

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 Ävenue 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.
 - 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

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

- 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 Bultimore 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 RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION PAP TO THE ZONING COMMISSIONER OF BALTIMORE CLAINTY: OLA G. STRICKER, his wife. County and which is described in the description and plat attached hereto and made a part hereof. 2/11/64 See Attached description and relation a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimor County, to use the herein described property, for ... a 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 Baltimor Google C. Stricker Congle C. Stricker Ola C. Stricker Legal Owners Address 927 Dunellen Drive Towson, Maryland 21204 Timeth Chroter Protestant's Attorney Kenneth C. Proctor Campbell Building wson, Maryland 21204 ner of Baltimore County, this 23rd, 1964..., that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers 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 106, County Office Building in Towson, Baltimore County, on the 4th 56.2358 UPS 196 b at 201200 clock County Commissioner of Baltimore County. A. M 4464 TELEPHONE BALTIMORE COUNTY, MATYLAND No. 21632 OFFICE OF FINANCE DATE 2/27/64 Oirision of Collection and Receipt COURT HOUSE TOWSON 4, MARYLAND BILLED 10.50

2-2864 705 · 21632 IIP-

64-59- X

2/20/64

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

Petitioner: George C STRICKER

Posted by Pabert Lee Bull &.

District. 14 th

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY Tower, Maryland

Posted for HEARING Wed march-4-64-AT 10:30 Am

Location of property SE/S OF MORFURD RD 357 TS OF TOLLUR AVE

HORPURY RD.

Location of Signe APP 20 FF ERUN STON - WALL AND APP 23 FT

FROM BRIDEWAY TO USED CAR GUT SIGN EACEING

nent, posting of property, and public hearing on the above petition and it appearing that by reason of location, the safety, health and the general welfare of the locality involved not being detrimentally affected, the special exception a Special Exception for a #5115ng station 196 h ... that the decrease of granted, from and after the date of this order, subject, to approval of the site plan by the State Roads Commission, Office of Flanning and Lening and the Bureau of Public Services.

Zoning Commissioner of Baltimere County Pursuant to the advertisement, posting of property and public hearing on the above polition the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE IT IS ORDERED by the Zoning Commissioner of Baltimore County, this... 196 that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and ___zone; and/or the Special Exception for_____ be and the same is hereby DENIED MICROFILMED € 64-59

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., narexio-cack

appearing on the 15th day of February

PAID - Estimore County Mill - Office of Fig.

12-26-63 81 45 . . TIL-

TOWSON, MD. . . . February 14, . . , 1964 . . .

THE JEFFERSONIAN. 1 Musthing

No. 21515

12/26/63

PERTION FOR A SPECIAL EXCEPT

ONING: Published for a Special Exception for a Fitting Statem and of Hartreet Band 317 feet South of Taylor Avenue DATE & THNE Wednesday, March 4, 1941 at 1918 A. M. Composite County Office Bandlong, 111 W. Consepeake Avenue, Towson, Maryland

The Zeeing Commissions of Baltimore County, by sutherity of the Zeeing Att and Regulations of Razbanez County, will reduce a Regulation of Razbanez County, will bed a public bearing concreting all that purcel of land in the Fourteeath District of Blatthewise County;

The County of the Land County of Land Cou

givating of the hand described in an no-describen to Lease, between George C. Strick-er and wife, and Schreiber Bros., Incor-perated, dated March 27, 1957, and re-corded among Te Land Records of Belti-more County by Liber G.L.S. No. 2115, Polio 154, and rescoing these, blooding or

County:
mains for the same at an iren pipe
it on the southeast side of Harford
as laid out in feet wide, at the be
of the land described in an Ad

Associates corps W. Badl

MATZ, CHILDS & ASSOCIATES, INC. Engineers - Surveyors - Site Plansers 2129 N. Charles St. - Baltimore, Maryland 21218 HO-1:- 7-5700

DESCRIPTION

"PHILLIPS 66" GAS STATION SITE HARFORD ROAD,

Beginning for the same at an iron pipe now set on the southe

SOUTHWEST OF TAYLOR AVENUE, FOURTEENTH ELECTION DISTRICT, BALTIMORE COUNTY, MD.

2111/64 side of Harford Road, as laid out 60 feet wide, at the beginning of the escribed in an Addendum to Lease, between George C. Stricke recorded among the Land Records of Baltimore County in Liber G. L. B. No. 3148, Folio 336, and running thence, binding on the southeast side of said Harford Road and on a part of the first line of said land, (1) N. 34* 30' 05" E., 138.60 feet to an iron pipe now set, thence leaving said Harford Road and running for lines of division the two following courses and distances: (2) S. 64* 42' 00" E., 86.03 feet to an iron pipe now sct, and (3) S. 25* 18' 00" W., 137.00 feet to an iron pipe now set in the last line of

N. 64* 42' 00" W., 107.00 feet to the place of beginning. Containing 0.3035 acres of land.

Being a part of the land described in an Addendum to Lease, between George C. Stricker and wife and Schreiber Bros., Incorporated, dated March 27, 1957 and recorded among the Land Records of Baltimore County in Liber G. L. B. No. 3148, Folio 336,

the land herein referred to, and thence, binding or a part thereof, (4)

HGW:sbr Revised 11/1/63 J. O. #62028

64.59 XA

*64-59 X

MAP #11 +14 1. BALTIHORE I, MD.

Merch 4, 1964

Mr. John G. Rose Zoning Commissioner County Office Building RE: Route 147

East side of Herford Road

SEF South of Taylor Avenue
Special Exception for Service Station
Loning Petition No. 64-59-X

Dear Mr. Roses

This office reviewed the subject potition and the following are with

The Subject property is situated within and is a part of an overall treat presently being used as a shopping enter. In the review of this adopting enter cortain points of somes were supercorted with additional adopting enter cortain points of somes were supercorted with additional points of access. Herferd Rod is at present carrying well over 15,000 core part day on a 6% curb to complete whether the work of the contract of the some some supercorted with additional points of corrilate would only add to this confusion.

Thank you for your cooperation.

Very truly yours,

Charles Lee, Chief Development Engineering Section

BY: John L. Duerr Asst. Development Engineer

JID/ala

ORIGINAL THE BALTIMORE COUNTIAN THE HERALD - ARGUS CATONSVILLE MD 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 AMERICAN WORKS before the 17th day of February, 1964 , that is to say the same was inserted in the issues of

February 14, 1964. THE BALTIMORE COUNTIAN By Paul J. Morgany Editor and Manager M BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Approved Site Plans
Zoning file 64-59-2A

January 29, 1969

the site plan to this office.

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

BALTIN RE COUNTY, MARY! \ND

OFFICE OF FINANCE

Division of Collection and Receip COURT HOUSE TOWSON 4, MARYLAND

LOCATION: Southeast side of Harford Road 357 feet South of Taylor Avenue.

DATE & TIME: WEDNESDAY, MARCH 4, 1964 at 10:30 No. I Newburg Avenue UBLIC HEARING: County Office Build

108, County Office Students, 113.

W. Chesapeake Avenue, Towson, January Commissioner of
Baltimere County, by authority
of the Zening Act and Regulations of Baltimore County, will
held a public hearing:
Concerning all that parcel of
land in the Fourteenth District
of Baltimore County.

GEORGE E. CAVREL

Messrs. Proctor, Campbell Bldg., Towson 4. Md.

The Office of Planning and Zoning has approved the abo conditioned in the Zoning Commissioner's Order # 64-59XA

This plan has been inserted in our Zoning file 64-59-XA

If you are desirous of obtaining a signed plan for your file, please forward a copy of

Very truly yours,

JED/

