



February 4, 2000

Deborah C. Dopkin, Esquire
409 Washington Avenue, Suite 920
Towson, Maryland 21204

Dear Ms. Dopkin:

RE: Chadwick Manor Shopping Center, SEC Security Blvd. and Brookdale Road, 1st Election District

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. The majority zoning of this site per the 1"=200' scale zoning map #NW2-G is Business Local-Automotive Service (BL-As) and a smaller portion of Density Residential (DR-5.5).

This site and it's uses were subject to the following zoning hearings:

Case No. 3626 is a Petition for Reclassification to BL to permit the development of a neighborhood shopping center, granted October 25, 1955 by the Zoning Commissioner;

Case No. 5582-XA permitting a filling station at the intersection of Security Blvd. and Brookdale Drive, granted July 18, 1962 by the Zoning Commissioner;

Case No. 5811-SPH dated October 15, 1963 denying a Petition for Special Hearing to modify the previously approved special exception for the filling station;

Case No. 71-215-A granting a Petition for Variance for shopping center identification sign granted January 5, 1971 by the Zoning Commissioner;

Case No. 72-22 SPH granting a Petition for special Hearing to permit commercial parking in a residential zone granted August 13, 1971 by the Zoning Commissioner;

Case No. 73-225-R for reclassification in zoning on a portion of the property to DR-16 to permit an office building dismissed December 18, 1973 by the Deputy Zoning Commissioner;

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Case No. 84-85-SPH approving a Petition for Special Hearing to permit commercial parking in a residential zone granted October 25, 1963 by the Deputy Zoning Commissioner;

Case No. 86-80-SPH approving a Petition for Special Hearing to Amend Case No. 84-84-SPH to permit an additional entrance to Brookdale Drive granted August 30, 1985 by the Zoning Commissioner;

Case No. 86-491-A dated June 30, 1986, granting a Petition for Variance concerning the number and size of signs granted June 30, 1986 by the Zoning Commissioner;

Case No. 96-106-XA granting a Petition for Special Exception and Variances to permit certain signs in a BL zone and granting a Petition for Variance permitting 721 parking spaces in lieu of the required 911 granted November 29, 1995 by the Zoning Commissioner;

Case No. 98-310-A granting a Petition for Variance permitting 707 parking spaces in lieu of required 938 granted April 21, 1998 by the Zoning Commissioner.

All subdivision approvals, or waivers thereof, required for the existing use, and for the freestanding office buildings on the site have been granted pursuant to the following:

A plan (J.S.P.C.) apparently submitted in June, 1968

County Review Group (CRG) Plan No. I-250 dated May 16, 1984 adding a two-story building including offices and retail uses;

Development Review Committee (DRC) approval No. 09064B granting a limited exemption for the addition of a restaurant pad and drive thru lane;

DRC No. 1268H dated May 11, 1998 granting a limited exemption for certain renovations to the shopping center.

A retail shopping center, free-standing office building free standing branch bank, drive-through bank, and a service station, and the uses accessory thereto, are uses permitted in the B.L.-A.S. zone. There are no outstanding zoning or building code violations against the property. The property complies with applicable subdivision regulations, and no further steps must be taken under the subdivision regulations of Baltimore County to effect a transfer of the entire Property by the terms of the proposed

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transaction as described above. The subject property is not affected by any Special Exceptions, Variances, conditional uses or planned unit developments, other than listed above.

The mere change of ownership, without modification to the building or use, does not require the application for or issuance of a new certificate of occupancy or other permit. A transfer of ownership of the Property does not, of itself, require a new certificate of occupancy be issued or that renovations be made to the property to comply with current building, life safety or other code requirement. Any new approvals are required to change the message on the existing sign provided the size, location and number of signs is unaltered. If a portion of the Property is destroyed by fire, casualty or condemnation, under the current zoning regulations and building code the Property may be reconstructed to the same status as it was immediately prior to the occurrence of such event. The Property is not in any special district or area which requires the giving of notice or disclosures prior to its transfer or which imposes any special assessment or fiscal obligation on the property owner. There are no local or special laws (other than the Americans With Disability Act, the Fair Housing Amendments Act of 1988 or other federal statute) governing the needs of the handicapped which would be applicable to the transfer of the Property.

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,

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:kew

c: file

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

WHEREAS The Catonwood Building Company, legal owner... of the property situate in the 1st Election District of Baltimore County and described as B.L. follows, what is to say:-

See attached typewritten description.

All that parcel of land in the First District of Baltimore County, on the west side of Rolling Road, beginning 1200 feet north of Belmont Avenue, thence northerly and bining on the west side of Rolling Road 140 feet; thence westerly 150 feet; thence southerly 140 feet; thence easterly 635 feet; thence northerly 140 feet to place of beginning.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an... B-6... zone to an... B-1... zone.

Reasons for Re-Classification... To permit erection of a neighborhood... retail shopping center which will serve the new residences... which will be built on the rest of this large tract and its environs.

Size and height of building: front... 400 ft... feet; depth... 80-125... feet; height... 10-14... feet. Front and side set backs of building from street lines: Front... feet; side... feet. Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification, advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

NOV 26 55 PM
ZONING DEPARTMENT

J. Brennan
Cag
7-3-0464
The Catonwood Building Company
Legal Owner
Address: 620 N. Calvert Street, Balto. 2

ORDERED BY The Zoning Commissioner of Baltimore County, this... 26th... day of August... 1955... that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Rockard Building, in Towson, Baltimore County, on the 10th... day of October... 1955, at 10:00 o'clock A. M.

Heard 10/10/55 10 AM
Receipt Made (over)

#3626
MAP #1-B
10/9/55

THE CATONWOOD BUILDING COMPANY
Baltimore, Maryland
3626

RECEIVED
NOV 7 1955

COUNTY COMMISSIONERS OFFICE
RE: PETITION FOR RECLASSIFICATION FROM AN "B-6" ZONE TO A "B-1" ZONE - West side of Rolling Road beginning 1200 feet North of Belmont Avenue, First District of Baltimore County The Catonwood Building Co., Petitioner

#3626
MAP #1-B
B.L.

The petition filed in the above entitled matter is for the reclassification of a tract of land on the west side of Rolling Road, 1200 feet north of Belmont Avenue, in the First District of Baltimore County, to permit the erection of a planned neighborhood, retail shopping center.

It is the intention of the petitioner, if the reclassification is granted, to develop the subject property to serve the surrounding area which is to be developed residentially in the near future and also to serve the area adjacent to the new Social Security Building.

From the facts and evidence produced at the hearing it is the opinion of the Zoning Commissioner that the granting of the reclassification of the above property will not be detrimental to the safety, health and the general welfare of the community and the reclassification should be granted.

It is this 25th day of October, 1955, ORDERED by the Zoning Commissioner of Baltimore County, that the above described property or area should be and the same is hereby reclassified from and after the date of this Order from an "B-6" (residence) Zone to a "B-1" (business local) Zone; subject to the filing of a plan for the development of the property to be approved by the Baltimore County Planning Board and the Baltimore County Highways Department.

Approved December 1, 1955
County Commissioners of Baltimore County
Charles J. Spall
Zoning Commissioner of Baltimore County

September 21, 1955

RECEIVED of Altamont Gardens, Inc., the sum of Thirty Eight (\$38.00) Dollars, being cost of petition, advertising and posting property, west side of Rolling Road, beginning 1200 feet north of Belmont Avenue, 1st District, Baltimore County, Maryland.

Thank you.

Zoning Commissioner of Baltimore County

PAID
SEP 21 1955
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

HEARING:
Monday, October 10, 1955
at 10:00 a.m.
Rockard Building
Towson, Maryland.

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ANGUS
Catonville, Md.
THE COMMUNITY PRESS
Beadah, Md.

No. 1 Newburg Avenue CATONVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of William H. Adams, 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 1st day of October, 1955; that is to say the same was inserted in the issues of September 23-30, 1955.

THE BALTIMORE COUNTIAN
By Paul J. Morgan
Editor and Manager

OFFICE OF THE ZONING COMMISSIONER OF BALTIMORE COUNTY
1955
To determine whether or not the following mentioned and described property should be changed or reclassified as shown said for Business Local to wit:
Official notice of said the First District of Baltimore County, of the west side of Rolling Road, beginning 1200 feet north of Belmont Avenue, thence northerly and bining on the west side of Rolling Road 140 feet; thence westerly 150 feet; thence southerly 140 feet; thence easterly 635 feet; thence northerly 140 feet to place of beginning. Being property of The Catonwood Building Company, as shown on the plat show filed with the Zoning Department of Baltimore County, on September 21, 1955.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 1st
Date of Posting: 9-28-55
Posted for: Gen. B-6 zone to Bus. B-1 zone zone
Petitioner: The Catonwood Building Co.
Location of property: W. S. of Rolling Rd. 1200 ft. N. of Belmont Ave. Thence N. & E. on the W. S. of Rolling Rd. 140 ft. E. to Belmont Ave.
Location of Signs: One sign 13 ft. x 11 ft. N. of Belmont Ave. on the west side of Rolling Road.
Remarks:
Posted by: George K. Jernum Date of return: 9-29-55

HA-6-2144

Division Line LOT 35 LOT 30

CATONWOOD AVE.

PART OF PROPOSED SUBDIVISION OF CATONWOOD

1175 ACRES ± COMMERCIAL

PART OF LOTS 33 D & 36 OF RECORDED PLAT OF MARY MYLANDER PROP. W.P.C. 2/313 1 1/2 ELECTION DISTRICT BALTO. CO. MD.

PRO. 40' GAS LINE R/W DUAL LANE ROAD

Pro E. Bound Lane Pro W. Bound Lane

INWOOD ROAD

SOUTHWESTERLY 540' 60' wide

SOUTHEASTERLY 410' ROLLING ROAD

1200' BEL MONT AVE

#3626 MAP #1-B

ZONING PLAT for CATONWOOD BUILDING CO 620 N. CALVERT ST.-BALTO. MD.



SURVEYOR & CIVIL ENGINEER 4200 ELSKRODE AVE. HA6 2144 BALTIMORE 14 MARYLAND

REG. NO. 1105

Scale 1"=100'

June 24, 1955

