



JOHN A. OLSZEWSKI, JR.
County Executive

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

April 11, 2024

Piero "Pete" V. Mellits, PE, LEED AP
Vice President, Civil Engineering
Century Engineering
16901 Melford Boulevard, Suite 130
Bowie, MD 20715

Re: Request for Spirit and Intent
Zoning Case No. 2021-0031-X
2938 Hernwood Road
2nd Election District, 4th Councilmanic District

Dear Mr. Mellits:

Your recent request to the Baltimore County Zoning Review Office (Zoning) regarding the referenced property and project has been referred to me for reply. Based upon our review of your letter, various exhibits submitted with your letter, the Order by the Administrative Law Judge (ALJ) approving the referenced Special Exception and accompanying site plan, and the applicable sections of the Baltimore County Zoning Regulations (BCZR), please be advised of the following:

Your submitted red-lined site plan represents a nonmaterial change and all modifications are clearly well within the approved Special Exception area (based upon the Zoning Description which accompanied the hearing request); therefore, Zoning will consider these changes as within the spirit and intent of said Special Exception. Please be advised all other provisions of Article 4F (Solar Facilities), BCZR and Section 502.3 (Time Limit for Utilization of Special Exceptions), BCZR must be complied with. Also, please contact Lloyd Moxley, Development Manager at 410-887-3335 to check if the Development Plan of record must be refined or amended.

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.

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.

Sincerely,



Mitchell J. Kellman / Zoning Review