



KEVIN KAMENETZ
County Executive

February 20, 2015

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

BGE
1699 Leadenhall Street
Baltimore, MD 21230
Attention: Jim Burkman
Senior Environmental Management Unit

Re: Zoning Verification Letter
Spirit and Intent Letter
4218 Blakely Avenue (Parking Lot)
Tax map 72, Parcel 666
Tax ID Number: 1102002950
Case Number: 1982-0132-SPHX & 1959-4717-X
11th Election District

To Whom It May Concern:

Your spirit and intent letter sent to Arnold Jablon, Director of Permits, Administration and Inspections, has been referred to me for reply. Based upon the information provided therein, our research of the zoning records, and the controversial nature of this site following applies:

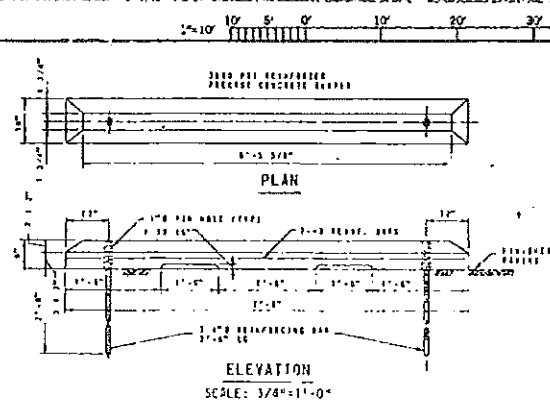
1. It has been determined that the proposed changes outlined in your letter and shown on your accompanied red lined site plan does meet the spirit and intent of the Baltimore County Zoning Regulations and the Special Exception Hearing order in zoning Case 1982-0132-SPHX and the amended original Special Exception order 1959-4717-X.
2. The (2) 15'X 25'x11'2" sheds are permitted on the parking lot however, if they are to be located in the D.R.5.5 portion of the lot they will have to meet the building setbacks for the zone.
3. This letter must be accompanied with a site plan detailing the sheds setbacks for permit approval.

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 410-887-3391.

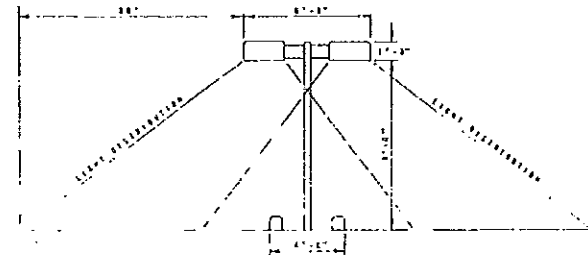
Very truly yours,
ORIGINAL SIGNED BY
LEONARD J. WASILEWSKI

Leonard Wasilewski
Planner II
Zoning Review

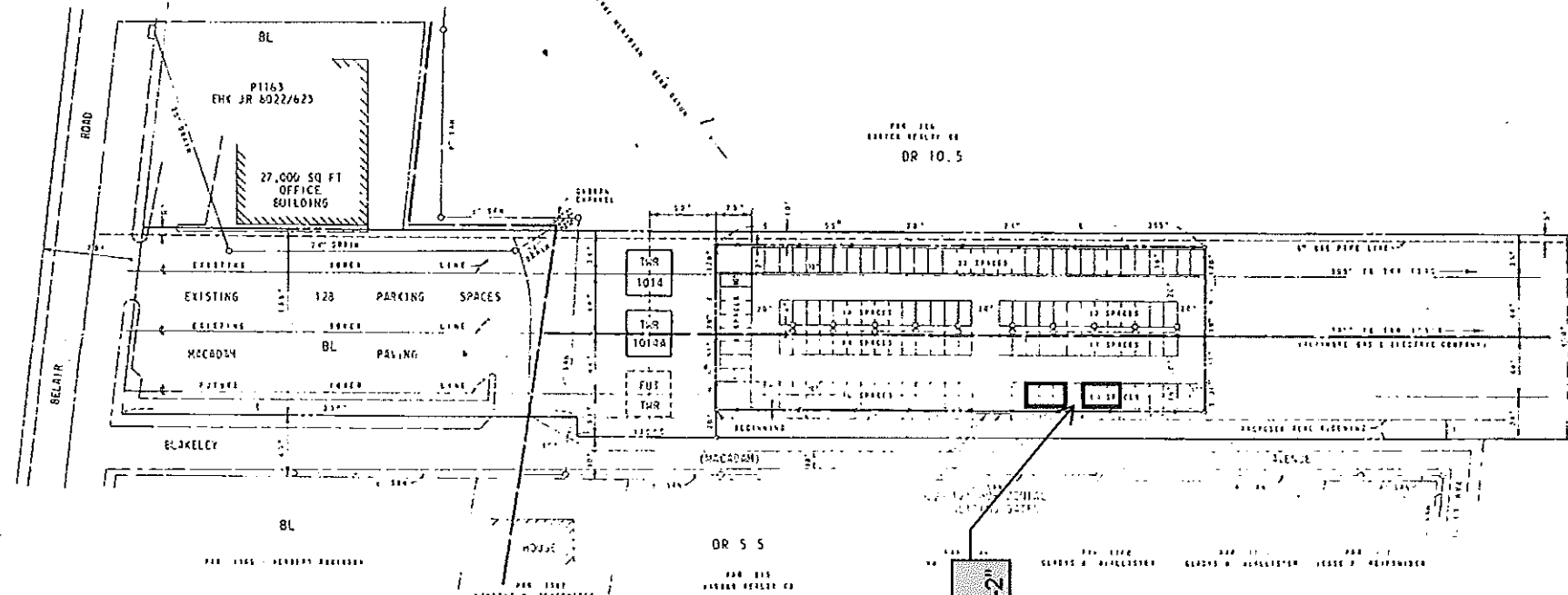
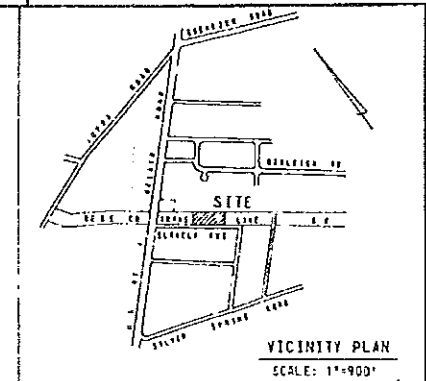
LW/15-038



STANDARD PRECAST CONCRETE BUMPER - DETAIL



TYPICAL LIGHTING FIXTURE
(30' SPACING)



NOTES:

1. FENCES TO BE CHAIN LINK CONSTRUCTION WITH AN OVERALL HEIGHT OF 8'-0" CONSISTING OF 7'-0" OF FABRIC WITH THREE (3) STRANDS OF BARBED WIRE TURNED OUT.
2. SCREENING: EVERGREENS TO BE PLANTED 5' ON CENTERS AROUND ALL FOUR SIDES.
3. PAVING: TAR AND CHIP
6" STONE BASE C&G
1 1/2 GAL ASPHALT PER SQ YD
30 LBS #4 CHIPS PER SQ YD
1 1/2 GAL ASPHALT PER SQ YD
20 LBS #7 CHIPS PER SQ YD
4. PRECAST CONCRETE BUMPERS TO BE INSTALLED 24" FROM REAR OF EACH PARKING SPACE. (SEE DETAIL)
5. HOURS OF OPERATION: 7:00 AM TO 5:00 PM
OVERTIME OPERATION: NOT TO EXCEED 4 TIMES PER MONTH.
6. THE PLAN AS PROPOSED REPRESENTS THE PETITIONER'S BEST JUDGMENT AS TO THE SIZE, LOCATION AND OTHER FEATURES OF THE PROPOSED IMPROVEMENT. APPROVAL OF THIS PLAN SHALL PERMIT SUCH REASONABLE ADJUSTMENTS OR VARIATIONS AS MAY BE REQUIRED BY GOVERNMENTAL APPROVING AGENCIES OR DEPARTMENTS, LENDERS, UTILITY COMPANIES AND INSURERS.

KEY	
—	INDICATES ZONING BOUNDARY
8	INDICATES DOUBLE 125 WATT HIGH PRESSURE SODIUM LIGHTS
—	INDICATES FENCE OF PARKING AREA

Two 15x25' sheds with a height of 11'-2"

THIS PROPERTY:
LOCATED IN THE 11TH ELECTION DISTRICT OF BALTIMORE COUNTY
ZONING MAP AC - EXISTING ZONING - OR 10.5/DR 5.5
TAX MAP NO. 72 PARCEL NO. 666
DEED REFERENCE - M.J.R. 3537 FOLIO 142
0.98 ACRES
PROPERTY OUTLINE BASED ON A SURVEY PREPARED BY COLLEENBERG BROS., SURVEYORS AND CIVIL ENGINEERS DATED 4-22-57
EXISTING SPECIAL EXCEPTION ON R/W - 3717A

J.F. GUTHRIE JR. (P.L.S. #10)
ELECTRIC ENGINEERING DEPARTMENT
BALTIMORE GAS & ELECTRIC COMPANY

ENGINEERING		PLOT PLAN FOR ZONING PARKING AREA PORTION OF WINDY EDGE TO NORTHEAST TRANSMISSION LINE R/W	
DESIGNER	DATE	FILE	SCALE
DRAWN	DATE	FILE	SCALE
CHECKED	DATE	FILE	SCALE
APPROVED	DATE	FILE	SCALE
DESIGN & DRAFTING		BALTIMORE GAS AND ELECTRIC COMPANY	
ELECTRIC ENGINEERING DEPARTMENT		ELECTRIC ENGINEERING DEPARTMENT	
DATE		NO. 300-931-D	

ORDERED by the Zoning Commissioner of Baltimore County
this 21 day of July, 1959,
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 19 day of
August, 1959, at 1:00 o'clock
P. M.

Zoning Commissioner
of Baltimore County

Upon hearing on the above petition for a special excep-
tion to use the property described therein for the construction,
operation, and maintenance of a steel tower electric transmission
line or lines extending generally from Baltimore Gas & Electric
Company's "Mindy Edge" Substation, and it appearing that by
reason of location, the safety, health and the general welfare
of the locality involved not being detrimentally affected, the
special exception should be granted, therefore:

It is this 20th day of August, 1959, by the
Deputy Zoning Commissioner of Baltimore County, ORDERED that the
aforesaid special exception should be and the same is hereby
granted.

Deputy Zoning Commissioner
of Baltimore County

August 27, 1959

\$75.00

Received of Baltimore Gas & Electric Company
\$75.00 due for additional advertising of the
property situate:

Ferguson Ave. & North Wind Road

Thank You

Walter H. Adams
Zoning Commissioner
of Baltimore County

PAID - Baltimore County, Md. - Office of Finance

8-1799 4536 * * * TIL - 7500
6-1799 4536 * * * TIL - 7500

PETITION FOR SPECIAL EXCEPTION

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

For a Special Exception
To The Zoning Commissioner of Baltimore County

BALTIMORE GAS AND ELECTRIC COMPANY hereby petitions for a Special
Exception, under the Zoning Regulations and Restrictions passed by the
County Commissioners of Baltimore County, agreeable to Chapter 877 of the
Acts of the General Assembly of Maryland of 1943, for a certain permit and
use, as provided under said Regulations and Act, as follows:

A Special Exception to use the land (and improvements now or to
be erected thereon), hereinafter described, for the construction, operation,
and maintenance of a steel tower electric transmission line or lines extend-
ing generally from Baltimore Gas and Electric Company's Mindy Edge Substation
(located in the 11th Election District of Baltimore County north of
Northwind Road and west of Magdala Road), in a southeasterly direction 5 1/2
miles to Baltimore Gas and Electric Company's Northeast Substation (located
in the 15th Election District of Baltimore County approximately 800' north-
westerly from Bird River Road) and traversing all those properties shown on
a plat dated July 14, 1959, attached hereto, made a part hereof and designat-
ed as Petitioner's Exhibit A, all of which are outlined in red on said
Exhibit A, and more particularly described as follows:

BEGINNING for the same in the center line of a pro-
posed electrical transmission line right of way 150 feet
wide, said point of beginning being also in the center
of Ferguson Avenue at a point approximately 1,050 feet
measured in a northerly direction along the center line
of said avenue from its intersection with the center line
of Northwind Road, thence running with the center line
of Ferguson Avenue, S 28° 03' W - 75', thence N 62° 19' 20"
W - 138.96' and N 57° 26' 10" W - 318.43' to the easternmost
outline of Baltimore Gas and Electric Company's Mindy Edge
Switching Station, thence running with and binding on said
outline N 12° 51' E - 565.30', thence S 38° 21' 40" E - 109.28',
S 23° 18' W - 231.09', S 43° 10' 20" E - 453.43' and S 62°
19' 20" E - 125.59' to the center of said Ferguson Avenue,
thence running with the center line of said avenue, S 40°
00' W - 15.53' and S 20° 00' W - 60.27' to the place of
beginning.

Measuring Aug. 1958, 1959 & 1960

8/14/59
1 R M

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
110 W. CONNERSVILLE AVE.
BALTIMORE, MARYLAND
MC 12000

MARSHALL M. BELL
DIRECTOR

WALTER H. ADAMS
ZONING COMMISSIONER

NOTICE OF HEARING

Baltimore Gas & Electric Co.
Baltimore, Md.

Re: 2-Parcels-Ferguson Ave. North of
Northwind Rd.-11th & 15th Dates,
August 20 & 27, 1959 - ELEC. CO.-PETITIONER

TIME: 1:00 P.M.
DATE: Wednesday, August 19, 1959
PLACE: Room 106, County Office Building, 110 W. Connorsville Avenue,
Baltimore, Maryland

Zoning Commissioner
of Baltimore County

RECEIPT

PAID - Baltimore County, Md. - Office of Finance

Dated - July 29, 1959

RECEIVED of: Twp 4494 and 4495 * * * TIL - 4000
LOCATION OF PROPERTY: see above
AMOUNT: \$10.00

Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11-113-A
Date of Posting: 8-2-59
Posted for: Baltimore Gas & Electric Company
Petitioner: Baltimore Gas & Electric Company
Location of property: 2-Parcels-Ferguson Ave. North of Northwind Rd.-11th & 15th Dates, August 20 & 27, 1959 - ELEC. CO.-PETITIONER
Location of Signs: 2-Parcels-Ferguson Ave. North of Northwind Rd.-11th & 15th Dates, August 20 & 27, 1959 - ELEC. CO.-PETITIONER
Remarks: 2-Parcels-Ferguson Ave. North of Northwind Rd.-11th & 15th Dates, August 20 & 27, 1959 - ELEC. CO.-PETITIONER
Posted by: [Signature] Date of return: 8-6-59

ZONING DEPARTMENT OF
BALTIMORE COUNTY
PETITION FOR SPECIAL EXCEPTION
11TH AND 15TH DISTRICTS

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for a Special Exception to use the property hereinafter described for Steel Tower Electric Transmission Line, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Room 108, Courthouse Building, 301 W. Chesapeake Avenue, Towson, Maryland.

On Wednesday, August 19, 1959
At 1:00 P. M.

to determine whether or not the Special Exception petitioned for as aforesaid should be granted, the property in said petition being particularly described as follows:

PARCEL 1
Beginning for the same in the center line of a proposed electrical transmission line right of way 150 feet wide, said point of beginning being also in the center of Ferguson Avenue at a point approximately 1,050 feet measured in a Northerly direction along the center line of said avenue from its intersection with the center line of Northwind Road; thence running with the center line of Ferguson Avenue South 28 degrees 08 minutes West 75 feet; thence North 62 degrees 19 minutes 20 seconds West 188.96 feet and North 57 degrees 26 minutes 10 seconds West 218.44 to the Easternmost outline of Baltimore Gas and Electric Company's Windy Edge Switching Station; thence running with and binding on said outline North 1 degree 55 minutes East 548.30 feet; thence South 38 degrees 41 minutes 40 seconds East 189.38 feet; South 53 degrees 48 minutes West 231.09 feet, South 43 degrees 40 minutes 20 seconds East 125.59 feet to the center line of said avenue, South 46 degrees 06 minutes West 15.53 feet and South 38 degrees 08 minutes West 60.27 feet to the place of beginning.

PARCEL 2
Beginning for the same in the center line of a proposed electrical transmission line right of way 150 feet wide, said point of beginning being also in the center of Ferguson Avenue at a point approximately 1,050 feet measured in a Northerly direction along the center line of said Avenue from its intersection with the center line of Northwind Road, said point of beginning being also the beginning of the above-described irregular parcel; thence South 63 degrees 12 minutes East 461.23 feet; thence South 2 degrees 48 minutes West 230.41 feet to intersect the center of Hines Road at a point approximately 1,000 feet measured in a Northeasterly direction along the center of said road from its intersection with the center of Ferguson Avenue; thence continuing the same bearing, South 2 degrees 48 minutes West 414.11 feet; thence South 37 degrees 25 minutes 57 seconds East 324.72 feet to intersect the center of Joppa Road at a point approximately 750 feet measured in a Southwesterly direction along the center of said road from its intersection with the center of Hines Road; thence continuing the same bearing South 37 degrees 35 minutes 57 seconds East 204.65 feet; thence South 61 degrees 06 minutes 31 seconds East 815.57 feet; thence South 53 degrees 28 minutes 21 seconds East 234.35 feet to intersect the Easternmost side of Belair Road at a point 75.46 feet measured in a Northeasterly direction along said side of said road from its intersection with the Northernmost side of Blakely Avenue; thence continuing the same bearing and parallel to and 75 feet distant measured at right angles in a Northeasterly direction from said side of Blakely Avenue South 53 degrees 28 minutes 21 seconds East 7829.41 feet; thence South 28 degrees 43 minutes 30 seconds East 459.87 feet to intersect the Northernmost side of Silver Spring Road at a point approximately 3,600 feet measured in a Southeasterly direction along said side of said road from its intersection with the Easternmost side of Belair Road; thence continuing the same bearing, South 28 degrees 43 minutes 30 seconds East 3651.69 feet; thence South 41 degrees 14 minutes 00 seconds East 723.80 feet to a point South of the Southernmost side of proposed Whitmarsh Boulevard; thence running adjacent to said boulevard the four following courses and distances, North 89 degrees 05 minutes 20 seconds East 2346.77 feet, South 85 degrees 25 minutes 06 seconds East 2175.72 feet, South 75 degrees 52 minutes 00 seconds East 1563.15 feet and South 65 degrees 27 minutes 52 seconds East 916.79 feet to intersect the center line of Philadelphia Road at a point approximately 1,150 feet measured in a Southwesterly direction along the center of said road from its intersection with the center of Silver Spring Road; thence continuing the same bearing and still running adjacent to said boulevard South 65 degrees 27 minutes 52 seconds East 39 feet; thence leaving said boulevard, South 43 degrees 30 minutes 53 seconds East 668.32 feet to intersect the center line of Palaski Highway at a point approximately 3,000 feet measured in a Southwesterly direction along the center of said highway from its intersection with the center line of Ehenzer Road; thence continuing the same bearing South 43 degrees 30 minutes 53 seconds East 808.77 feet to the Westernmost side of an existing electrical transmission line right of way 150 feet wide; thence leaving said center line and running with and binding on said side of said right of way South 29 degrees 25 minutes 30 seconds West 78.45 feet; thence running with and binding on the prolongation of the Southernmost side of the right of way hereinafter described, 150 feet wide, said prolongation being the Southernmost side of a right of way 250 feet wide, the four following courses and distances, South 43 degrees 30 minutes 53 seconds East 531.51 feet, South 25 degrees 28 minutes 30 seconds East 1017.66 feet, South 42 degrees 54 minutes 10 seconds West 614.13 feet and South 17 degrees 05 minutes 50 seconds East 288.68 feet to intersect the Westernmost outline of Baltimore Gas and Electric Company's Northeast Substation at a point located at the end of the five following courses and distances, North 80 degrees 59 minutes West 521.28 feet, North 44 degrees 22 minutes West 258.05 feet, North 45 degrees 28 minutes East 349.94 feet, North 45 degrees 31 minutes 40 seconds West 1106.21 feet and South 42 degrees 14 minutes 10 seconds West 390 feet, said five lines being measured along the center line of a proposed electrical transmission line right of way and along the Easternmost, Northernmost and Westernmost outlines of Baltimore Gas and Electric Company's Northeast Substation from a point in the center of said road from its intersection with the center line of Vincent Road; thence North 42 degrees 54 minutes 10 seconds East 962.27 feet to the Southernmost side of proposed Whitmarsh Boulevard; thence running with and binding on said side of said boulevard North 25 degrees 28 minutes 30 seconds West 1239.06 feet; thence North 43 degrees 30 minutes 53 seconds West 625.80 feet to the Westernmost side of the aforementioned existing electrical transmission line right of way 150 feet wide; thence running with and binding on said side of said right of way South 29 degrees 25 minutes 30 seconds West 183.06 feet to the place of beginning, as shown in plat plan filed with the Zoning Department, being property of Baltimore Gas and Electric Company.

By order of
WILSIE H. ADAMS,
Zoning Commissioner of
Baltimore County.
July 31-Aug. 7.

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 7, 1959

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once in each~~ ~~once~~ 2 times ~~successive weeks~~ before the 19th day of August, 1959, the first publication appearing on the 31st day of July 1959.

THE JEFFERSONIAN,

Frank H. Hutton
Manager.

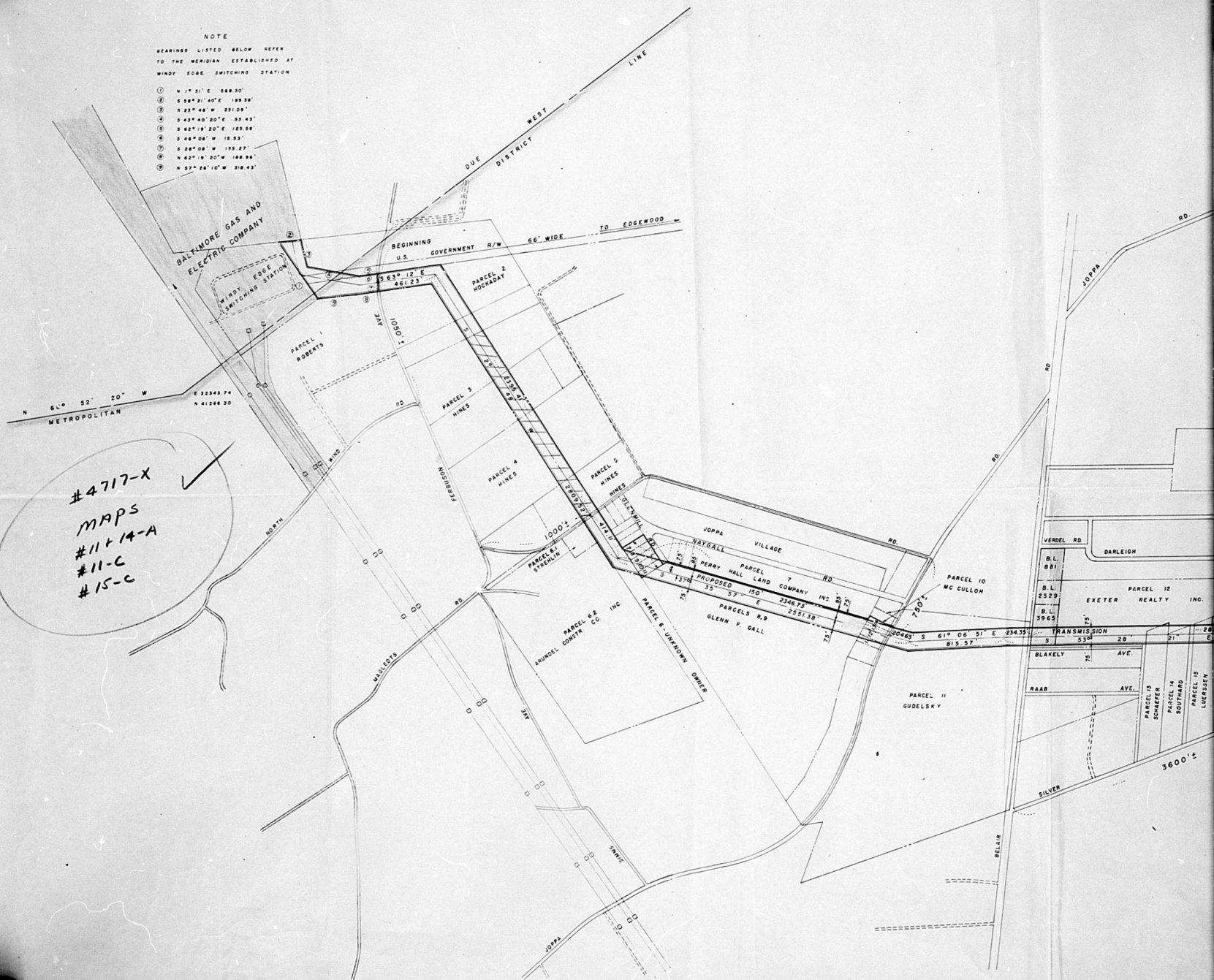
Cost of Advertisement, \$-----

Rec. 8/10/59

NOTE

BEARINGS LISTED BELOW REFER
TO THE MERIDIAN ESTABLISHED AT
WINDY EDGE SWITCHING STATION

- ① N 1° 41' E 268.20'
- ② S 84° 21' 40" E 103.34'
- ③ S 23° 48' W 231.09'
- ④ S 43° 40' 20" E 53.43'
- ⑤ S 62° 18' 20" E 125.59'
- ⑥ S 48° 08' W 19.33'
- ⑦ S 48° 08' W 136.27'
- ⑧ N 62° 18' 20" W 186.94'
- ⑨ N 57° 26' 10" W 318.43'

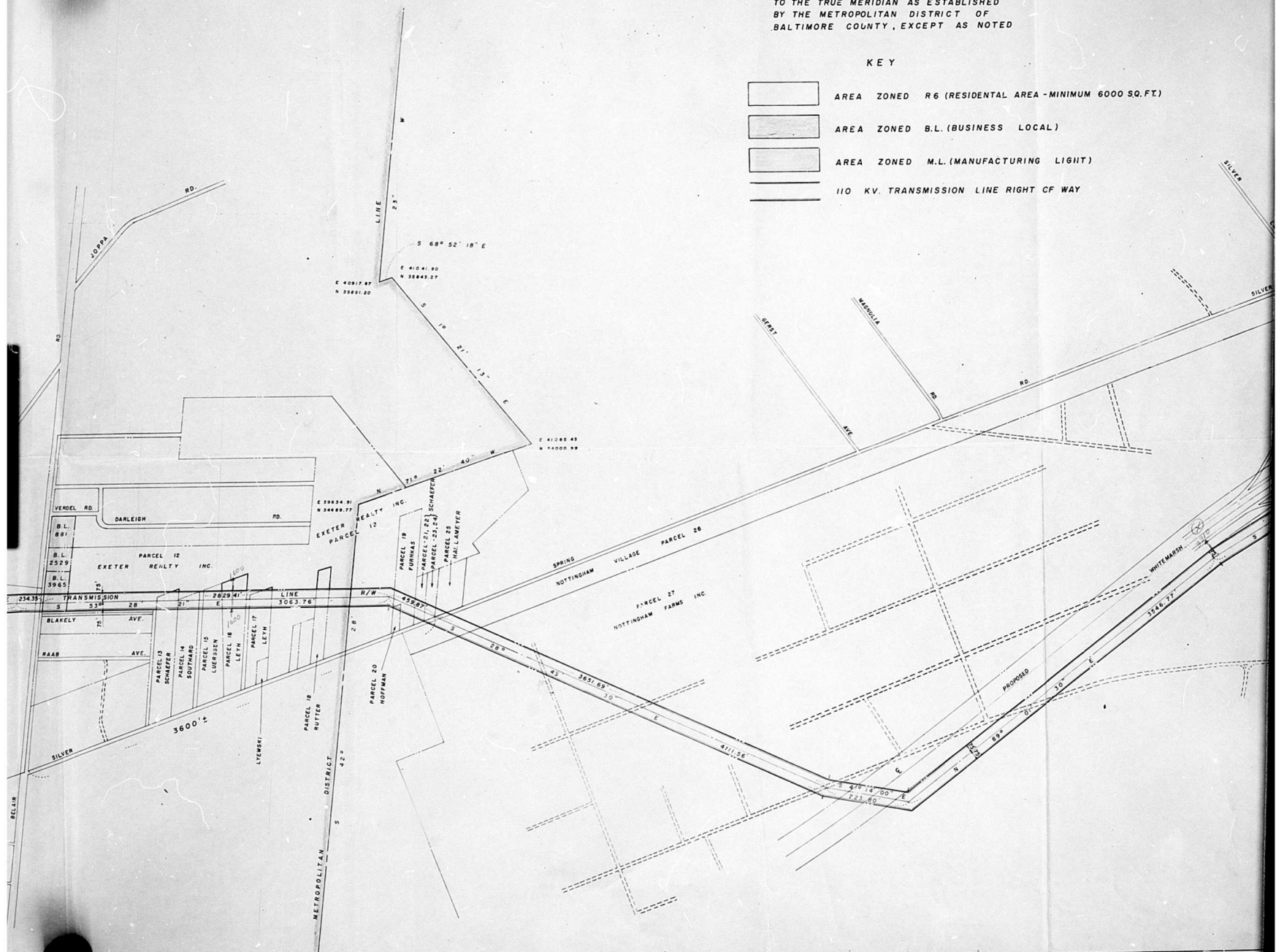


NOTE

BEARINGS SHOWN HEREON REFER
TO THE TRUE MERIDIAN AS ESTABLISHED
BY THE METROPOLITAN DISTRICT OF
BALTIMORE COUNTY, EXCEPT AS NOTED

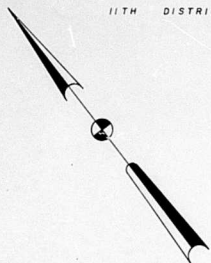
KEY

-  AREA ZONED R6 (RESIDENTIAL AREA - MINIMUM 6000 SQ. FT.)
-  AREA ZONED B.L. (BUSINESS LOCAL)
-  AREA ZONED M.L. (MANUFACTURING LIGHT)
-  110 KV. TRANSMISSION LINE RIGHT OF WAY

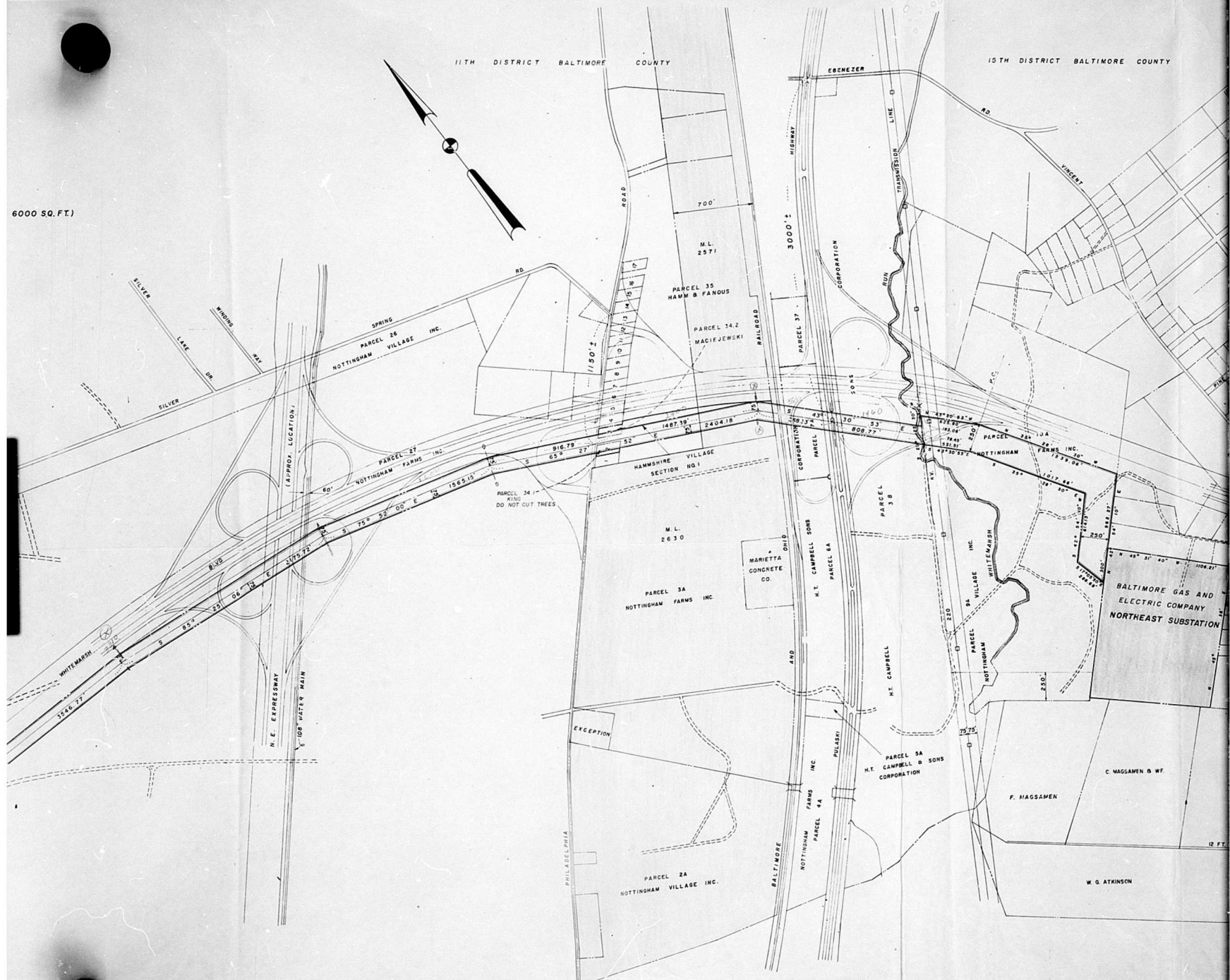


11TH DISTRICT BALTIMORE COUNTY

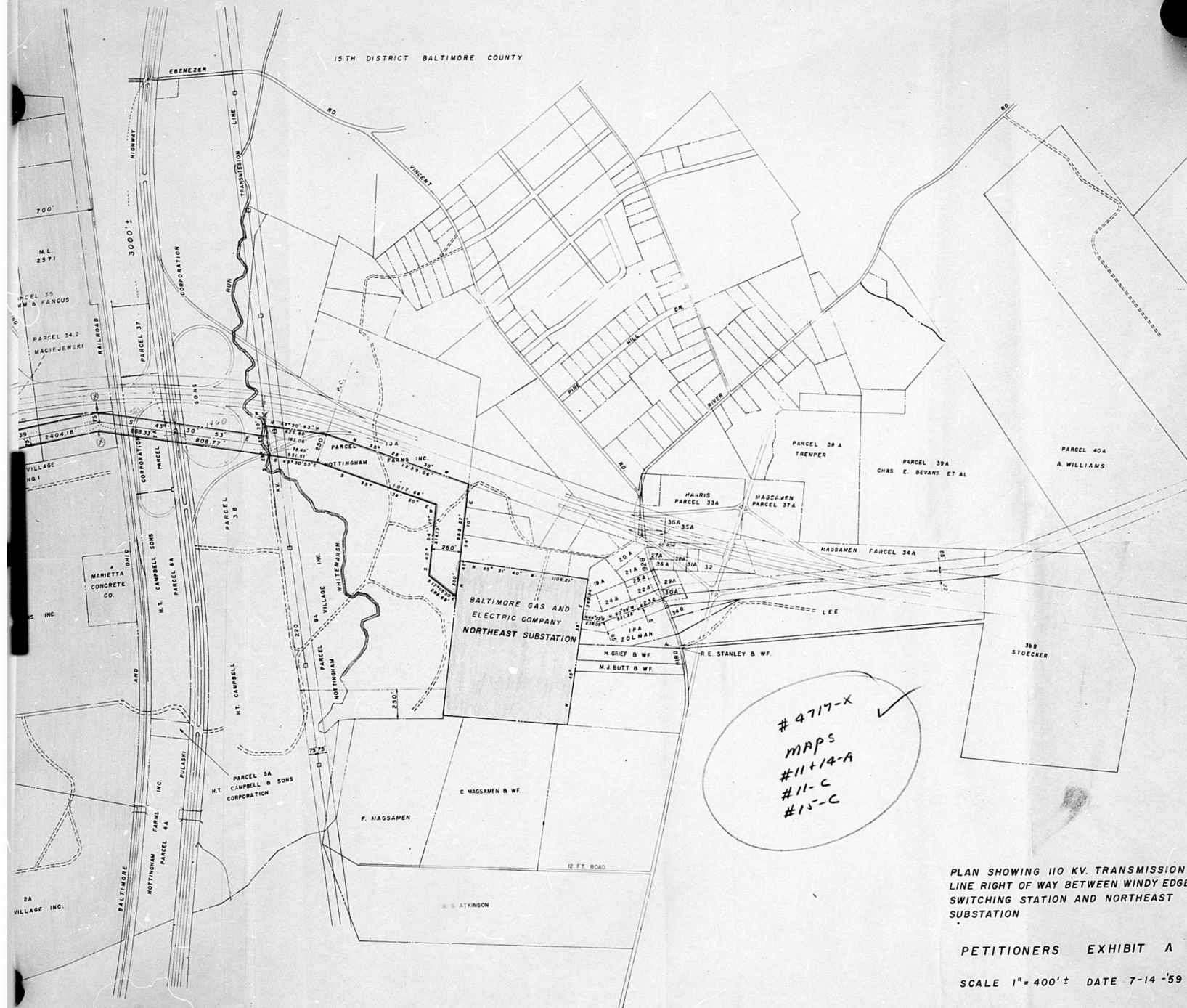
15TH DISTRICT BALTIMORE COUNTY



6000 SQ. FT.)



15TH DISTRICT BALTIMORE COUNTY



PLAN SHOWING 110 KV. TRANSMISSION
LINE RIGHT OF WAY BETWEEN WINDY EDGE
SWITCHING STATION AND NORTHEAST
SUBSTATION

PETITIONERS EXHIBIT A

SCALE 1"= 400'± DATE 7-14-'59