



Baltimore County
Department of Permits and
Development Management

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:
 - 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

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- 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,

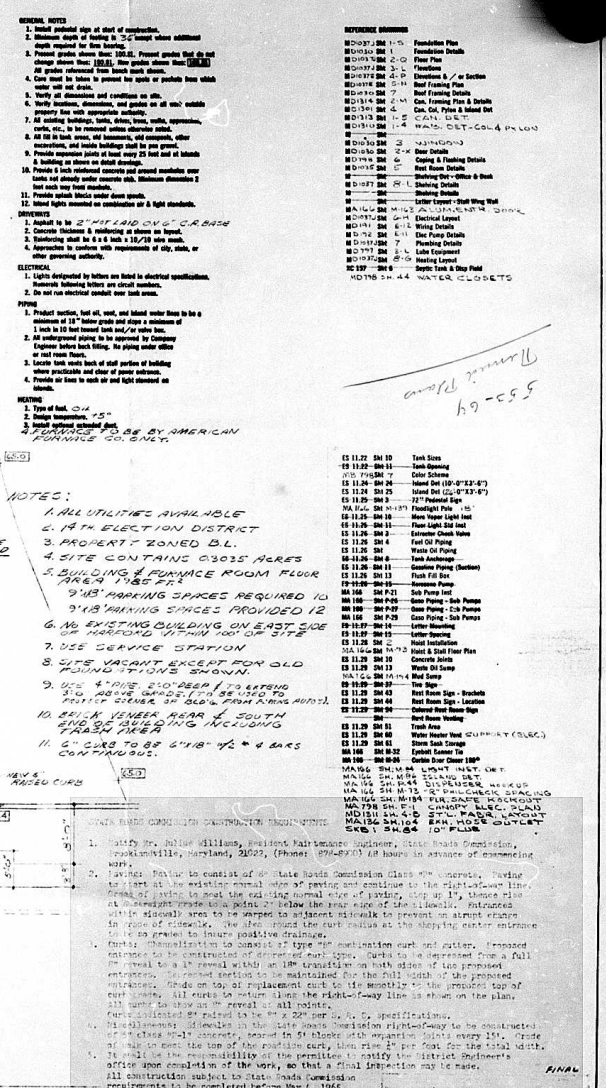
John L. Lewis
Planner II, Zoning Review

JLL:rye

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

Enclosure



[illegible]

SUBJECT TO THE ABOVE CONDITIONS
APPROVED FOR THE YEAR 1967.

PLANS APPROVED

OFFICE OF PLANNING & ZONING
by *Glen Jacobs*

DATED 1/28/67

10115 DETROIT OIL CO.
BARTLESVILLE, OKLAHOMA

LOT 2 PLAN
FREE BUILD 56' X 120' X 120'
WINDFORD RD. MD. 70 WINDY HILL RD.
PARK VILLE (BALTIMORE CO.) MD.

AFE NO. 8-110-0
SCALE UNLESS OTHERWISE NOTED
DWG. NO. MD9774F
SHEET NO. 1-13