

JOHN CARROLL COOLAHAN
ATTORNEY AT LAW
1300 SULPHUR SPRING ROAD
BOWEN, MARYLAND 21227

December 30, 1978

Hon. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna,

My clients, Julius J. and Alice E. Loverde, are desirous of purchasing the tavern - lounge - nite club business known as Snyder's West and located at 1600 Frederick Road, Catonsville, Maryland 21228.

This particular property has functioned as an alcoholic beverage establishment for at least the past forty years and for at least the last twenty years, live music, dancing and other forms of entertainment have been provided by various owners. (Please see certifications to this effect which are attached hereto.)

The property, however, is located in a D.R. 5.5 residential zone and is a non-conforming use. My clients wish to purchase the property and the business and continue to operate with disco music and dancing.

I would, therefore, request that you provide me with an advisory opinion as to whether or not continuing the same type of operation with music and dancing at this location would violate the Zoning Laws of Baltimore County.

An early response to this inquiry would be appreciated.

Very truly yours,

John Carroll Coolahan
John Carroll Coolahan

JCC:jhc
enc.

December 28, 1978

TO WHOM IT MAY CONCERN:

This is to certify that I, Herman Bradley, owned and operated the tavern-nite club-lounge business located at 1600 Frederick Road, Catonsville, Maryland 21228 and now known as Snyders West, during the period 1959-1974.

During this period of time live music was provided and dancing took place on a regular basis.

Very truly yours,

Herman Bradley
Herman Bradley
1600 Frederick Rd.
Catonsville, Md. 21228
(301) 522-4441

December 28, 1978

TO WHOM IT MAY CONCERN:

This is to certify that I, Gerard G. Benkert, owned and operated the tavern-nite club-lounge business located at 1600 Frederick Road, Catonsville, Maryland 21228 and now known as Snyders West, during the period 1974-1976.

During this period of time live music was provided and dancing took place on a regular basis.

Very truly yours,

Gerard G. Benkert
Gerard G. Benkert
1600 Frederick Rd.
Catonsville, Md. 21228
Phn. 975-7435

December 28, 1978

TO WHOM IT MAY CONCERN:

This is to certify that I, Elsworth Snyder, owned and operated the tavern-nite club-lounge business located at 1600 Frederick Road, Catonsville, Maryland 21228 and now known as Snyders West, during the period 1976 - present.

During this period of time live music was provided and dancing took place on a regular basis.

Very truly yours,

Elsworth Snyder
Elsworth Snyder

Baltimore County
Office of Planning and Zoning
10000 FREDERICK ROAD
LOUISVILLE, MARYLAND 21204
C011493281

S. ERIC DINENNA
ZONING COMMISSIONER

December 28, 1978

January 10, 1979

TO WHOM IT MAY CONCERN:

This is to certify that I, Peter Mongelli, am a resident of Maple Avenue, Catonsville, Maryland 21228. My home is approximately 1/4 mile from the business establishment known as Snyders West and I am well acquainted with this place of business.

For the past twenty (20) years, live music and dancing has been provided to the patrons by various owners of this establishment.

Very truly yours,

Peter Mongelli
Peter Mongelli

1600 Frederick Rd.
Catonsville, Md. 21228
747-9414

John Carroll Coolahan, Esquire
1330 Sulphur Spring Road
Arbutus, Maryland 21227

RE: Verification of Nonconforming Use
Snyder's West
1600 Frederick Road -
1st Election District

Dear Mr. Coolahan:

Reference is made to your letter of December 30, 1978, requesting information concerning the above matter.

Your letter indicates that the property in question, presently zoned Density, Residential (D.R. 5.5), has functioned as an alcoholic beverage establishment for the past 40 years and has had live music, dancing, and other forms of entertainment for at least the past 20 years. Enclosed with your letter were several certifications from former property owners, verifying that the property has been utilized as previously stated.

Our records indicate that on September 26, 1960, a hearing (Case No. 5114-SH) was held regarding the subject property (formerly known as "Allegway Inn, Inc."). to determine whether an existing upon porch could be enclosed. As a result of that hearing, the Deputy Zoning Commissioner issued an Order, dated October 31, 1960, establishing that the porch enclosure would be a lawful extension of a nonconforming use, in accordance with Section 104 of the Baltimore County Zoning Regulations. I am enclosing a copy of this Order for your records.

Based upon the information you submitted and the certifications enclosed with your letter, as well as the aforementioned hearing, it is my opinion that your clients could continue to operate Snyder's West, inclusive

John Carroll Coolahan, Esquire
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January 10, 1979

of dancing (disco), as a legal, nonconforming use. However, since this opinion is not based upon a public hearing specifically relating to the dancing, this approval is subject to any future challenge to the contrary, wherein a public hearing would be required.

If you need additional assistance, please do not hesitate to contact this office.

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SED/JED/af
Enclosure

cc: Mr. George J. Martinak
Deputy Zoning Commissioner

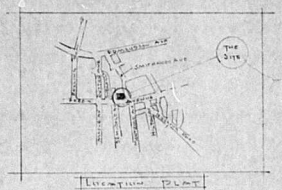
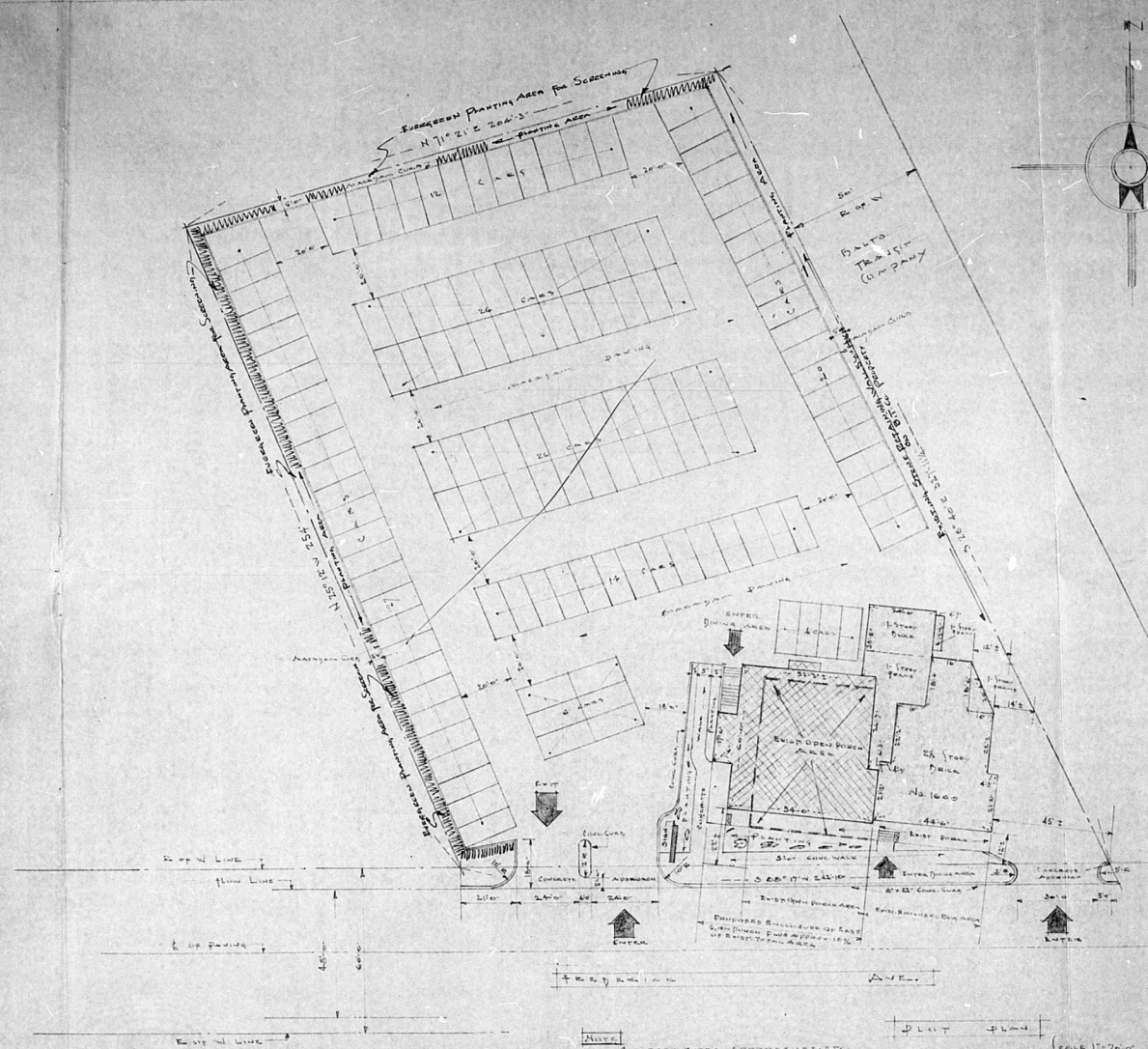
Mr. James E. Dyer
Zoning Supervisor

Deputy Zoning Commissioner
of Baltimore County

Stuart L. Bruck
Petitioner
5112 York Road
Baltimore, 12, Maryland
Address:

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOW. ON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

District: 1-21 Date of Posting: 10-12-60
 Posted for: Special Hearing
 Petitioner: Redgumap Hill
 Location of property: 1600. Fritchburg and Catonsville 28, Md. etc.
Suburb
 Location of Signs: Posted and properly known as 1600. Fritchburg
Road
 Remarks:
 Posted by: George R. Hummel Date of return: 10-13-60



#5114-SH
MAP
#1
SEC. 2-A

EXISTING BUILDING AREA OF 10,000 SQ. FT.
EXISTING PARKING AREA OF 1,000 SQ. FT.
EXISTING DRIVEWAY OF 1,000 SQ. FT.
EXISTING DRIVEWAY OF 1,000 SQ. FT.

LEGEND FOR BUILDINGS
EXISTING BUILDING AREA
EXISTING PARKING AREA
EXISTING DRIVEWAY AREA
EXISTING DRIVEWAY AREA



PROPERTY DIMENSIONS CORRECTED
AND LOCATION OF EXISTING BUILDING
FROM AERIAL PHOTOGRAPHY SURVEY AND
DURING A RESCHERCH SURVEY
AND LAND SURVEYOR'S REPORT AND
PARTIAL SET 2/1/55 RECORDED

APPROVED FOR FILING
Reviewed By: [Signature]
Date: 7/3/60

THEODORE DAVIS & ASSOCIATES, INC.		105 No. 7th St.
1600 FREDERICK AVENUE		380
CATHARINE ST. 20, BALTIMORE, MD.		1
DATE	Drawn By	Scale
3-5-60	JH	1" = 20'-0"
THEODORE DAVIS & ASSOCIATES, INC.		
BUILDING SURVEYORS		
701 CALVERT STREET, N.W.		
BALTIMORE 20, MD.		