



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Deborah C. Dopkin, Esquire  
December 16, 1997  
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December 16, 1997

Deborah C. Dopkin, Esquire  
Rosolio & Kutz, P.A.  
220 Nottingham Centre  
502 Washington Avenue  
Towson, MD 21204-4513

RE: Zoning Verification  
7601 Harford Road  
Parkville Shopping Center  
14th Election District

Dear Ms. Dopkin:

The following responses are in the order presented in your letter of December 5, 1997 concerning the zoning history and related zoning information on the above referenced property. Several corrections to your original letter are noted.

- a. The property is located in the B.L.-C.C.C. zone and district.
- b. The subject property and some of its uses were approved pursuant to the following zoning cases:
  - i. Case number 3813 - reclassification to B.L., approved by order dated June 1, 1956;
  - ii. Case number 4363 - reclassification to B.L., approved by order dated March 10, 1958;
  - iii. Case number 63-112-V - sign variance, approved by order dated October 30, 1963;
  - iv. Case number 64-59-X - special exception for a service garage, approved by order dated June 2, 1965; this is incorrect. This case approved a special exception for a filling station on March 4, 1964;
    - a. Case number 65-336-X - special exception for a service garage, granted on June 26, 1965. This case was not included in your original references.
  - v. Case number 67-92-A - sign variance, approved by order dated October 27, 1966;
  - vi. Case number 68-260-A - sign variance, approved by order dated May 16, 1968; and

vii. Case number 239-A - sign variance, approved by order dated April 21, 1975, overturned on appeal by order of the Board of Appeals dated June 17, 1976. The correct case number is 75-239-A.

- c. Since this site is currently improved and shown on an approved site plan, staff must assume that all subdivision approvals, or waivers thereof, required for the existing use were granted pursuant to then applicable regulations. Staff cannot confirm if there is no plat of record. There is a site plan approved by the Office of Planning and Zoning last dated April 7, 1986, noting commercial building permit number C-157-86.
- d. A retail shopping center, free-standing drive-through bank, and the uses accessory thereto, constitute uses permitted in the B.L.-C.C.C. zone.
- e. A review of the zoning enforcement files indicates that there are no outstanding zoning violations against the property nor existing zoning actions by civic groups or governmental agencies pending.
- f. As stated in "c" above, to the best of our knowledge, 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 transaction as described above.
- g. Based on our files, which are a matter of record, and to the best of our knowledge, the subject property is not affected by any zoning related special exceptions, variances, conditional uses or planned unit developments, other than those listed above.

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 L. Lewis  
Planner II, Zoning Review

JLL:rye

c: zoning cases 63-112-W, 64-59-X, 65-336-X,  
67-92-A, 68-260-A, & 75-239-A

Enclosure

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that the existing conditions from sign cannot be seen because of poles and power lines obscuring the sign, and it further appearing that compliance with the Zoning Regulations would present in practical difficulty and unreasonable hardship, the variances should be granted which will give relief to the petitioner without substantial injury to the public health, safety, and the general welfare of the locality involved the above variance should be had, and it further appearing that the reason of

a Variance to permit to increase height of present sign 25' above ground to 35' above grade should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 30th day of October, 1963, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit to increase height of present sign 25' above ground to 35' above grade.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of \_\_\_\_\_

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ..... day  
of ..... 196..., that the above Variance be and the same is hereby DENIED.

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Zoning Commissioner of Baltimore County

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Zoning Commissioners of Baltimore County

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Zoning Commissioners of Baltimore County

CERTIFICATE OF PUBLICATION

111 W. Chesapeake  
 Maryland.  
 stations to be erected  
 Height—35 feet.  
 Commander of Baltimore  
 City of the Testing Act  
 Baltimore County, will  
 and concerning all that  
 of the South District of

TOWSON, MD., October 11, 1963

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 of one ~~xxxxxxx~~ weekx before the 30th of \_\_\_\_\_, 19  .

\_\_\_\_\_ day of October 19 63, the first publication  
appearing on the 11th day of October  
19 63.

THE JEFFERSONIAN,  
*Samuel Smith*  
Manager.

Cost of Advertisement, \$.....

\_\_\_\_\_

BALTIMORE COUNTY, MARYLAN

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: October 15, 1961

FROM: Mr. George E. Cartledge, Deputy Director

SUBJECT: 40-111-17-5. Variance to permit increase height of present 17' feet above grade to 35' feet above grade. East side of Harford Road, 110 South of Taylor Avenue, being property of Georgy Stricker.

11th District

REMARKS: Wednesday, October 10, 1961 1:00-4:00 A.M.

GEO: bna

TELEPHONE  
VOLUME 3-3000

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE

No. 2021  
DATE 10/25/63

TO: The Triangle Sign Co.  
P.O. Box 4133  
Baltimore 5, Md.

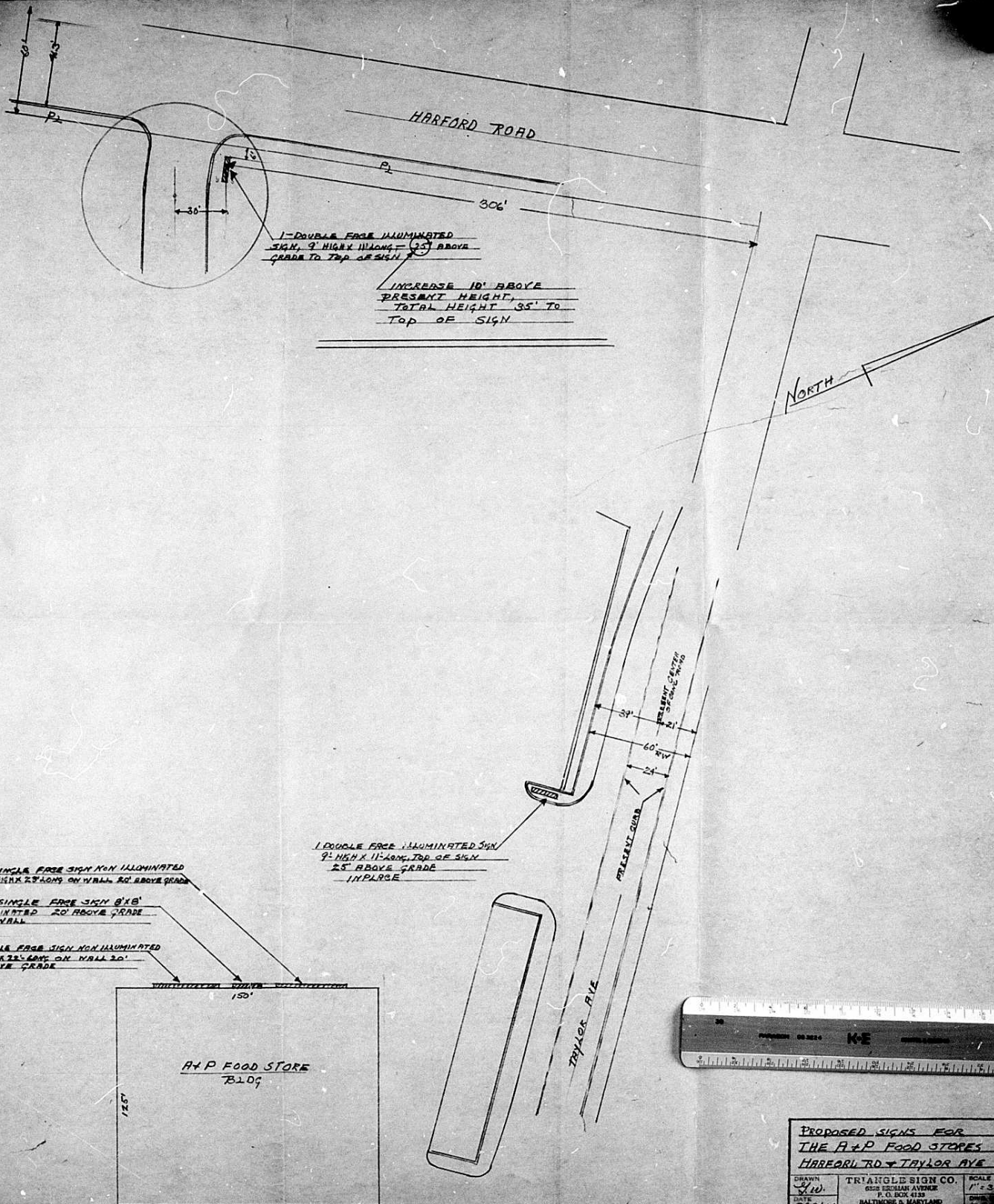
MAILED BY: Zoning Department of  
Baltimore County

| QUANTITY | DETACH UPPER SECTION AND RETURN WITH YOUR RESPONSE      |       |
|----------|---------------------------------------------------------|-------|
| —        | Advertising and posting of property for George Stricker | 36.50 |

1650

[illegible]

**IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND**  
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYL  
ENCLOSURE THIS BILL WITH YOUR REMITTANCE.



|                                                                                                     |                                                                                                |                                 |
|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------|
| <b>PROPOSED SIGNS FOR</b><br><b>THE A &amp; P FOOD STORES</b><br><b>HARFORD RD &amp; TAYLOR AVE</b> |                                                                                                |                                 |
| DRAWN<br>S. W.<br>DATE<br>6/17/63                                                                   | TRIANGLE SIGN CO.<br>6525 EIGHTH AVENUE<br>P. O. BOX 519<br>BALTIMORE 6, MARYLAND<br>Est. 1906 | SCALE<br>1" = 30'<br>SHEET<br>1 |