Cases: 1950-1823-XA, 1950-1828-X, 1950-1830-X, 1976-0013-X

DATA SOURCES:

- Existing topography within the limits of field run topography is from field run survey by BL Companies dated May 2022. All other topography is from Baltimore County GIS portal.
- Utilities shown hereon are from files provided by BGE, Baltimore County, Baltimore City, and other utility companies and are shown for coordination purposes only. Correctness and location are not guaranteed.
- Coordinates and bearings shown hereon are referred to the Maryland Coordinate System, NAD 83 (2011), elevations shown hereon referred to the North American Vertical Datum (NAVD) 1988 (GEOID12B).



A Kleinfelder Company

10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 www.centuryeng.com

**Plan to Accompany
Spirit & Intent Letter
Baltimore Gas & Electric Co.
Transmission Right-of-Way**

Baltimore County, Maryland
12th Election District 7th Councilmanic District



**PROFESSIONAL
CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NUMBER: 1008
EXPIRATION DATE: 5/30/2024

DATE: 02-02-2024 SCALE: 1"=50'
PROJECT NUMBER: 20235485.001A

DRAWING: 1 of 1

| DATE | BY | REVISIONS |
|------|----|-----------|
| | | |
| | | |
| | | |

T:\2021\Facilities\211204.00 BGE Fitzell 3rd & 4th Circuits UG T Line\CIVIL\CADD\Drawings\Balt Co Plans\211204.00 (GP-02) Grading Plan.dwg Feb 05, 2024 8:45am lsevin

LEGEND

- Site Property Line
- Right of Way Line
- Zoning Line
- Adjoiner Property Line
- Existing Edge of Road
- Existing Storm Drain
- Existing Water
- Existing Sewer
- Existing Gas Line
- Existing Underground Electric Line
- Existing Overhead Electric Line
- Existing Curb and Gutter
- Existing Chain Link Fence
- Existing Sidewalk
- Existing Treeline
- Existing Building
- Proposed Electrical Duct Bank and Manhole
- FEMA 100 Year Flood Plain
- Waters Edge or Stream Centerline

1828

IN THE MATTER OF : Before the
CONSOLIDATED GAS ELECTRIC LIGHT AND POWER COMPANY OF BALTIMORE : ZONING COMMISSIONER OF BALTIMORE COUNTY

For a Hearing to Determine the Existence of a Non-Conforming Use and the Petitioner's Right to Extend Such Use and for a Special Permit.

To the Zoning Commissioner of Baltimore County:

Consolidated Gas Electric Light and Power Company of Baltimore, a public utility corporation, hereby petitions the Zoning Commissioner of Baltimore County for a hearing to determine the existence of a "non-conforming use" and the Petitioner's right to extend such use, and for a Special Permit under, as well as for a Special Exception to the Zoning Regulations and Restrictions for Baltimore County, said Zoning Regulations having been passed by the County Commissioners of Baltimore County, agreeable to Chapter 877 of the Acts of the General Assembly of Maryland of 1943 and amendments thereto, the authority for said Special Exception being contained in Sub-paragraph (c)-2 of Subsection I of Section XIII of said Zoning Regulations, as follows:

1. Consolidated Gas Electric Light and Power Company of Baltimore has for many years prior to the effective date of the Zoning Regulations and Restrictions of Baltimore County owned, operated, and maintained, partly in the Twelfth Election District and partly in the Fifteenth Election District, and within the Metropolitan District, of Baltimore County, a double electric tower transmission line running from the northerly side of Stanbury Road, about 2500 feet easterly from Merritt Avenue, and thence in a generally northealy direction crossing Wise Avenue, Trappe Road, German Hill Road, and Old North Point Road to a point about 100 feet, more or less, north of the New North Point Road, about 3000 feet easterly from its intersection with Eastern Avenue. This double electric transmission tower line was placed in operation in the year 1941, and since then has

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1828

been in continuous operation. The location of the center lines of said double electric transmission tower line is more particularly shown by solid lines and solid squares on the plat attached hereto, marked "Petitioner's Exhibit A," and made a part hereof.

2. Consolidated Gas Electric Light and Power Company of Baltimore requests that the Zoning Commissioner determine that the aforesaid double electric transmission tower line is a lawful, non-conforming use existing on the effective date of the adoption of the Zoning Regulations and Restrictions of Baltimore County and that the Commissioner permit Consolidated Gas Electric Light and Power Company of Baltimore to extend or enlarge such lawful, non-conforming use for the construction, operation, and maintenance of an additional and similar electric transmission tower line running generally parallel and immediately adjacent to on the westerly side of said original double transmission tower line, or grant a Special Permit and a Special Exception to the Zoning Regulations under the Petitioner for the construction, operation, and maintenance of an additional electric transmission tower line, the location of the center line of said proposed additional electric transmission tower line being described as follows:

Beginning at a point N. 69° 31' 50" W. 205 feet from the center of Stanbury Road, said point being northwesterly from existing tower No. 26, thence running parallel to and 50 feet distant measured at right angles from and west of the existing electrical transmission line the following courses and distances, N. 30° 20' 50" W. 565.14 feet to a point opposite existing tower No. 365, N. 15° 12' 10" E. 1050.78 feet to a point opposite existing tower No. 371, N. 15° 19' 50" W. 704.52 feet to a point near existing tower No. 382 north of Old North Point Road, thence running parallel to and 59 feet distant measured at right angles from and west of the existing electrical transmission line N. 69° 31' 40" E. 688.13 feet to a point opposite existing tower No. 383, said point being N. 0° 13' 40" E. 97.87 feet from the center of New North Point Road.

All of which is more particularly shown by a dashed line and unshaded squares on "Petitioner's Exhibit A" aforesaid.

CONSOLIDATED GAS ELECTRIC LIGHT AND POWER COMPANY OF BALTIMORE
Vice-President
Lexington Bldg., Baltimore 4, Md.

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ORDERED by the Zoning Commissioner of Baltimore County this Wed day of October, 1950, 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 26th day of October, 1950, at 10:00 o'clock A.M.

[Signature]
Zoning Commissioner
of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the within petition, and the Zoning Commissioner being satisfied that the dangers and hazards to the public will not be substantially increased by the granting of the petition for a special permit and the making of a special exception to the Zoning Regulations for Baltimore County, and full consideration having been given to all of the factors set forth in sub-section I of Section XIII as provided in said Zoning Regulations, and being satisfied that the public health, safety and the general welfare will not be detrimentally affected, after consideration of all the factors to be considered in this type of case, the Zoning Commissioner finds and decides that the special permit and special exception should be granted as petitioned for.

It is, therefore, ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of October, 1950, that a special permit for the construction, operation and maintenance of an additional and similar electric transmission tower line as requested in said petition be and the same is hereby granted, and

It is further ORDERED that a special exception for the erection of said power transmission line as petitioned for be and the same is hereby granted.

[Signature]
Zoning Commissioner
of Baltimore County

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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1828-5

District: 15 Date of Posting: Oct 17, 1950
Posted for: Electric Transmission Tower Line
Petitioner: Gas, G.
Location of property: North side Stanbury, Wise Ave, Trappe Rd
German Hill Road a long the transmission line
Location of Signs: North side of Stanbury Rd, Wise Ave, Trappe Rd
German Hill Rd.
Remarks:
Signed by: Harry G. Sartorius Date of return: Oct 17, 1950

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ZONING DEPARTMENT OF BALTIMORE COUNTY
REPLY PETITION FOR A SPECIAL PERMIT AND SPECIAL EXCEPTION TO ZONING REGULATIONS 15th District

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for a Special Permit and a Special Exception to the Zoning Regulations and Restrictions for Baltimore County to use the property, or area hereinafter described, for the construction, operation, and maintenance of an additional electric transmission tower line, the Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County, did hold a public hearing at the Building and Zoning Department, in the Harbor Building, Towson, Baltimore County, Maryland, on Thursday, Oct. 26, 1950 at 10:00 a. m.

It is determined whether or not the special permit and special exception petitioned for as aforesaid should be granted, the property in said petition being particularly described as follows, to-wit:
All that parcel of land in the 15th District of Baltimore County, beginning at a point S. 81° 17' E. 100 feet from the center of Stanbury Road, said point being northwesterly from existing tower No. 26, thence running parallel to and 59 feet distant measured at right angles from and west of the existing electrical transmission line the following courses and distances, N. 30° 20' 50" W. 565.14 feet to a point opposite existing tower No. 365, N. 15° 12' 10" E. 1050.78 feet to a point opposite existing tower No. 371, N. 15° 19' 50" W. 704.52 feet to a point near existing tower No. 382 north of Old North Point Road, thence running parallel to and 59 feet distant measured at right angles from and west of the existing electrical transmission line N. 69° 31' 40" E. 688.13 feet to a point opposite existing tower No. 383, said point being N. 0° 13' 40" E. 97.87 feet from the center of New North Point Road.
On Thursday, Oct. 26, 1950 at 10:00 a. m.

Oct. 26, 1950

OFFICE OF REC'D OCT 10 1950
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ARGUS
Catonville, Md.
THE COMMUNITY PRESS
Dundalk, Md.
No. 1 Newburg Avenue CATONVILLE, MD.

October 14, 1950

THIS IS TO CERTIFY that the annexed advertisement of Charles H. Stogey, zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 17th day of October 1950, that is to say the same was inserted in the issues of October 6 and 13, 1950

THE BALTIMORE COUNTIAN

By R. J. Morgan
Editor and Manager.

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October 10, 1950

\$31.00
RECEIVED at Michael Paul Smith, attorney for the Consolidated Gas Electric Light & Power Company, petitioner, the sum of Thirty One (\$31.00) Dollars being cost of petition for special permit, advertising and posting of property, North Point Road, etc.

Zoning Commissioner

Hearings:
Thursday, Oct. 26, 1950
at 10:00 a.m.

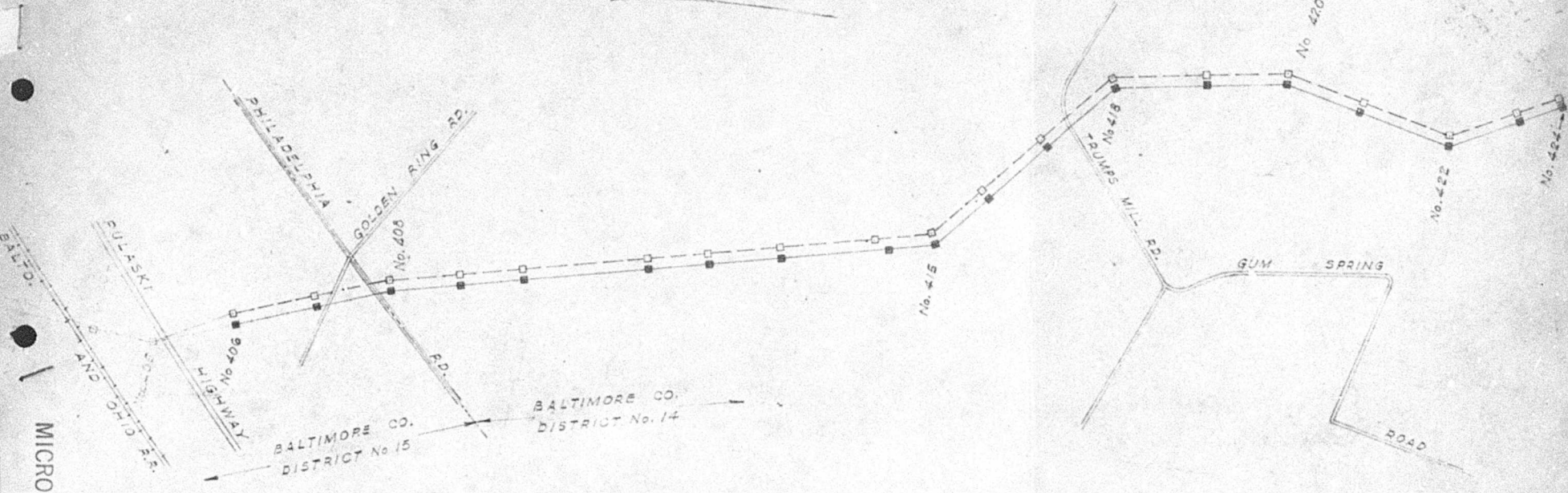
PAID
OCT 11 1950
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
[Signature]

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KEY

- EXISTING LINES & TOWERS
- NEW LINES & TOWERS

PETITIONER'S EXH. A



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SCALE: 1" = APPROX. 500'

