



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmilandac@co.ba.md.us

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, 1<sup>st</sup> 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 its 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.

Deborah C. Dopkin, Esquire  
February 4, 2000  
Page 2

Case No. 84-85-SPH approving a Petition for Special Hearing to permit commercial parking in a residential zone granted October 26, 1983 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

Deborah C. Dopkin, Esquire  
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Page 3

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. No 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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building  
111 W. Chesapeake Ave.  
Towson, Md. 21286  
Tel. 28-2800

GEORGE E. GAVREUS  
Director  
JOHN G. ROSE  
Deputy Commissioner

Date: July 5, 1962  
Subject: Approved Site Plans  
Zoning file # 5582-X  
Bldg. # 151-87

Fremeth C. Proctor, Esq.,  
Campbell Building  
Towson, Maryland 21286

Genlemen:  
The Office of Planning and Zoning has approved the above referenced site plan, as conditioned in the Zoning Commissioner's Order # 5582-X.  
This plan has been inserted in our Zoning file # 5582-X.  
If you are desirous of obtaining a signed plan for your file, please forward a copy of the site plan to this office.

Very truly yours,  
James E. Dyer, Esq.  
Petition and Permit Processing

JED/h

BALTIMORE COUNTY, MARYLAND #5582-X

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 14, 1962  
FROM: Mr. George E. Gavreus, Deputy Director

SUBJECT: #5582-X Special Exception for a Filling Station.  
Southeast corner of Security Boulevard and Brookdale Road. Being property of Campus Holding Company.  
1st District  
HEARING: Wednesday, June 27, 1962 (3:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for a gasoline service station. It has the following advisory comments to make:

- The details of access into and out of the proposed service station were prepared by the petitioner as a result of a joint conference with representatives of the Department of Public Works, the Traffic Engineering Division, and the Planning staff. These details were predicated upon a plan of access to the entire commercially-zoned tract at the corner of proposed Security Boulevard and Rolling Road. The Planning staff is in accord with the provision as shown on the plan. However, the petitioner should make provision for increasing the distance between the entrance from the service station into the shopping center access-way and the edge of Security Boulevard.
- If granted, the granting should be conditioned upon final approval of site plans by the appropriate County agencies.

OB:mas



ZONING REGULATIONS  
SECTION 105.1  
GASOLINE SERVICE STATION  
AND BROOKDALE ROAD

WHITMAN, REQUARDT AND ASSOCIATES, ENGINEERS BALTIMORE, MARYLAND

April 2, 1962

CHADWICK MANOR SUBDIVISION  
ENGINEERING DESCRIPTION  
GASOLINE STATION SITE  
SECURITY BOULEVARD AND BROOKDALE ROAD

BEGINNING for the same at a point on the south side of Security Boulevard, 120 feet wide, as shown on the Plat of "Chadwick Manor", Section VI, as recorded among the Land Records of Baltimore County, Maryland in Plat Book W.T.R. 28 at folio 38, said beginning point being on the North 75° 14' 20" West, 618.24 foot line as shown on said Plat, 150.00 feet from the end thereof, said point being also 681.37 feet from the west side of Rolling Road as measured along the said south side of Security Boulevard; thence binding on said south side of Security Boulevard, 120 feet wide, North 75° 14' 20" West, 150.00 feet; thence South 59° 45' 40" West, 35.36 feet to a point on the east side of Brookdale Road, 60 feet wide, as shown on the aforementioned Plat of "Chadwick Manor", Section VI, thence binding on said Brookdale Road, 60 feet wide, South 14° 45' 40" West, 135.00 feet; thence leaving said Brookdale Road, South 75° 14' 20" East, 175.00 feet; thence North 14° 45' 40" East, 160.00 feet to the point of BEGINNING.  
Containing 0.6284 acres of land, more or less.  
The courses in the above description are referred to True North as established by the Baltimore County Metropolitan District.

Kenneth A. McCord  
Registered Engineer and Land Surveyor  
No. 1376  
Whitman, Requardt and Associates  
Baltimore, Maryland



#5582-X  
WESTERN AREA  
MAP  
"X"  
4/22/62

PETITION FOR ZONING RE-CLASSIFICATION #5582-X AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:  
I, the undersigned, legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified pursuant to the zoning laws of Baltimore County, and (2) that a special exception be granted for the use of the same as a filling station.

WESTERN AREA  
MAP  
"X"  
4/22/62

See Attached Description

and for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for... Filling Station.

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above re-classification and/or Special Exception 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 for Baltimore County.  
CAMPUS HOLDING CO.  
By: Anthony A. Sandoz, Vice-President  
Address: 700 Fairmount Avenue  
Towson 4, Maryland  
Kenneth C. Proctor  
Petitioner's Attorney  
Address: Campbell Building, Towson 4, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of April, 1962, 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 be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 27th day of June, 1962, at 3:00 o'clock P.M.



Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 12854 DATE 6/25/62

To: Messrs. P. Rose, Bayston & Muller  
Campbell Building  
Towson 4, Md.

QUANTITY	DEBIT TO ACCOUNT NO.	DEBIT UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DEDUCTED FROM ACCOUNT
	0162	Advertising and posting of property for Campus Holding Co. 7538	10.00
			19.00

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

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland  
District: 1st Date of Posting: 5-30-62  
Posted for: Special Exception for Gas Station  
Petitioner: Campus Holding Company  
Location of property: Southeast corner of Security Blvd. and Brookdale Road.  
Remarks: George B. Yamund  
Date of return: 5-31-62

RE: PETITION FOR SPECIAL EXCEPTION FOR GASOLINE SERVICE STATION - S. E. Cor. Security Boulevard and Brookdale Road, 1st District, Campus Holding Company, Petitioner.  
ZONING COMMISSIONER OF BALTIMORE COUNTY  
No. 5582-X

Pursuant to the advertisement, posting of property and public hearing on the above petition to use the property described therein for a gasoline service station, and it appearing that by reason of location, the safety, health and the general welfare of the community not being detrimentally affected, the said petition should be granted, therefore:

- It is this 18th July, 1962, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition for a special exception, be and the same is hereby granted, subject, however, to compliance with the following restrictions and Section 105 of the Zoning Regulations covering the operation of service stations:
- That there shall be no access to Security Boulevard.
  - That, that portion facing Security Boulevard must be landscaped and a brick wall no lower than 36 inches must also be constructed along Security Boulevard.
  - That, that portion facing Brookdale Road, at least minimum screening and landscaping must be provided for that portion of the service station facing Brookdale Road.
  - There shall be only one entrance on Brookdale Road.
- 105.1 - LIGHTING - All lighting installations shall be such and so arranged as not to increase traffic hazards or to cause direct or glaring reflection into residential premises.

#5582-X  
2-B  
WESTERN AREA  
MAP  
X  
NW-2-G

105.2 - Pulp Islands shall be located not less than 12 feet from the street right-of-way line. The Zoning Commissioner, however, before granting any special exception hereunder, shall consult with the Office of Planning regarding any proposed future street right-of-way widening at such location.

105.3 - REPAIRS - Only minor and emergency repairs and customary services such as tire and chain service are permitted outside of a building. Body or fender repairs or repainting shall not be considered as emergency repairs, and in no case shall work be done outside which involves any considerable noise, dust, paint or lacquer spray mist, or other objectionable characteristics.

105.4 - STORAGE AND PARKING - No continuous storage or continuous parking of vehicles is permitted outside of a building when the station is closed for business, except for emergencies.

105.5 - STORAGE OF INFLAMMABLE LIQUIDS - See Regulations in Baltimore County Building Code.

It is further ORDERED that the granting of the special exception is subject to compliance with Section 113.2-f - SIGNS, which provides as follows:

Business signs (not exceeding three on any premises) may be used if limited to a total area of 100 square feet in Business Zones, and 700 square feet in M.I. and M.H. Zones.

It is also further ORDERED that the site plans for the development of said property shall be subject to the approval of the State Roads Commission, Office of Planning and Zoning and the Division of Land Development.

This special exception is granted and it is emphasized that the Baltimore County Zoning Regulations apply to the present petitioner, his heirs, assigns and lessees.

John G. Rose  
Zoning Commissioner of Baltimore County

It is this 1st day of June, 1962, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid special exception granted July 11, 1962, be and the same is hereby extended from July 15, 1962, to July 15, 1963.

Zoning Commissioner of Baltimore County

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS  
Reisterstown, Md.  
THE HERALD - ARGUS  
Columbia, Md.  
THE COMMUNITY PRESS  
Dundalk, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

June 11, 1962.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, 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 One Week commencing before the 11th day of June, 1962, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By: Paul J. Morgan  
Editor and Manager

PETITION FOR ZONING SPECIAL EXCEPTION

ZONING: Petition for Special Exception for a Filling Station.  
LOCATION: Southeast corner of Security Boulevard and Brookdale Road.  
DATE & TIME: WEDNESDAY, JUNE 27, 1962 at 3:03 P.M.  
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing concerning all that parcel of land in the First District of Baltimore County

beginning for the same at a point on the south side of Security Boulevard, 120 feet wide, as shown on the Plat of "Chadwick Manor", Section VI, as recorded among the Land Records of Baltimore County, Maryland in Plat Book W.T.R. 28 at folio 38, said beginning point being on the North 75° 14' 20" West, 618.24 foot line as shown on said Plat, 150.00 feet from the end thereof, said point being also 681.37 feet from the west side of Rolling Road as measured along the said south side of Security Boulevard; thence binding on said south side of Security Boulevard, 120 feet wide, North 75° 14' 20" West, 150.00 feet; thence South 59° 45' 40" West, 35.36 feet to a point on the east side of Brookdale Road, 60 feet wide, as shown on the aforementioned Plat of "Chadwick Manor", Section VI, thence binding on said Brookdale Road, 60 feet wide, South 14° 45' 40" West, 135.00 feet; thence leaving said Brookdale Road, South 75° 14' 20" East, 175.00 feet; thence North 14° 45' 40" East, 160.00 feet to the point of BEGINNING.  
Containing 0.6284 acres of land, more or less.  
The courses in the above description are referred to True North as established by the Baltimore County Metropolitan District.  
Being the property of Campus Holding Company, as shown on plat plan filed with the Zoning Department. By Order of  
JOHN G. ROSE  
Zoning Commissioner of Baltimore County  
June 8

PETITION FOR ZONE'S SPECIAL EXCEPTION

1st District

ZONING: Petition for Special Exception for a Filling Station.

LOCATION: Southeast corner of Security Boulevard and Brookdale Road.

DATE & TIME: WEDNESDAY, JUNE 27, 1962 at 3:00 P.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Concerning all that parcel of land in the First District of Baltimore County

BEGINNING for the same at a point on the south side of Security Boulevard, 120 feet wide, as shown on the Plat of "Chadwick Manor", Section VI, as recorded among the Land Records of Baltimore County, Maryland in Plat Book W.L.R. 23 at folio 35, said beginning point being on the North 75 degrees 14' 20" West, 615.94 foot line as shown on said Plat, 150.00 feet from the end thereof, said point being also 833.37 feet from the west side of Rolling Road as measured along the said south side of Security Boulevard; thence binding on said south side of Security Boulevard, 120 feet wide, North 75 degrees 14' 20" West, 150.00 feet; thence South 59 degrees 45' 40" West, 35.36 feet to a point on the east side of Brookdale Road, 60 feet wide, as shown on the aforementioned Plat of "Chadwick Manor", Section VI, thence binding on said Brookdale Road, 60 feet wide, South 14 degrees 45' 40" West, 135.00 feet; thence leaving said Brookdale Road, South 75 degrees 14' 20" 175.00 feet; thence North 14 degrees 45' 40" East, 160.00 feet to the point of BEGINNING.

Containing 0.6284 acres of land, more or less.

The courses in the above description are referred to True North as established by the Baltimore County Metropolitan District.

Being the property of Campus Holding Company, as shown on plat plan filed with the Zoning Department.

By Order Of  
JOHN G. ROSE  
Zoning Commissioner Of Baltimore County

5582

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. June 8, 1962

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one successive weeks before the 27th day of June, 1962, the first publication appearing on the 7th day of June, 1962.

THE TIMES,

Manager  
John M. Martin

Cost of Advertisement \$ 22.00  
Purchase order- R 5899  
Requisition no. M 1885

TELEPHONE VALLEY 3-3000

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON 4, MARYLAND

No. 11589

DATE 4/13/62

To: Messrs. Proctor, Royston & Mueller  
Campbell Building  
Towson 4, Md.

BILLED BY: Zoning Department of Baltimore County

01622

DEPOSIT TO ACCOUNT NO.	TOTAL AMOUNT
	\$50.00
QUANTITY	COPIES
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	
Petition for Special Exception for Campus Holding Co.	50.00
	50.00

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

RECOMMENDATION OF MARYLAND STATE ROADS COMMISSION DEVELOPMENT ENGINEERING SECTION

Date: 4/23/62

Applicable Comments as indicated:

- No Comment.
- Property NOT affected by any present tentative proposed Maryland State Roads Commission highway improvement plans.
- Property affected by present tentative proposed Maryland State Roads Commission highway improvement plans, as denoted on attached plan.
- Construction and operation of any proposed commercial enterprise on this property generating vehicular ingress and egress to the State Highway will be subject to Maryland State Roads Commission entrance permit requirements.

Remarks:

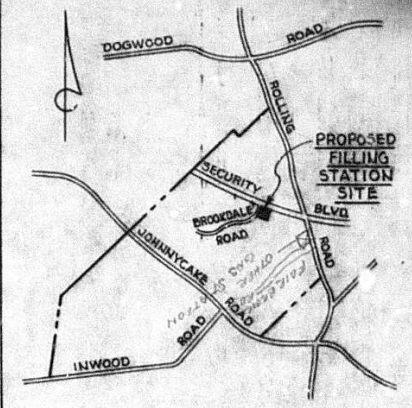
*John L. Luess*  
(Signature)  
*Asst. Sec. Engr.*  
(Title)



RESIDENTIAL PROPERTY  
ZONED R-G

Existing  
Dwelling

KENNICOTT  
ROAD



VICINITY MAP  
Scale: 1" = 2000'

SECURITY

BOULEVARD

24' Median

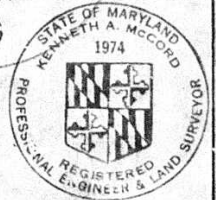
15' Planting Strip

Greater distance  
from carrier required

PROPOSED  
CHADWICK MAJOR SHOPPING CENTER  
COMMERCIAL PROPERTY  
ZONED B-L

- Notes:
1. Property outlined in red, now zoned B-L, to be granted Special Exception for use as a Filling Station Site.
  2. Property contains 0.63 Acres. Exist. ground slope is approx. 5.0%.

#5582 XA  
MAP  
2-B  
WESTERN  
AREA  
XA  
NW-2-G



ZONING PLAT

for  
PROPOSED FILLING STATION  
CHADWICK MAJOR SUBDIVISION

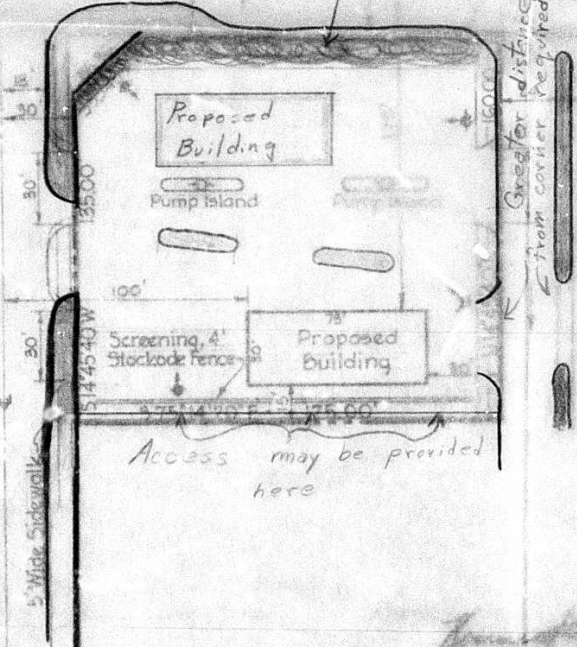
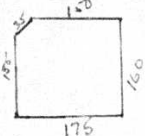
SECTION DISTRICT U#1, BALTIMORE COUNTY, MARYLAND

Date: May 10, 1962

Scale: 1" = 50'

BROOKDALE  
ROAD

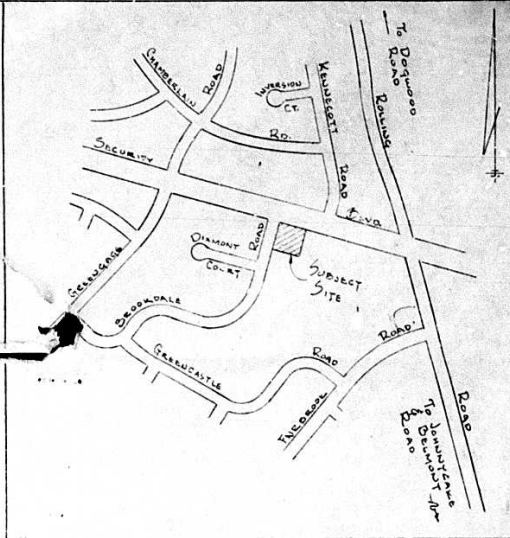
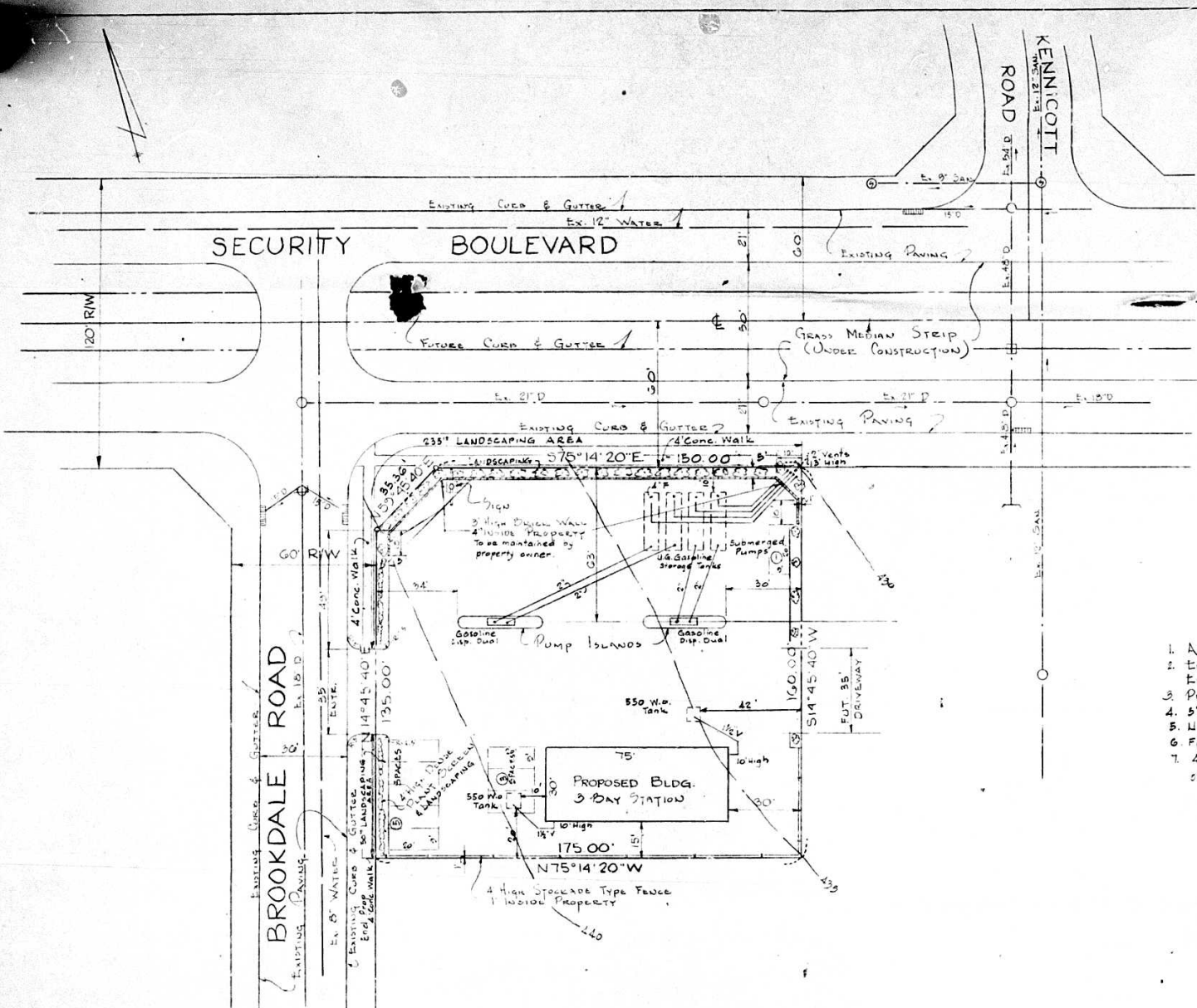
PROPOSED  
ST. BARTHOLOMEW'S CHURCH  
RESIDENTIAL PROPERTY  
ZONED R-G



LEGEND

- LIGHT STANDARD AND DIRECTION OF LIGHT (15' HIGH)
- ◊ LIGHT STANDARD-LIGHT DIRECTED TOWARD GROUND (12' HIGH)

KENNETH A. McCORD  
Registered Engineer and Land Surveyor  
1974  
Whitman, Reardon & Associates  
Baltimore, Maryland



VICINITY MAP  
Scale = 1" = 500'

GENERAL NOTES

1. AREA OF PARCEL EQUALS 0.63 ACRES
2. EXISTING BOUNDING OF PARCEL B-L WITH SPECIAL EXCEPTION. SEE ZONING PETITION #5582-X.
3. PROPOSED USE OF PARCEL "SERVICE STATION"
4. 5% LANDSCAPING REQD (AS SHOWN (1372 sq. ft. req'd - 1900 sq. ft. shown)
5. LUMBER PARKING SPACES REQD (3 BAY X 3) = 9
6. FUTURE DRIVEWAY TO SHOPPING CENTER AS SHOWN
7. 4' CONC. SIDEWALK REQD FOR LIMIT OF FRONTAGE OR TATION. WALK TO BE LOCATED 1' OFF PROPERTY LINE

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: *[Signature]*  
DATE: 6-20-67



PLOT PLAN  
FOR  
SERVICE STATION  
VICINITY  
BROOKDALE RD & SECURITY BLVD.  
ELECTION DIST. 1  
SCALE: 1"=30'  
BALTO. CO., MD.  
FEB. 23, 1967  
REVISED MAY 23, 1967  
REVISED JUNE 13, 1967  
DEVELOPER  
TOWSON PLAZA, INC.  
700 W. FAIRMOUNT AVE.  
TOWSON, MD. 21204

MAY 1967  
C4105 RLS RS PL

