

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

December 16, 1997

Deborah C. Dopkin, Esquire Rosolio & Kotz, 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:
 - Case number 3813 reclassification to B.L., approved by order dated June 1, 1956;
 - Case number 4363 reclassification to B.L., approved by order dated March 10, 1958;
 - 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.
 - 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

Deborah C. Dopkin, Esquire December 16, 1997 Page 2

- 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 copping 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-V, 64-59-X, 65-336-X, 67-92-A, 68-260-A, \$ 75-239-A

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

XXXX we. OIA-GSTRICKER. legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,
hereby petition for a Variance from Section

of the Zoning Regulations of Galtimore County, to the Zoning Law of Baltimore County for the ns: (indicate hardship or practical difficulty TO INCREASE HEIGHT OF PRESENT 25 PEET ABOVE GRADE TO 35 PEET

ABOVE GRADE AT HARFORD ROAD ELEVATION OF PROPERTY , DO TO EXISTING DOUBLE PACE SIGN CAN NOT BE SEEN . RECAUSE OF POLES AND POWER LINES OBSTRUCTING VIEW OF SIGN . AS SHOWN ON ATTAHCED PLAT PLAN & DESCRIP-TION OF UROPERTY

See Attached Description

Property is to be posted and advertised as prescribed by Zoning Regulations I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon fling of this tition, and further agree to and are to be bound by the zoning regulations and restrictions of impore County Popted and Johann to the Zoning Law For Baltimore County.

BRRT SOLOER PER: THE TRIANGLE SIGN CO. STREET, STREET 6325 ERDMAN AVE

X GEORGE G. STRICKER OLA G. STRICKER eval Come Address 927 DUNELLEN ROAD TOWSON 4. MARYLAND

BALTIMORE . MARYLAND

Petitioner's Attorner

Protestant's Attorner

ORDERED By The Zoning Commissioner of Baltimore County, this 5th

of Stp September . 196. 3, that the subject matter of this petition be advertised as 30th day of October 19673 at 10100 order

my on the 2 WHITE OF FUNDAME & PERSONS

Zoning Countissioner of Baltimore Count

PETITION FOR
ZONING VARIANCE
9th District
ZONING: Petition for a Variance to the Zoning Regulations
of Baltimore County to prenat
increase height of presen 25
feet above grade to 3 feet above

feet above grade to 3 feet above grade.

LOCATION: East tide of bisters of the control of the from the sound of Taylor Avenue.

EATE A TRIE; WEENSIONY.

CCTOBER 30, 1963 at 10:00 AM.

FUBLIC HRANNO; Room 10.

County Office Building, 111 W.

Chesspeake Avenue, Town,

Maryland.

The Zoning Regulation to be ex-Maryland.
The Zoning Regulation to be excepted as follows:
Section 413.5 - (d) - Height -35 feet. The Zoning Commissioner of The Zoning Commissioner of

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 Ninth District of land in the Ninth District of Manisoner Country. Manisoner Country Manisoner Country Country and Part and State of the Country American Country Country

63-112-V OFFICE OF 63 THE COMMINITY NEWS THE HERALD - ARGUS CATONSVILLE, MD. No. I Newburg Avenue

> October 14,1963. THIS IS TO CERTIFY, that the annexed advertisement of

The Zoning Regulation to be except

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week successive weeks before 14th day of October, 1963, that is to say the same was inserted in the issues of

October 11, 1963. THE BALTIMORE COUNTIAN

> By Paul J. Morgan Editor and Manager A

and it appearing that by reason of the following finding of facts that the existing doubleface sign cannot be seen because of poles and power lines obstructing the wise; and it further appearing that compliance with the Zoning Regulations would result in practical difficulty and unreasonable hardship, the variance 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; end it further expearing that hy reason of a Variance to pormit increase height of presents alon 25 Labows ... should be granted grade to 35 above grade IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of Cotobor 1963 that the herein Pefition for a Variance should be and the same is granted from and after the date of this order, to permit increase height of present 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 196 that the above Variance be and the same is hereby DENIED.

Zoning Commissiones of Baltimore County

MICROFILMED

€ 63-112-U

CERTIFICATE OF PUBLICATION

TOWSON MD. October 11 19 63

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 xxxxxxxxx weeks before the 30th day of __October ______ 19.63. the first publication appearing on the 11th day of October

THE JEFFERSONIAN, Frank Struth

Cost of Advertisement, \$

BALTIN RE COUNTY, MARYLAN

INTER OF EICE CORRESPONDENCE

Mr. John G. Rose, Zoning Commissioner Date October 18, 1963

FROMMY. George E. Cavrelis, Deputy Director

SUBJECT. #63-112-V. Verlance to pendt increase height of present 25 feet above grade to 35 feet above grade. East side of Harford Road 110 South of Taylor Avenue, Being property of George Stricker. 14th District

INVARIANT. Mednesday, October 30, 1963 (10:00 A.M.)

The Planning staff will offer no comment with respect to

BALTIMORE COUNTY, MARYOND
OFFICE OF FINANCE

irision of Collection and Receipt.

TOWSON 4, MARYLAND

Advertising and posting of property for George Stricker

The Triangle Sign Co. P.O. Box h133 Beltimore 5, Md.

463-112-1

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURNUPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

No. 20217

DATE 10/25/63

36.50

36.50

Bullimore County

10-1563 seas + - - Til-

(IRO+heer

TELEPHONE

#63-112V

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Beginning for the same at a point located 310 feet measured

southerly along the East side of Harford Road from the intersection

with the South side of Taylor Avenue and 5 feet from the East side of

said Road. Thence, in a Westerly direction at right angles to Harford

right angles to Harford Road 13 feet to a point. Thence, in a Southerly direction parallel to Harford Hoad 9 feet to the place beginning.

Harford Road measured at right angle s in a Westerly direction from

Road 13 feet to a point. Thence, to Harford Road in a Northerly

direction 9 feet to a point. Thence, in an Easterly direction at

Towson, Maryland Date of Posting 10 -12 -6 3

District. Date of Posting.

Posted for Henring West. Oct. 3 2 1963 42 18 00 4111. Petitioner Geo Stricker Location of property 15 61 HARTORD Rd. 310'S OF Location of Signe O. 1999. 216 Essen Passent A. F. Sicar, Mang. ARRANTESON DEMENDANTS ARE STOCK AND ARE TO COME REMAINS 4 SHELWALK OF HOSTINGS Rd SIEN FARALINE HARDESON Posted by John Joseph Date of return 10-17-63

TELEPHONE

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 19294 DATE 9/5/63

rision of Collection and Receipt COURT HOUSE TOWSON 4, MARYLAND

The Triangle Sign Co., 6325 Erdnen Avenue.

BILLED Office of Flanning & Zoning 119 County Office Bldg., Baltimore 2, Md.

DEPOSIT TO ACCOUNT NO. 01.622 POTAL AMOUNT COST Cost of petition for variance to Zoming Magulations -Coo.S.Stricker 825.00 9--063 3373 . . . TIL-15.00

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

