



KATHERINE A. KLAUSMEIER
County Executive

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

January 28, 2025

RE: Spirit and Intent Request
Zoning Case No. 1958-4330-SPH
10500 York Rd
Tax No. 0802002468

Dear Jennifer Busse:

This response refers to your January 22, 2025 letter to Mr. Jeffery Perlow, Chief of Zoning. Your letter requests confirmation if construction of an 18' x 36' two-story addition to an existing building (Fleet Shop) at the Cockeysville Service Center property falls within the prior approval of the Zoning Case No. 1958-4330-SPH.

Please be advised that the documents and your request have been reviewed. Based on the information provided it has been determined that the proposed addition to the existing building (Fleet Shop) meets the setback and height requirements. Therefore, the Zoning Office can confirm that the two-story addition is within the Spirit and Intent (S&I) of the previously approved Zoning Case No. 1958-4330-SPH.

This letter is strictly limited to the application of the BCZR as applied to the S&I request presented in your letter and does not represent verification or approvals for any other Local, State or other Regulations that may apply to this property. The foregoing is merely an informal opinion. It is not an expert or legal opinion, it is not intended to be relied on as expert or legal advice, and it is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

We 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 us at 410-887-3391.

Sincerely,

Christina Frink

Christina Frink
Planner II, Zoning Review

25-0069 CF



Rosenberg
Martin
Greenberg^{LLP}

25-0069 cyp

Jennifer R. Busse
25 South Charles Street, 21st Floor
Baltimore, Maryland 21201
P: (410) 727-8647/F: (410) 727-1115
jbusse@rosenbergmartin.com

January 22, 2025

HAND DELIVERY

Mr. Jeff Perlow
Supervisor, Zoning Review
Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 W. Chesapeake Avenue
Room 124
Towson, Maryland 21204

Re: Spirit & Intent Request
10500 York Road – BGE Cockeysville Service Center
Prior Zoning Case No. 1958-4330-SPH
Tax No. 0802002468; 8th Election District

Dear Mr. Perlow:

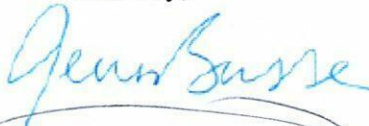
On behalf of my client, BGE, please accept this Spirit & Intent Request seeking a determination that BGE's proposal to construct a 18' x 36' two story addition to an existing building (identified on the attached plan as the "Fleet Shop") at the Cockeysville Service Center property (the "Property") falls within the spirit and intent of the prior approvals previously provided. This proposed construction was approved by the DRC as evidenced on the attached letter dated December 18, 2024. At the DRC meeting, it was requested that BGE follow up with your office to request accompanying Spirit & Intent approval.

The Property was approved for public utility use in 1958 via Case 1958-4330-SPH. BGE's proposal to construct this minor addition to one of the existing buildings on the Property will allow BGE to continue to best serve its customers and utilize its existing property. We respectfully submit that the use of the Property is not changing and the planned addition will not create any additional impacts either within the Property or on the surrounding area.

Please confirm that the proposed construction, as shown on the attached Site Plan, is within the spirit and intent of the prior approvals and is permissible without any additional relief being required. Attached is a copy of the DRC approval letter dated December 18, 2024 and my firm's check in the amount of \$200 representing the payment for this request. Please do not

hesitate to contact me with any questions or concerns. Thank you for your consideration of this request.

Sincerely,



Jennifer R. Busse

AGREED AND ACCEPTED:

Jeffrey Perlow, Zoning Supervisor
Baltimore County Department of
Permits, Inspections and Approvals

Enclosures (3 copies of Plan to Accompany this S&I Request, copy of DRC approval dated 12/18/24 and \$200 Check)

cc: Constance Pierce, Esquire
Tim Schneid
Chris Himes
Lisa Betz, P.E.



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 18, 2024

Dewberry Consultants, LLC
Attn: Lisa R. Betz, P.E.
10461 Mill Run Circle, Suite 300
Owings Mills, MD 21117

RE: BGE Cockeysville Service Center
Fleet Shop Addition
10500 York Road
Tracking No.: DRC-2024-00116
DRC No.: 121024D, Dist. 8C3

Dear Ms. Betz:

Pursuant to Article 25A, § 5 (U) of the Annotated Code of Maryland, and as provided in §602 (d) of the Baltimore County Charter, and §32-1-101, 32-3-401 and 32-3-517 of the Baltimore County Code (BCC), this letter constitutes an administrative order and decision on the request for issuance, renewal or modification of a license, permit, approval, exemption, waiver, or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions so designated by their directors to represent their respective departments. The purpose of the DRC is to ensure compliance with §32-4-106 and §32-4-262 of the BCC and to make recommendations to the Director of the Department of Permits, Approvals, and Inspections (PAI).

The DRC met in an open meeting, via WebEx, on December 10, 2024 and has determined that your project meets the requirements of a limited exemption under BCC Section 32-4-106 (a)(1)(vi). Based upon the plan information as submitted, the DRC recommends that there are no unlawful aspects to the plan. The DRC has confirmed the DRC application has met the requirements of BCC 32-4-106(e)(3). I have reviewed the recommendations carefully and it is this 18th day of December, 2024 so ordered and decided that the recommendations of the DRC are hereby adopted.

A copy of this letter must be presented when submitting engineering/construction plans to this office and/or when applying for a building permit. Please note that compliance with subtitles 3, 4, and 5 of Title 4, Article 32, BCC is required, as is compliance with all applicable zoning regulations. Be advised that there are fees associated with the development review process in Baltimore County that may be applicable.

Any permits required for this project will be processed subject to the conditions set forth in this letter along with all plans, securities and/or non-county permits that may be required in accordance with County, State, or Federal Regulations. Please be aware that the provisions of BCC §11-4-302 through §11-4-305 establishing a development impact surcharge will apply to this project. It will be the responsibility of the DRC applicant through the review process to confirm the applicability of any surcharge, the amount and any credits applied thereto. The surcharge, if applicable, shall be assessed and collected at the time of building permit application.

Sincerely,

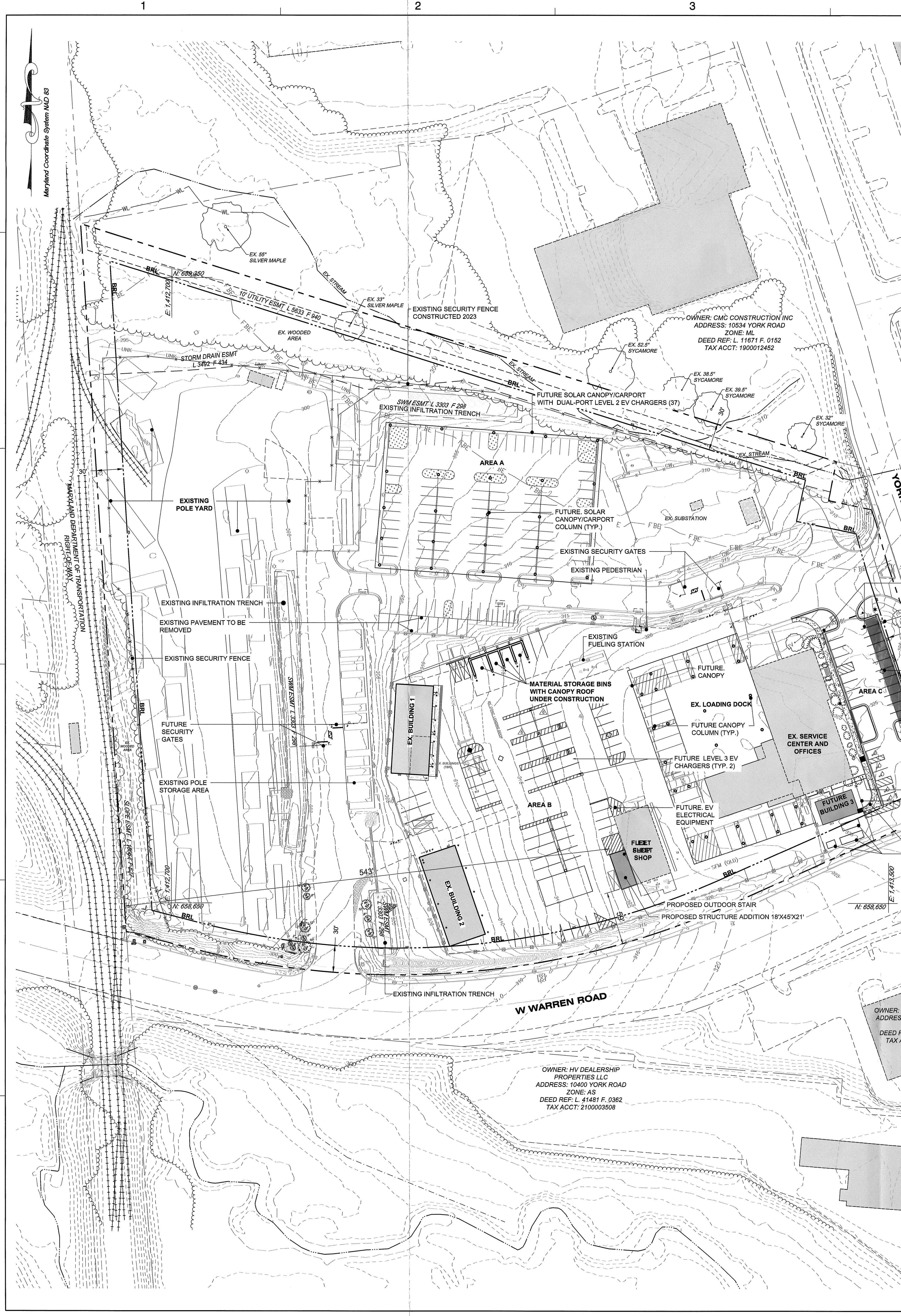
For:  DEV.
MGR.

C. Pete Gutwald

Director

CPG: LTM: es

C: File



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, Director
Department of Permitting, Approvals & Inspections

August 15, 2022

Whiteford, Taylor & Preston, LLP
1 W. Pennsylvania Avenue, Suite 300
Towson, Maryland 21204
Attn: Jennifer R. Busse

RE: Spirit and Intent
Case No. 1958-4330-SPH
Tax No. 0802002468
8th Election District

Dear Mrs. Busse,

Based on the information you provided, a review of all available zoning records and consultation with Jeff Perlow, Zoning Review Supervisor, the following has been determined:

Upon further examination of the submitted redlined site plan and your letter detailing all proposed work, our office has determined this request to be within the Spirit & Intent of case 1958-4330-SPH.

Please be advised, all proposed structures must comply with bulk regulations and parking requirements. The maximum height of a commercial fence is 12 feet, a request over that height would need to be approved by the Chief Building Engineer.

I hope you find the information provided above satisfactory. If you need further information, you can reach Zoning at 410-887-3391.

The foregoing is merely an informal opinion. It is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

Sincerely,

Shaun Crawford
Planner, Zoning Review

SC22-0801

Zoning Review [County Office Building
111 West Chesapeake Avenue, Room 124 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048
www.baltimorecountymd.gov
Printed on recycled paper containing 50 percent post-consumer material

EXISTING ADJACENT PROPERTY LINE
EXISTING PROJECT PROPERTY LINE
EXISTING MINOR CONTOUR
EXISTING MAJOR CONTOUR
EXISTING STREAM (PER GIS DATA)
EXISTING ROAD CENTERLINE
EXISTING 100FT STREAM BUFFER
EXISTING CHAIN LINK FENCE
EXISTING WOODEN FENCE
EXISTING GATE
EXISTING BUILDING
EXISTING ROAD/PAVEMENT
EXISTING CONCRETE SIDEWALK / DRIVE
EXISTING INFILTRATION TRENCH PER RECORD DRAWINGS
INFILTRATION TRENCH MAINTENANCE EASEMENT (UNRECORDED)
EXISTING DUMPSTERS TYP.
EXISTING TRASH COMPACTOR
EXISTING GUARDRAIL
EXISTING RAILROAD
EXISTING TREELINE
EXISTING SHRUB(S)
PROPOSED BUILDING ADDITION
PROPOSED PAVEMENT
PROPOSED LANDSCAPE ISLAND
EXISTING LIGHT POLE
EXISTING ELECTRIC OUTLETS
RELOCATED LIGHT POLE
PROPOSED PARKING STOPPER
PROPOSED EV CHARGING PORT

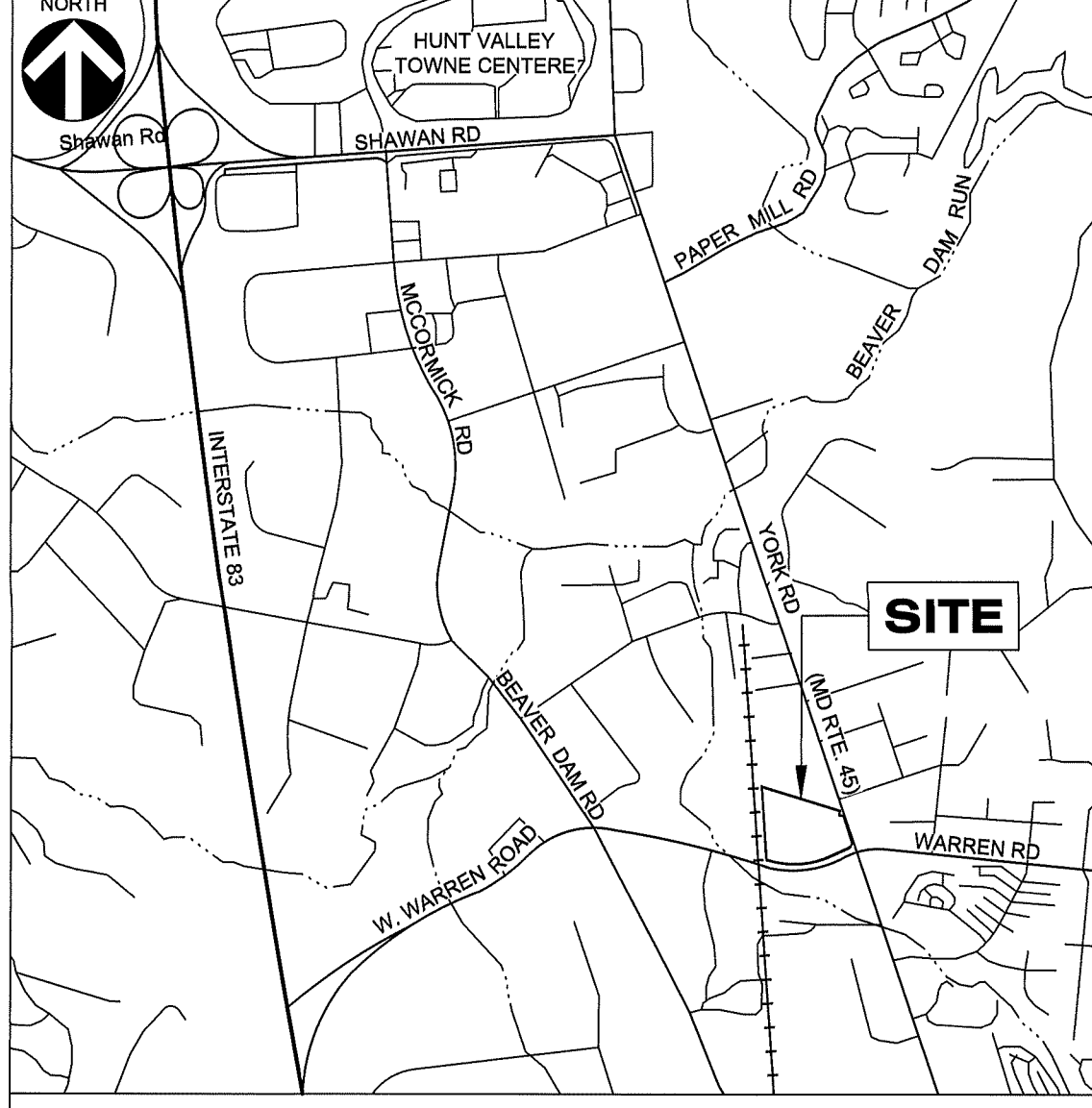
OWNER: CMC CONSTRUCTION INC
ADDRESS: 10534 YORK ROAD
ZONE: ML
DEED REF: L 11671 F. 0152
TAX ACCT: 1900012452

OWNER: KELLYS CORNER LLC
ADDRESS: 10410 YORK ROAD
ZONE: B1
DEED REF: L 11492 F. 0458
TAX ACCT: 2200022127

OWNER: HV DEALERSHIP PROPERTIES LLC
ADDRESS: 10400 YORK ROAD
ZONE: AS
DEED REF: L 41481 F. 0362
TAX ACCT: 2100003508

OWNER / APPLICANT:
PROPERTY OWNER:
BALTIMORE GAS & ELECTRIC CO.
10500 YORK ROAD
COCKEYSVILLE, MARYLAND 21103
ATTN: JOHN WASSEL
PHONE: 443.488.1887

CONSULTANT:
PLAN PREPARED BY:
DEWBERRY
10461 MILL RUN CIRCLE, SUITE 300
OWINGS MILLS, MARYLAND 21117
ATTN: DAVID TAYLOR, RLA
PHONE: 410.645.1820



VICINITY MAP
SCALE: 1" = 200'
ELECTION DISTRICT: 8
COUNCILMANIC DISTRICT: 3

- SITE DATA / GENERAL NOTES:**
- PROPERTY AREA: (PARCEL 0018) 13.29 ACRES (578,912.4 SF)
 - EXISTING ZONING: ML IM (MANUFACTURING, LIGHT, INDUSTRIAL MAJOR DISTRICT)
 - EXISTING LAND USE: INDUSTRIAL (BALTIMORE GAS & ELECTRIC OPERATIONS)
 - PROPERTY INFORMATION:
 - a. TAX MAP / GRID / PARCEL / ACCOUNT NUMBER: TAX MAP 0051 / GRID 0004 / PARCEL 0018 / 0802002468
 - b. COUNCILMANIC DISTRICT: 3
 - c. ELECTION DISTRICT: 8
 - d. CENSUS TRACT: 4084
 - e. ADC MAP LOCATION: MAP 1460 GRID G4, G5, H4, H5
 - f. 200 SCALE GRID: 051B1
 - g. TAX MAP(S): 51
 - h. WATERSHED: LOCH RAVEN RESERVOIR
 - i. SUBWATERSHED: BEAVER DAM RUN
 - EXISTING CONDITIONS DATA SHOWN HEREON WAS OBTAINED FROM SURVEY PERFORMED BY DEWBERRY ENGINEERS INC. ON JANUARY 27, 2021. SUBSURFACE UTILITY EXPLORATION PERFORMED BY CNC CIVIL SERVICES, LLC ON JANUARY 29, 2021, AND SUPPLEMENTED WITH READILY AVAILABLE BALTIMORE COUNTY GIS DATA.
 - STRUCTURES:
 - EXISTING: 7 EXISTING BUILDINGS
 - FUTURE DRG#2023-00101: 1 BUILDING #3 30' L x 50' W x ±18'H; AREA: 1,500 SF
 - 1 SOLAR CANOPIES/CARPORT 40,000 SF ROOF OVER NORTH PARKING LOT, AREA A ±18'H
 - PROPOSED: PROPOSED EXISTING FLEET SHOP ADDITION
 - GROSS FLOOR AREA FOR ADDITION = 1,242 SF
 - GROSS FLOOR AREA FOR EXISTING BUILDING = 3,520 SF
 - GROSS FLOOR AREA FOR PROPOSED BUILDING = 4,466 SF
 - NET GROSS FLOOR AREA = 946 SF
 - THERE IS NO 100 YEAR FLOODPLAIN ON THIS SITE.
 - THERE ARE NO KNOWN WETLANDS ON THIS SITE. A STREAM IS LOCATED TO THE NORTH OF THE SITE.
 - PROPOSED DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE STATE, FEDERAL, AND LOCAL REGULATIONS.
 - THERE ARE THREE EXISTING INFILTRATION TRENCH STORMWATER MANAGEMENT FACILITIES ON THE PROPERTY. THIS PLAN IS SUBJECT TO CURRENT BALTIMORE COUNTY STORMWATER MANAGEMENT REGULATIONS. THE PROJECT IS CONSIDERED REDEVELOPMENT AND IS INTENDED TO MEET ENVIRONMENTAL SITE DESIGN (ESD) CRITERIA THROUGH IMPERVIOUS AREA REDUCTION.
 - THERE ARE NO RESIDENTIAL TRANSITION AREA (RTA'S).
 - THERE ARE NO KNOWN HAZARDOUS MATERIALS AS DEFINED BY SECTION 7-101 OF THE ENVIRONMENTAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND.
 - ZONING HISTORY:
 - CASE R-1953-2607: (5/13/1953) PETITION THAT THE ZONING STATUS OF THE PROPERTY IN QUESTION BE RE-CLASSIFIED, PURSUANT TO THE ZONING LAW OF BALTIMORE COUNTY FROM "A" RESIDENTIAL ZONE TO "I" LIGHT INDUSTRIAL ZONE. PROPERTY ADJOINING ON THE SOUTH AND ON THE WEST IS ALREADY CLASSIFIED AS "I" LIGHT INDUSTRIAL, AS IS PROPERTY LOCATED ACROSS YORK ROAD SOUTHEAST OF THIS PROPERTY.
 - CASE 1958-4330-SPH: (11/15/1958) PETITION FOR THE APPROVAL OF A DEVELOPMENT PLAN THAT PROPOSES TO USE LAND IN QUESTION AS A PUBLIC UTILITY DISTRIBUTION SERVICE CENTER WHERE WILL BE LOCATED AN OFFICE BUILDING, STOREROOM, STORAGE YARDS AND TRANSPORTATION FACILITIES. APPROVED; DEVELOPMENT PLAN PARTIALLY WITHIN MANUFACTURING RESTRICTED ZONE APPROVED.
 - CASE R-1966-0213-X: (3/31/1966) PETITION THAT THE ZONING STATUS OF THE PROPERTY IN QUESTION BE RE-CLASSIFIED, PURSUANT TO THE ZONING LAW OF BALTIMORE COUNTY, FROM AN "M" ZONE TO AN "ML" ZONE FOR THE FOLLOWING REASON(S): THERE WAS AN ERROR IN THE ADOPTION OF THE ZONING MAP, AND THERE HAS BEEN A CHANGE IN THE CONDITION AND THE CHARACTER OF THE NEIGHBORHOOD SINCE THE ADOPTION OF THE MAP. REQUEST TO DISMISS PETITION SUBMITTED 3/29/1966. ZONING COMMISSIONER DISMISSED REQUEST 3/31/1966.
 - SPIRIT & INTENT APPROVAL WAS LAST PROVIDED VIA LETTER SHOWN HEREON DATED AUGUST 15, 2022. PER THE BALTIMORE COUNTY OFFICE OF PLANNING, THERE ARE NO BUILDINGS, PROPERTY OR SITE WITHIN OR CONTIGUOUS TO THE PROPOSED DEVELOPMENT INCLUDED ON THE MARYLAND HISTORICAL TRUST INVENTORY OF HISTORIC PROPERTIES. THE BALTIMORE COUNTY PRELIMINARY OR FINAL LANDMARKS LIST, THE NATIONAL REGISTER OF HISTORIC PLACES, THE MARYLAND ARCHEOLOGICAL SURVEY, OR IDENTIFICATION OF ANY BALTIMORE COUNTY HISTORIC DISTRICT, OR NATIONAL REGISTER DISTRICT COVERING THE PROPOSED DEVELOPMENT.
 - THE SITE IS NOT IN ANY DESIGNATED AREA ON THE BALTIMORE COUNTY MAP OF CRITICAL STATE CONCERNS.
 - PROPOSED PEAK HOUR TRIPS (PER TRAFFIC COUNT SUMMARY):
 - BGE ENTRANCE AT WARREN ROAD: 135
 - WARREN ROAD GATE: 67
 - BGE ENTRANCE AT YORK ROAD: 69
 - YORK ROAD GATE: 29
 - YORK ROAD OTHERS: 25
 - YORK ROAD VISITOR LOT: 41
 - PEDESTRIAN TURNSTILE: 44
 - THIS SITE IS SERVICED BY PUBLIC WATER, PER THE BALTIMORE COUNTY 2020 BASIC SERVICES MAP. PUBLIC SEWER IS AVAILABLE AND THE SITE IS NOT IN A DEFICIENT/CONCERN AREA, PER THE BALTIMORE COUNTY 2020 BASIC SERVICES MAP.
 - THE ENTRANCE TO THE NORTHEAST OF THE SITE FROM YORK ROAD SHALL REMAIN ALONG WITH THE SOUTHWESTERN ENTRANCE TO THE SITE FROM W WARREN ROAD.
 - SETBACKS:

	REQUIRED	PROPOSED
BUILDING:		
FRONT:	25'	100'+
SIDES:	30'	30'
REAR:	30'	100'+
 - PARKING:

	EXISTING SPACES	REQUIRED SPACES	PROPOSED SPACES
FOR EMPLOYEES: (AREA A)	92	80 (BALT. CO REQUIREMENT)	92
FOR FLEET/EQUIPMENT: (AREA B)	60	71 (BGE FLEET/ SERVICE CENTER OWNER REQUIREMENT)	83
FOR EMPLOYEES & VISITORS: (AREA C)	28	31 (INCLUDING 5 ADA: 3 STANDARD, 2 VAN)	
 - TRANSIT SERVICES: SERVED BY LOCAL BUS LINE. NEAREST STOP IS APPROXIMATELY 142' SOUTH OF THE EXISTING FLEET SHOP BUILDING ON THE WESTBOUND SIDE OF W WARREN ROAD.
 - PLAN REFERENCES: FOREST CONSERVATION PLAN #C22-027; LANDSCAPE ONLY AGREEMENT #22199RA0
 - THE DRG APPROVED THE PROPOSED FLEET SHOP ADDITION SHOWN HEREON. DRG NO: 121024D.

Dewberry Engineers Inc.
10461 MILL RUN CIRCLE
SUITE 300
OWINGS MILLS, MARYLAND 21117
PHONE: 410.295.9500
FAX: 410.295.6878

DEVELOPER/APPLICANT

EXELON
BALTIMORE GAS
& ELECTRIC COMPANY

ATTN: JOHN WASSEL
FACILITIES MANAGER
1068 N FRONT STREET,
BALTIMORE, MD 21202
OFFICE: 443.488.1887
EMAIL: JOHN.WASSEL@BGE.COM

COCKEYSVILLE
SERVICE CENTER

BALTIMORE COUNTY, MD

10500 YORK ROAD
COCKEYSVILLE, MD 21103

SEAL

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 33959
EXPIRATION DATE: 1.14.2027

SCALE

0' 50' 100'

1" = 50'

No.	DATE	BY	Description
REVISIONS			
DRAWN BY: SRP			
APPROVED BY: LRB			
CHECKED BY: LRB			
DATE: 01/09/2025			
TITLE: PLAN TO ACCOMPANY SPIRIT & INTENT LETTER			
PROJECT NO.: 50139020			

1

SHEET NO. 1 OF 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 235182

Date: 1-28-2025

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	2006		0150					200.00

Total: 200.00

Rec

From: 10500 YORIK B

For: SAI LETTER

ML-DM

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

CP 25-0069



Rosenberg
Martin
Greenberg LLP

ATTORNEY OPERATING ACCOUNT
25 SOUTH CHARLES STREET, 21ST FLOOR
BALTIMORE, MARYLAND 21201
(410) 727-6600



First National Bank

60-1809/433

90588

PAY: Two Hundred Dollars and 00/100

NUMBER

DATE

AMOUNT

90588

12/30/2024

200.00

TO THE
ORDER
OF

Baltimore County



VOID AFTER 90 DAYS
Ben [Signature]

090588 0433180921 60152100



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 15, 2022

Whiteford, Taylor & Preston, LLP
1 W. Pennsylvania Avenue, Suite 300
Towson, Maryland 21204
Attn: Jennifer R. Busse

RE: Spirit and Intent
Case No. 1958-4330-SPH
Tax No. 0802002468
8th Election District

Dear Mrs. Busse,

Based on the information you provided, a review of all available zoning records and consultation with Jeff Perlow, Zoning Review Supervisor, the following has been determined:

Upon further examination of the submitted redlined site plan and your letter detailing all proposed work, our office has determined this request to be within the Spirit & Intent of case 1958-4330-SPH.

Please be advised, all propose structures must comply with bulk regulations and parking requirements. The maximum height of a commercial fence is 12 feet, a request over that height would need to be approved by the Chief Building Engineer.

I hope you find the information provided above satisfactory. If you need further information, you can reach Zoning at 410-887-3391.

The foregoing is merely an informal opinion. It is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

Sincerely,

A handwritten signature in black ink, appearing to read "Shaun Crawford", is written over a horizontal line.

Shaun Crawford
Planner, Zoning Review

SC/22-0801

WHITEFORD, TAYLOR & PRESTON L.L.P.

JENNIFER R. BUSSE
 DIRECT LINE (410) 832-2077
 DIRECT FAX (410) 339-4027
 jbusse@wtplaw.com

TOWSON COMMONS, SUITE 300
 ONE WEST PENNSYLVANIA AVENUE
 TOWSON, MARYLAND 21204-5025
 MAIN TELEPHONE (410) 832-2000
 FACSIMILE (410) 832-2015

BALTIMORE, MD
 BETHANY BEACH, DE*
 BETHESDA, MD
 COLUMBIA, MD
 DEARBORN, MI
 FALLS CHURCH, VA
 LEXINGTON, KY
 PITTSBURGH, PA
 ROANOKE, VA
 WASHINGTON, DC
 WILMINGTON, DE*

WWW.WTPLAW.COM
 (800) 987-8705

August 10, 2022

Via Hand Delivery

Mr. Jeffrey Perlow
 Chief Zoning Review Supervisor
 Baltimore County Zoning Office
 111 W. Chesapeake Avenue
 Room 111
 Towson, Maryland 21204

**Re: Spirit and Intent Request
 BGE Cockeysville Service Center - 10500 York Road
 Tax Map 51, Parcel 18**

Dear Mr. Perlow:

As you are aware, I represent BGE with regard to the installation of upgraded security fences at various substations throughout the county. Following the direction previously provided by Mr. Richards, I will continue to bring each such project to your attention for guidance on what level of review will be required.

A fence replacement is now required for BGE's Cockeysville Service Center located at the intersection of York and Warren Roads. A few other improvements are also planned for the property at this time. A Development Review Committee ("DRC") meeting was held regarding the property in March of 2021. A copy of the DRC approval is attached hereto. The attached Plan to Accompany this Spirit & Intent request shows the improvements approved by the DRC.

Regarding the fence work, the proposed new security fence is shown on the attached plan in red. Attached are photos representing examples of the type of fence that will be installed.

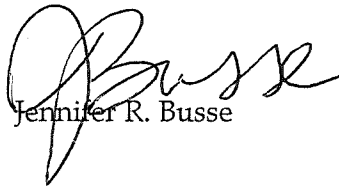
The majority of the other proposed work is internal to the site. Specifically, there are eight (8) buildings on the property at this time. Of those, five (5) will remain and three (3) will be razed. Two (2) new storage buildings will be constructed (neither of which is conditioned space / both of which will be used for material storage), and two (2) canopies will be installed (one over the loading dock and the other over material storage bins). Along the York Road

frontage, a narrow strip of pavement will be added to accommodate Electrical Vehicle ("EV") charging stations and parking spaces. A landscape plan is being submitted to Mr. Hermann, a copy of which is also attached hereto.

The facility was granted approval in Case 1958-4330-SPH for use as a public utility distribution service center including an office building, storage yards and transportation facilities. A copy of that case is attached hereto. I respectfully submit that the now proposed upgrade to the landscape screen falls within the Spirit & Intent of the prior approval.

Please let me know if there is any other information needed in support of this request. Attached is my firm's check in the amount of \$200.00.

Sincerely,



Jennifer R. Busse

Spirit & Intent Approval provided:

Jeffrey Perlow

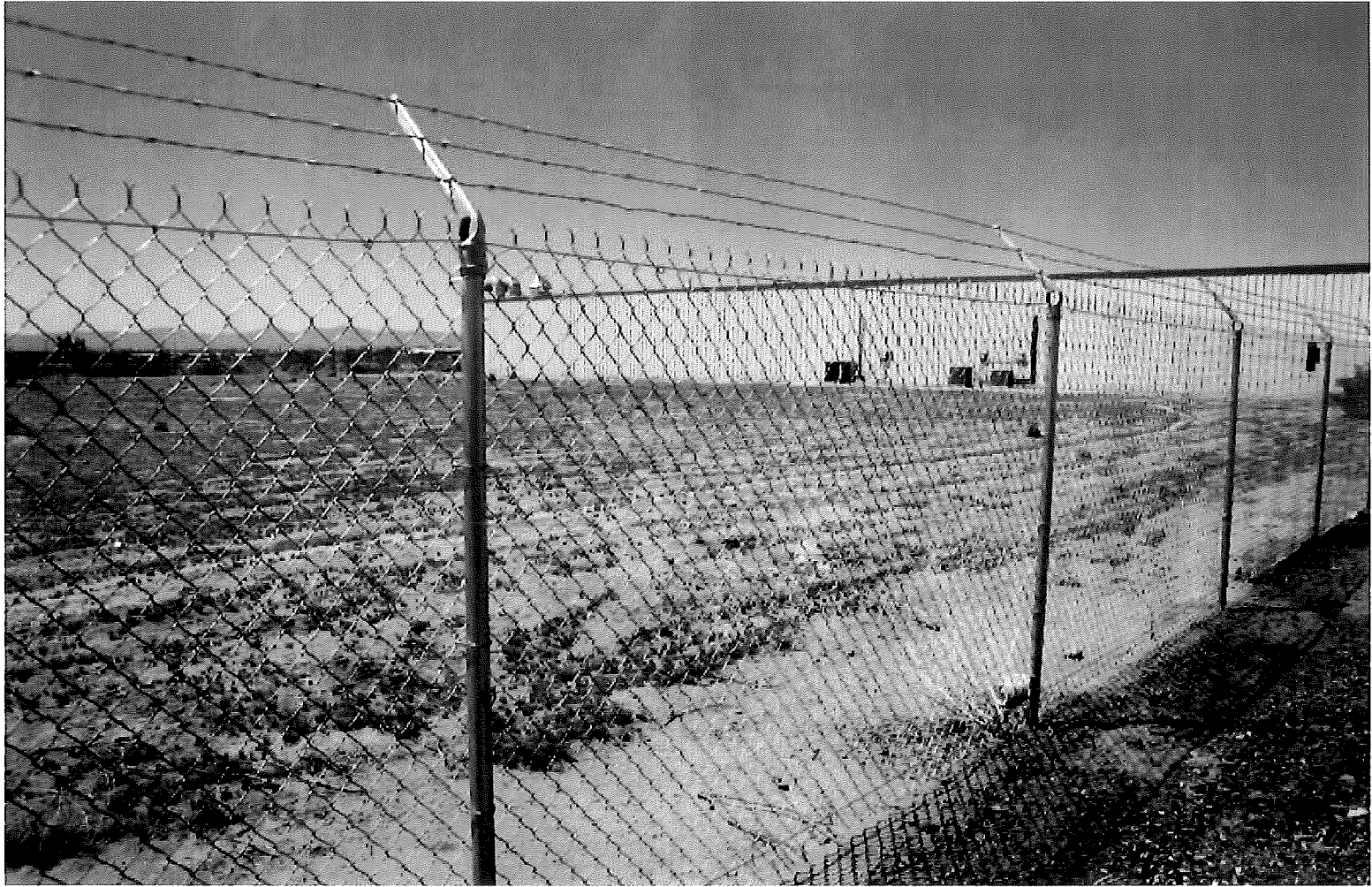
Date

Enclosures:

- Copy of 3/4/21 DRC letter
- Site Plan to accompany S&I Request
- Copy of Case 1958-4330-SPH
- Photos of fence options
- Copy of Landscape Plan
- Payment for this request

cc: Chris Kelly
Kevin Hedge
Constance Pierce, Esq.





RE: PETITION FOR APPROVAL OF
DEVELOPMENT PLAN IN A
MANUFACTURING RESTRICTED ZONE
W.D. York Road at the Junction
with Warren Road, 8th District
Northern Central Dev. Co.
Petitioner - Baltimore & Elec.
Co., Contract Purchaser
OF BALTIMORE COUNTY
No. A330-Sp. Near.

The property which is the subject of this petition is located in the Eighth District of Baltimore County beginning at a point on the westernmost side of York Road 1253.5' southerly from the westerly extension of Hillside Avenue. It is the desire of the petitioner to use 17.566 acres of land for a Public Utility Distribution Service Center, which will consist of an office building, storeroom, storage yard and transportation facilities.

In view of the fact that a small part of the said tract is zoned Manufacturing Restricted; the balance being zoned Manufacturing Light, it is the opinion of the Deputy Zoning Commissioner that the approval of a Development Plan in a Manufacturing Restricted Zone for the above use would be proper and would not be detrimental to the general welfare of the community.

It is this 15th day of January, 1958, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the Development Plan is hereby approved which permits a Public Utility Distribution Service Center on the above property.

[Signature]
Deputy Zoning Commissioner
of Baltimore County

PETITION FOR APPROVAL OF
DEVELOPMENT PLAN IN A
MANUFACTURING RESTRICTED ZONE

IN THE MATTER OF :
BALTIMORE GAS AND ELECTRIC COMPANY :
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

For approval of Development Plan in a
Manufacturing Restricted Zone

To the Zoning Commissioner of Baltimore County:

Baltimore Gas and Electric Company hereby petitions for approval of a Development Plan for a Manufacturing Restricted Zone under the Zoning Regulations and Restrictions of Baltimore County, passed by the County Commissioners of Baltimore County agreeable to Chapter 877 of the Acts of the General Assembly of Maryland of 1953, and amendments thereto, for a certain use as provided under the said Regulations as follows:

The Manufacturing Restricted Zone for which the approval of a Development Plan is sought is located on the westernmost side of York Road at its junction with the Warren Road in the Eighth Election District of Baltimore County, Maryland.

Baltimore Gas and Electric Company wishes to use 17.566 acres of land at this location as a distribution center where will be located an office building, storeroom, storage yard, and transportation facilities.

A small part of said tract of land is zoned Manufacturing Restricted; the balance is zoned Manufacturing Light.

The Manufacturing Restricted Zone within said whole tract is described as follows:

BEGINNING for the same at a point on the westernmost side of York Road at a distance of 1253.5 feet southerly from a point where the westerly extension of the center line of Hillside Avenue intersects said York Road, and thence southerly with a frontage of 161.6 feet, more or less, on the York Road and with the depth of 200 feet measured at right angles from the center line of York Road, and with a rear line measurement of 621.7 feet.

The whole tract of land of said 17.566 acres is described as follows:

1/15/58
10 A.M.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District : 8th Date of Posting : 1-14-58
Posted for : Special Planning for approval of a Development Plan for a Manufacturing Restricted Zone
Petitioner : Baltimore Gas and Electric Company
Location of property : W. York Road opposite Warren Rd. at the W.D. York Road
Location of Signs : Two signs opposite Warren Rd. on the W.D. York Road
and one sign at the W.D. York Road on the W.S. of York Road
Remarks :
Posted by : Ralph A. Heston Date of return : 1-16-58

BEGINNING for the same at a point on the westernmost side of York Road at a distance of 2021.0 feet southerly from the point where the westerly extension of the center line of Hillside Road intersects the westernmost side of said York Road, running thence North 85° West 299.56 feet, North 9° 20' East 799.12 feet to the easternmost side of the Pennsylvania Railroad right of way (formerly Northern Central Railroad), thence binding on the east side of said right of way North 35° 30' West 821.03 feet, thence South 75° 15' 10" East 938.69 feet to the westernmost side of York Road (66 feet wide), thence South 100° 18' 10" East, binding on the westernmost side of said York Road 771.39 feet to the place of beginning.

The Manufacturing Restricted Zone and the whole tract of land aforesaid are more particularly shown on the plat attached hereto marked "Petitioner's Exhibit A" and made part hereof.

The Petitioner submits for the approval of the Zoning Commissioner a Development Plan for the aforesaid property, particularly that portion thereof which lies within the Manufacturing Restricted Zone as shown on the following drawings:

- (1) Proposed Site Plan York Road at Warren Road, Electric Distribution Service Center, Cockeysville, designated M755C - filed herewith in quintuplicate and made part hereof.
- (2) Proposed Front Elevation York Road and Warren Road, Electric Distribution Service Center, Cockeysville, designated "Sketch," filed herewith in quintuplicate and made part hereof.

NORTHERN CENTRAL DEVELOPMENT CORP.

By : *[Signature]*
President ORDER

BALTIMORE GAS AND ELECTRIC COMPANY
By : *[Signature]*
Vice President CONTRACT PURCHASER

21 West Pennsylvania Avenue
Towson - 1, Maryland

[Signature]
Bryan C. Coleman

1707 Lexington Building
Baltimore - 1, Maryland
ATTORNEYS FOR PETITIONER



January 13, 1958

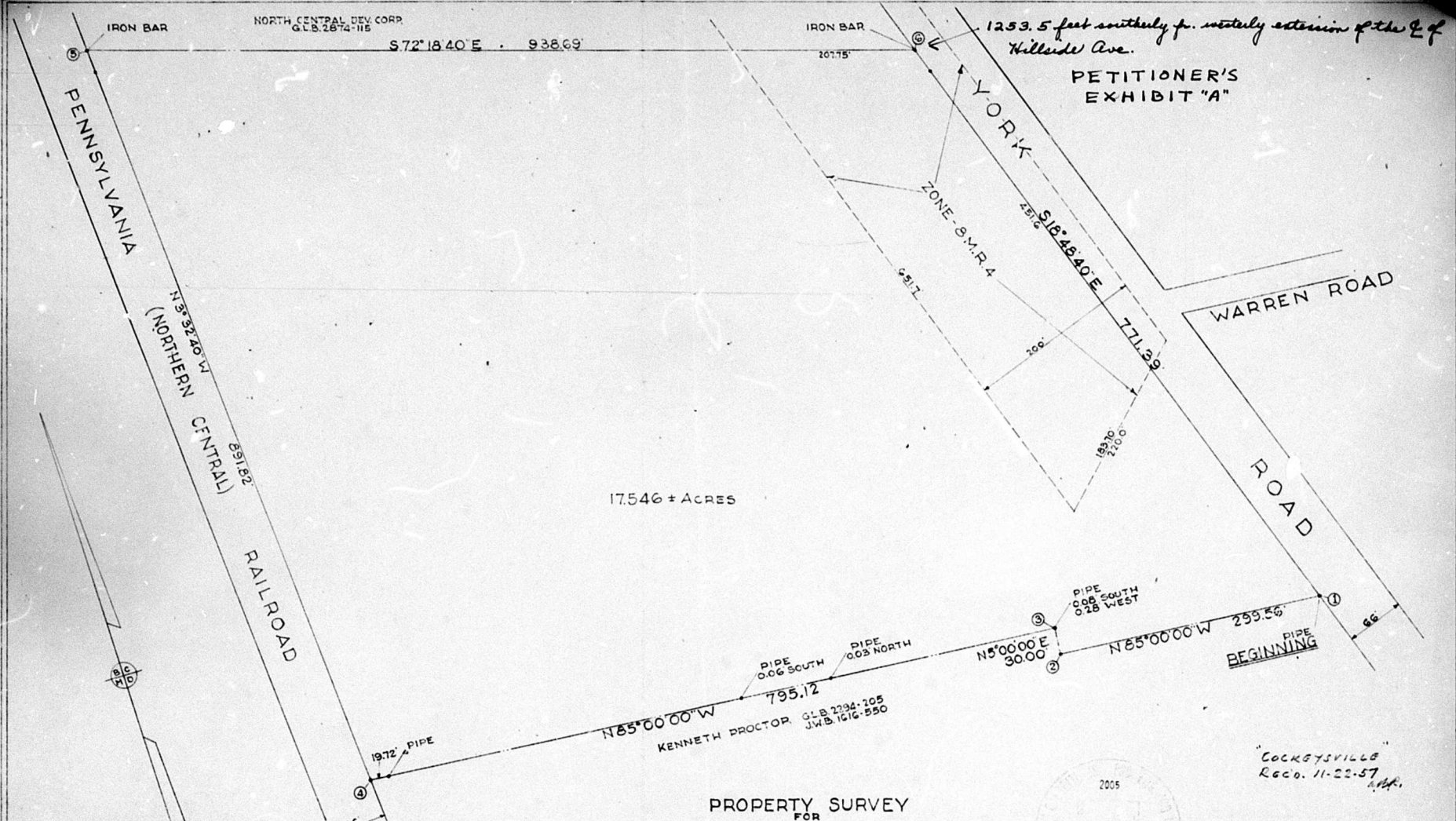
\$25.00

RECEIVED of Baltimore Gas and Electric Company, petitioner, the sum of Twenty-five Dollars (\$25.00) to cover cost of petition and posting property signs on the westernmost side of York Road opposite its junction with Warren Road.

Thank you.

Zoning Commissioner
of Baltimore County

RECEIVED
JAN 13 1958
COMPTROLLER'S OFFICE



COORDINATES OF CORNERS - B.C.M.D. SYSTEM

NO.	WEST	NORTH	NO.	WEST	NORTH
1	7082.19	64252.55	4	8170.09	64377.85
2	7380.61	64278.66	5	8225.23	65267.97
3	7378.00	64308.55	6	7330.92	64982.74

PROPERTY SURVEY
FOR
BALTIMORE GAS AND ELECTRIC
COMPANY
8TH ELEC. DIST. COCKEYSVILLE, MD.
SCALE: 1"=100' NOV. 22, 1957



JAMES S. SPAMER & ASSOCIATES
REGISTERED ENGINEER NO. 2181
YORK RD. & CHESAPEAKE AVENUE
TOWSON 4, MD.

"COCKEYSVILLE"
Rec'd. 11-22-57
J.S.S.

