



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.

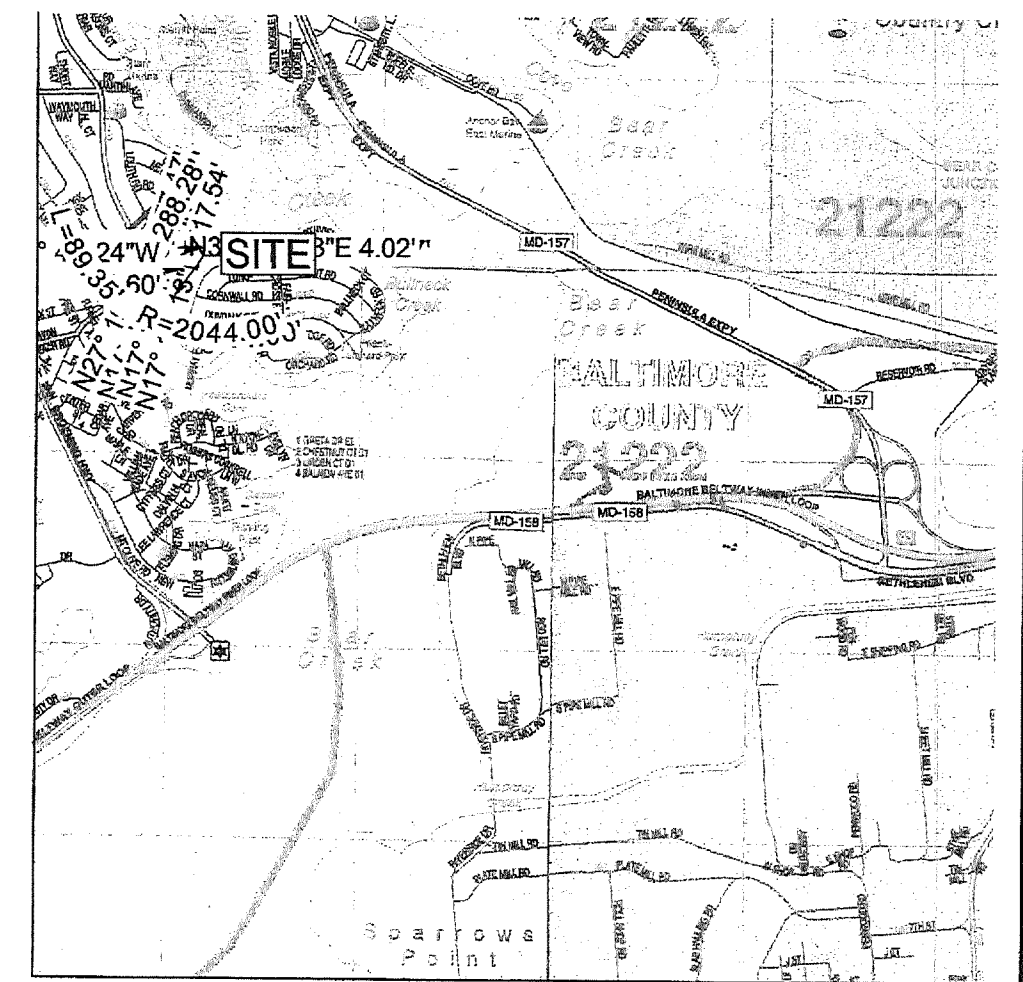
I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions please do not hesitate to contact the Office of Zoning Review at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to be "JS", is written over a large, stylized, light-colored circular mark.

Jason Seidelman
Zoning Review

24-0126/JSS



VICINITY MAP

SCALE: 1"=2000'

GENERAL NOTES

1. Owner: Baltimore Gas & Electric Company
1699 Leadenhall Street
Baltimore, MD 21230
2. Property Address: Dundalk Avenue
Baltimore, MD 21222
3. Net Site Area: 37.74 Ac.
4. Zoning: DR 5.5 - Density Residential
DR 5.5 NC - Density Residential Neighborhood Commons
BL-AS Business Local - Automotive Services District
5. Account No. 1202003362
6. Tax Map 110
7. Parcel P.O. Parcel 27
8. Election District 7th
9. Councilmanic District 12th
10. Previous Zoning Cases: 1950-1823-XA, 1950-1828-X, 1950-1830-X, 1976-0013-X

DATA SOURCES:

1. 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.
2. 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.
3. 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

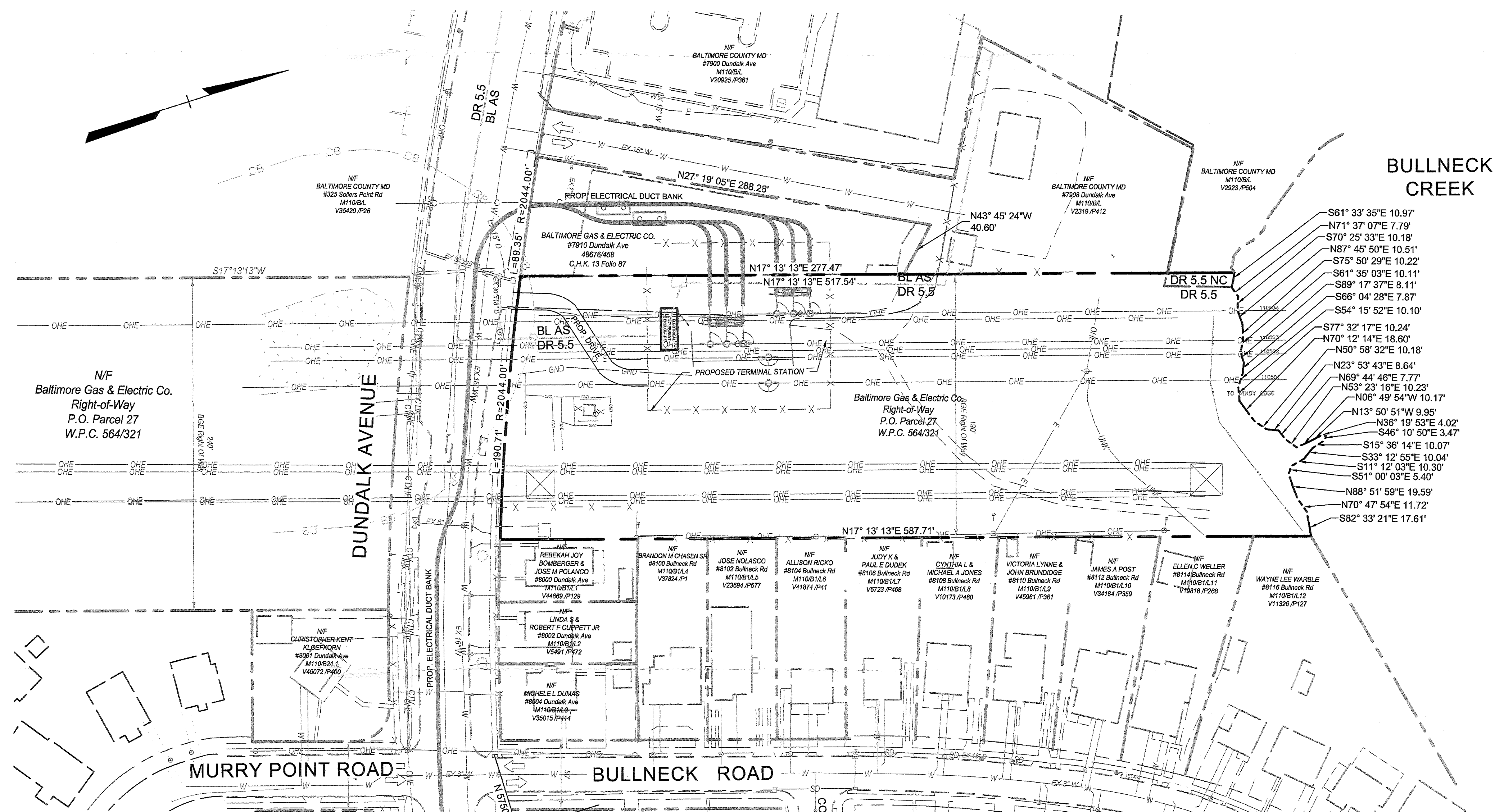
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE
OF MARYLAND.

LICENSE NUMBER: 1008
EXPIRATION DATE: 5/20/2024

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

DRAWING:

1 of 1



LEGEND

-
- Figure 1: Standard Utility Symbols
- 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

PLAN

SCALE: 1"=50'



1830-5

#1830

IN THE MATTER OF : Before the
CONSOLIDATED GAS ELECTRIC LIGHT : ZONING COMMISSIONER OF
AND POWER COMPANY OF BALTIMORE : 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 Bal-
timore 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 Re-
strictions 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 1913, 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 in the Fif-
teenth Election District and within the Metropolitan District of Baltimore
County, an electric tower transmission line running from a point on the
northerly side of Eastern Boulevard about 3000 feet easterly from its inter-
section with the New North Point Road and running thence in a general norther-
ly direction crossing the Sparrows Point spur railroad, Back River, and the
Pennsylvania Railroad to a point 400 feet, more or less, south of the E. & O.
Railroad about 2500 feet southerly from its intersection with the Golden
Ring Road. This electric transmission tower line was placed in operation in
the year 1911, and since then has been in continuous operation. The loca-
tion of the center lines of said electric transmission tower line is more
particularly shown by a solid line and solid squares on the plat attached
hereto, marked "Petitioner's Exhibit A," and made a part hereof.

1830

CONSOLIDATED GAS ELECTRIC LIGHT AND POWER COMPANY OF BALTIMORE

1830

- 2 -

2. Consolidated Gas Electric Light and Power Company of Baltimore
requests that the Zoning Commissioner determine that the aforesaid electric
transmission tower line is a lawful, non-conforming use existing on the ef-
fective 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 addi-
tional and similar electric transmission tower line running generally parallel
and immediately adjacent to on the westerly side of said original transmis-
sion tower line, or grant a Special Permit and a Special Exception to the
Zoning Regulations unto 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 opposite tower No. 387 of an
existing electrical transmission line, said point being
N. 1° 31' 36" E. 131.60 feet from the center of Eastern
Boulevard, thence running parallel to and 50 feet distant
measured at right angles from and west of the existing
electrical transmission line the three following courses
and distances: N. 0° 13' 10" E. 704.37 feet to a point
opposite existing tower No. 385, N. 12° 11' 10" E.
153.78 feet to a point opposite existing tower No. 390,
and N. 14° 18' 30" E. 611.31 feet to a point opposite
existing tower No. 371, said point being on the south
side of Back River, thence running across Back River N.
35° 32' 30" E. 1007.63 feet to a point on the north side
of Back River, said point being approximately 173 feet
northwesterly from existing tower No. 392, thence N. 26°
52' 50" E. 255.10 feet to a point opposite existing tower
No. 393, thence running parallel to and 50 feet distant
measured at angles from and west of the existing electri-
cal transmission line the four following courses and dis-
tances: N. 35° 11' 10" E. 1515.30 feet to a point opposite
existing tower No. 394, N. 39° 07' 10" E. 1904.66 feet to
a point opposite existing tower No. 399, N. 30° 14' 00"
E. 1630.56 feet to a point opposite existing tower No.
101, and N. 89° 20' 30" E. 1770.53 feet to a point oppo-
site existing tower No. 103, said point being N. 13° 21'
30" E. 550.43 feet from the center of the tracks of the
Baltimore and Ohio Railroad.

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

Richard Paul Smith
212 Washington Avenue
Towson - 1, Maryland

CONSOLIDATED GAS ELECTRIC LIGHT
AND POWER COMPANY OF BALTIMORE
Vice-President
Lexington Bldg., Baltimore - 1, Md.
Richard Paul Smith
1707 Lexington Building
Baltimore - 1, Maryland
Attorneys for Petitioner

ORDERED by the Zoning Commissioner of Baltimore
County this 3rd day of October, 1930,
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 27th
day of October, 1930, at 11:00 o'clock
A.M.

Charles H. Dong
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 special permit and the making
of a special exception to the Zoning Regulations of Bal-
timore County, and full consideration having been given to
all of the factors set forth in sub-section 1 of Section
XIII as provided in said Zoning Regulations, and being
satisfied that the public health, safety and general wel-
fare will not be detrimentally affected, after considera-
tion 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 3rd day of October, 1930, that
a special permit for the construction, operation and mainte-
nance of an additional and similar electric transmission
line, 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.

Charles H. Dong
Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1830-5

Dist. 15 Date of Posting Oct. 12, 1930
Posted by: Transmission Tower Line
Petitioner: Cons. G. E. L. & P. Co.
Location of property: N. side of Eastern Boulevard 5000 feet east
of New North Point Road
Location of Sign: N. side of Eastern Boulevard 3000 feet east
of New North Point Road
Remarks: Mary E. Carlisle Date of return Oct. 12, 1930

ZONING DEPARTMENT OF
BALTIMORE COUNTY
RE. PETITION FOR A
SPECIAL PERMIT AND
SPECIAL EXCEPTION TO
THE ZONING REGULATIONS
AND ACT OF ASSEMBLY

OFFICE OF REC'D OCT 10 1930
THE BALTIMORE COUNTIAN
THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ARGUS
Baltimore, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.

October 14, 1930
THIS IS TO CERTIFY, that the annexed advertisement of
Charles H. Dong, Zoning Commissioner
of Baltimore County
was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for 2 successive weeks before
the 14th day of October, 1930, that is to say
the same was inserted in the issues of
October 6 and 13, 1930

THE BALTIMORE COUNTIAN

By *R. J. Morgan*
Editor and Manager.

October 10, 1930

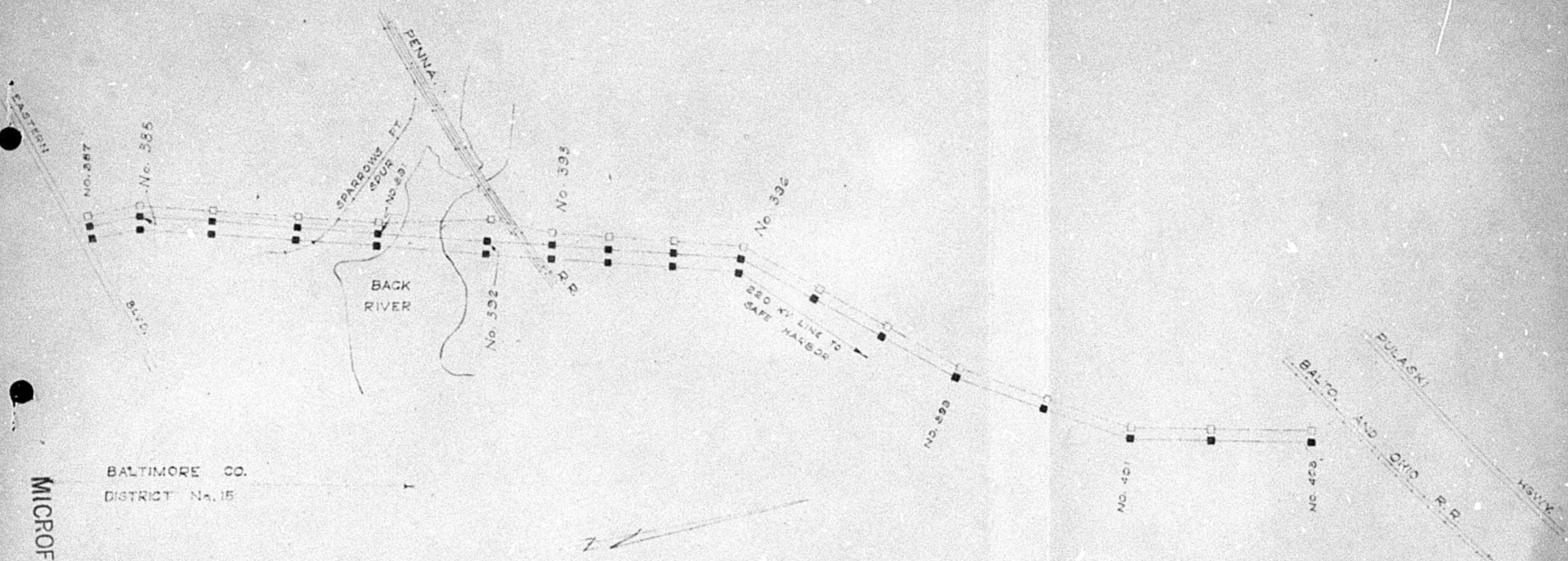
\$30.00
RECEIVED of Michael Paul Smith, Attorney for
the Consolidated Gas Electric Light & Power Company,
petitioner, the sum of Thirty (\$30.00) Dollars being cost
of petition for a special permit, advertising and posting
of property, Eastern Boulevard, etc.

Hearings
Friday, Oct. 27, 1930
at 11:00 a.m.

PAID

KEY:

- — EXISTING LINES & TOWERS
- — NEW LINES & TOWERS



BALTIMORE CO.
DISTRICT No. 15

MICROFILMED



PETITIONERS EXHIBIT A

SCALE: 1" = APPROX. 500'