



KATHERINE A. KLAUSMEIER  
*County Executive*

C. PETE GUTWALD, AICP  
*Director, Department of Permits,  
Approvals and Inspections*

May 16, 2025

RE: Spirit and Intent Request  
Zoning Cases 1958-4466-XA and 1964-0102-SPH  
305 W. Chesapeake Ave  
Tax No. 0902471220 (9<sup>th</sup> Election District, 6<sup>th</sup> Councilmanic District)

Dear Mr. Mudd:

This response refers to your April 15, 2025 letter. Your letter requests confirmation that:

1. Razing the existing building would not impact the validity of the granted Special Exception (Case No. 1958-4466-X) or the granted Special Hearing (Case No. 1964-0102-SPH).
2. Constructing a new office building in place of the razed building and in reliance on the previously granted zoning relief is not time-limited and would not require additional zoning relief.
3. Assuming the owner seeks to build a new office building consistent with the razed building, Zoning will accept and process building permit for this construction without requiring development approvals.

On September 14, 1958 a zoning hearing, Case No. 1958-4466-XA, final order granted off-street parking. The Board of Appeals hearing granted an office use in a RA zone which is now zoned RO on November 28, 1958 with the following restrictions:

- The garage building to the rear of the main house will not be used for office or storage space.
- The grounds surrounding the building will be maintained to the same degree that on would reasonably expect from a private residence.

The most recent hearing, Case No. 1964-0102-SPH granted a parking lot to be built in a residential area on April 14, 1964.

In the event that the existing office building is razed, a new office building may be rebuilt, at any time, without any Zoning public hearings, provided the size, orientation, and layout of the new structure complies with the orders and restrictions in the two previous hearings listed above. The replacement office building may not be enlarged beyond the building footprint and height of the office building as approved in the prior cases. Any changes from the office building as previously approved and/or any changes to the use of the property will require a new site plan and related development approvals. Further, any enlargement to the size of a new office building and/or change to the location of the building on the property will require a new zoning hearing. Also, in the event there is a use change or that an office building is proposed that, in accordance with the provisions of this paragraph above, requires a new zoning hearing, the Zoning Review Office will require approval from the Development Management Division prior to any Zoning review and approval of permits.

This letter is strictly limited to the application of the BCZR as applied to the S&I request presented in your letter and does not represent verification or approvals for any other Local, State or other Regulations that may apply to this property. The foregoing is merely an informal opinion. It is not an expert or legal opinion, it is not intended to be relied on as expert or legal advice, and it is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

We 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,

A handwritten signature in cursive script that reads "Jeffrey Perlow".

Jeffrey Perlow  
Zoning Supervisor, Zoning Review

**Christopher D. Mudd**

t 410.494.6365  
f 410.821.0147  
cdmudd@venable.com

April 15, 2025

C. Peter Gutwald, Director  
Baltimore County Department of Permits,  
Approvals and Inspections  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: ***Request for Zoning and Development Confirmation***  
305 W. Chesapeake Avenue  
Tax Account No. 0902471220

Dear Mr. Gutwald:

I am writing on behalf of 305 WCA Ventures LLC ("Owner"), legal owner of the above-referenced property (the "Property"), to request confirmation regarding the status of the Property's previously granted zoning relief. The 2± acre Property is located on the south side of Chesapeake Avenue, west of Bosley Avenue, and is currently zoned RO (Residential – Office). See attached aerial photograph from Baltimore County's *My Neighborhood*.

By way of Case No. 1958-4466-X, Baltimore County granted a special exception to use the Property for purposes of an office building. See attached casefile. At the time, the Property was split-zoned R.A. (Residence, Apartments) and R. 6 (Residence, One and Two-Family). Baltimore County also granted special hearing relief in Case No. 1964-0102-SPH for a use permit to allow parking to support the office building in a residential zone (on the R.6. zoned portion of the Property). See attached casefile.

An office building and associated surface parking lot were constructed in reliance on the approved zoning relief, and the Property has been used continuously for this purpose to the present day.

The existing office building is approaching the end of its useful life, and Owner is considering razing the building with the intention to redevelop the property in a yet-to-be determined way, which may or may not involve the construction of a replacement office building in the same location as the current building.

April 15, 2025

Page 2

Before razing the office building, Owner seeks written confirmation that:

- (1) razing the existing building would not impact the validity of the special exception granted in Case No. 1958-4466-X or the special hearing relief granted in Case No. 1964-0102-SPH. The zoning relief has been utilized through construction and operation of the existing building and does not expire;
- (2) constructing a new office building in place of the razed building and in reliance on the previously granted zoning relief is not time-limited and would not require additional zoning relief; and
- (3) assuming Owner seeks to build a new office building consistent with ~~in place of~~ the razed building, your Department will accept and process building permits for this construction without requiring development approvals.

With this letter, I have enclosed a check in the amount of \$200.00 made payable to "Baltimore County, Maryland" to cover the administrative costs associated with your review. If you need any additional information in order to complete your review, please feel free to contact me.

Very truly yours,



Christopher D. Mudd

Enclosures

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET AND FINANCE**  
**MISCELLANEOUS CASH RECEIPT**

No. **237889**

Date: **5-2-2025**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					200.00
Total:									200.00

Rec From: 305 W. Chesapeake Ave  
 For: SETI

**CASHIER'S VALIDATION**  
 CF 250432

DISTRIBUTION  
 WHITE - CASHIER    PINK - AGENCY    YELLOW - CUSTOMER    GOLD - ACCOUNTING  
 PLEASE PRESS HARD!!!!

**PNC BANK**  
 PNC, N.A. Bank 040  
 Maryland

750 E. Pratt Street Suite 900  
 Baltimore, Maryland 21202  
 Operating Account

**F 548308**

DATE: April 14, 2025    AMOUNT: \$200.00

.....TWO HUNDRED AND 00/100

PAY TO THE ORDER OF  
 Baltimore County, Maryland  
 Office of Budget and Finance  
 400 Washington Avenue, Room 152  
 Towson, MD 21204-4665

Jane C. Korh  
 AUTHORIZED SIGNATURE

VOID AFTER 180 DAYS

AUTHORIZED SIGNATURE  
 (TWO SIGNATURES REQUIRED OVER \$25,000)

⑈000548308⑈ ⑆054000030⑆ 5501006999⑈

**F548308**

Ref.	Invoice. #	Invoice Date	Description	Amount Paid
Cindy Karpook	041425PAM01	04/14/2025	305 WCA - Filing fee for zoning confirmation letter.	200.00
Check Total:				200.00

F548308

Baltimore County, Maryland

04/14/2025

Ref.	Invoice. #	Invoice Date	Description	Amount Paid
Cindy Karpook	041425PAM01	04/14/2025	305 WCA - Filing fee for zoning confirmation letter.	200.00
<b>Check Total:</b>				<b>200.00</b>

VENABLE LLP • 750 E. Pratt Street Suite 900 • Baltimore, Maryland 21202

F548308

Baltimore County, Maryland

04/14/2025

Vendor #: 3094

Ref. #	Invoice. #	Invoice Date	Description	Amount Paid
Cindy Karpook	041425PAM01	04/14/2025	305 WCA - Filing fee for zoning confirmation letter.	200.00
<b>Check Total:</b>				<b>200.00</b>



PNC, N.A. Bank 040  
Maryland

VENABLE<sup>LLP</sup>

750 E. Pratt Street Suite 900  
Baltimore, Maryland 21202

15-3  
540

F 548308

Operating Account

DATE

April 14, 2025

AMOUNT

\$200.00

TWO HUNDRED AND 00/100

PAY  
TO THE  
ORDER  
OF

Baltimore County, Maryland  
Office of Budget and Finance  
400 Washington Avenue, Room 152  
Towson, MD 21204-4665

*Jane C. Koehl*

AUTHORIZED SIGNATURE

VOID AFTER 180 DAYS

AUTHORIZED SIGNATURE  
(TWO SIGNATURES REQUIRED OVER \$25,000)

⑈000548308⑈ ⑆054000030⑆ 5501006999⑈

64-102-SPH  
JAN 14 1964

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. George H. Rose, Zoning Commissioner Date: 2-26-64  
FROM: Mr. James Stewart  
SUBJECT: Office Bldg. (Proposed)  
305, 33 Chesapeake Ave. 200' W. of Hooley Ave. 9th District

On two occasions George Cavrelis and myself have discussed the subject plan with the architect. A plan acceptable to this office has been worked out with him. This was done a day or so prior to our receiving the plan from your office as a preliminary. Basically, the changes agreed upon were these:

1. Minor revisions in the parking layout.
2. An increase in the front yard setback.
3. A decrease in the length of the proposed building.
4. The inclusion of the zoning line separating the subject property into the R-4 and R-6 portions.
5. A use permit for parking in the R-6 portion must be petitioned for and granted by the zoning commissioner.

RECEIVED MAR 10 1964  
OFFICE OF PLANNING AND ZONING  
BALTIMORE COUNTY, MARYLAND

IN THE MATTER OF . . . BEFORE THE  
PETITION OF . . . ZONING COMMISSIONER  
BLACKACRE, INC. . . . OF BALTIMORE COUNTY

PETITION FOR A SPECIAL HEARING

To the Zoning Commissioner of Baltimore County:

BLACKACRE, INC.  
Petitioner

hereby petitions for a Special Hearing, under the Zoning Law and Regulations of Baltimore County, to determine whether or not the Zoning Commissioner of Baltimore County should approve an application for a permit for off-street parking, residential zone under Section 409.4.

Location of Property:

Beginning from the same on the south side of Chesapeake Avenue opposite the western boundary of Central Avenue and running in a south-westerly direction 515' 2", thence southeasterly 170' 6", thence northeasterly 509' 10" to the south side of Chesapeake Avenue, thence northerly 188' to the point of beginning, saving and excepting that portion of said tract which is presently zoned R-A, (in depth 325' from said Chesapeake Avenue) being that portion of said tract which is zoned R-6.

By: James H. Cook  
James H. Cook  
Attorney for the Petitioner

BLACKACRE, INC.  
By: Cary W. Jackson  
Cary W. Jackson, President  
2326 North Charles Street  
Baltimore, Maryland 21218



10 008  
4/7/64  
10-90

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 10, 1964  
FROM: Mr. George E. Cavrelis, Acting Director  
SUBJECT: Zoning Petition #64-102-SPH

I have reviewed the plans for the proposed office building at 305 West Chesapeake Avenue. Portions of the property were the subject of a hearing for off-street parking in a residential zone. I find the plans to be in accordance with the requirements of Baltimore County and have indicated on them the approval of the Office of Planning and Zoning.

Approval of the plans is based on provision of a reduced fence along the residential perimeter of the property in the manner shown on the colored sketch which is attached to the approved plan. Lighting for the parking area is to be arranged and located in a manner so as not to shine directly onto adjacent residential properties. Parking area is to be paved and properly drained.

Parking is provided at the rate of 1 parking space for every 500 square feet of the 11,312 square feet ground floor area, 1 parking space for every 500 square feet of the 13,107 square feet of pavement area, and 1 parking space for every 500 square feet of the 53,192 square feet of area in the upper floors of the building. This amounts to a requirement of 172 off-street parking spaces which are provided on the plan in the area presently zoned and special excepted for offices and in the area sought for the parking use permit.

George E. Cavrelis  
George E. Cavrelis  
Acting Director  
Office of Planning and Zoning

GD:mas

RE: PETITION FOR A SPECIAL HEARING  
To determine whether or not the Zoning Commissioner of Baltimore County should approve application for off-street parking in a Residential Zone - R-6 of Hooley Ave., 200' West of Chesapeake Ave., Petitioner  
BALTIMORE COUNTY  
No. 64-102-SPH

A hearing was held at the request of the petitioner, in the above matter, in order to build a parking lot in a residential area. The petitioner has complied with the requirements of Section 409.4 of the Baltimore County Zoning Regulations and the request is granted, subject to strict compliance with the attached plan, approved by the Office of Planning and Zoning, and the requirements set forth by Mr. George E. Cavrelis, Acting Director of the Office of Planning and Zoning in a letter, also attached, dated April 10, 1964, to the Zoning Commissioner.

George E. Cavrelis  
George E. Cavrelis  
Acting Commissioner of Baltimore County

Date: April 14, 1964

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 26, 1964  
FROM: Mr. George E. Cavrelis, Deputy Director

SUBJECT: #64-102-SPH. Special Hearing to determine whether or not the Zoning Commissioner of Baltimore County should approve an application for a permit for off-street parking in a residential zone under Section 409.4, Southeast of Chesapeake Avenue 200 Feet of Hooley Avenue, Being Property of Blackacre, Inc.

9th District  
HEARING: Tuesday, April 7, 1964 (10:00 A.M.)

Demands on the writer's time have made it impossible to prepare written comments regarding the subject petition within the time period required by law. Members of the planning staff will be available to testify orally at the hearing if desired.

GD:mas

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
No. 23306  
DATE 4/4/64

TO: Messrs. Cook, Hadd & Howard  
Loyola Building  
Towson 14, Md.  
BALLED Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	ESTIMATED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
01222		Advertising and posting of property for Blackacre, Inc.	\$32.50

4-864 1112	23306 TP-	\$250
4-864 2112	23306 TP-	\$250

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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 20, 1964  
FROM: Mr. George E. Cavrelis, Acting Director  
SUBJECT: Zoning Petition #64-102-SPH

I have reviewed the plans for the proposed office building at 305 West Chesapeake Avenue. Portions of the property were the subject of a hearing for off-street parking in a residential zone. I find the plans to be in accordance with the requirements of Baltimore County and have indicated on them the approval of the Office of Planning and Zoning.

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George E. Cavrelis  
George E. Cavrelis  
Acting Director  
Office of Planning and Zoning

GD:mas

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
No. 21643  
DATE 3/4/64

TO: Messrs. Cook, Hadd & Howard  
22 W. Federal Ave.  
Towson 14, Md.  
BALLED Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	ESTIMATED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
01222		Petition for Special Hearing for Blackacre, Inc.	\$25.00

3-264 883 # 21643 TP- = 2519

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.

#64-102-SPH  
CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

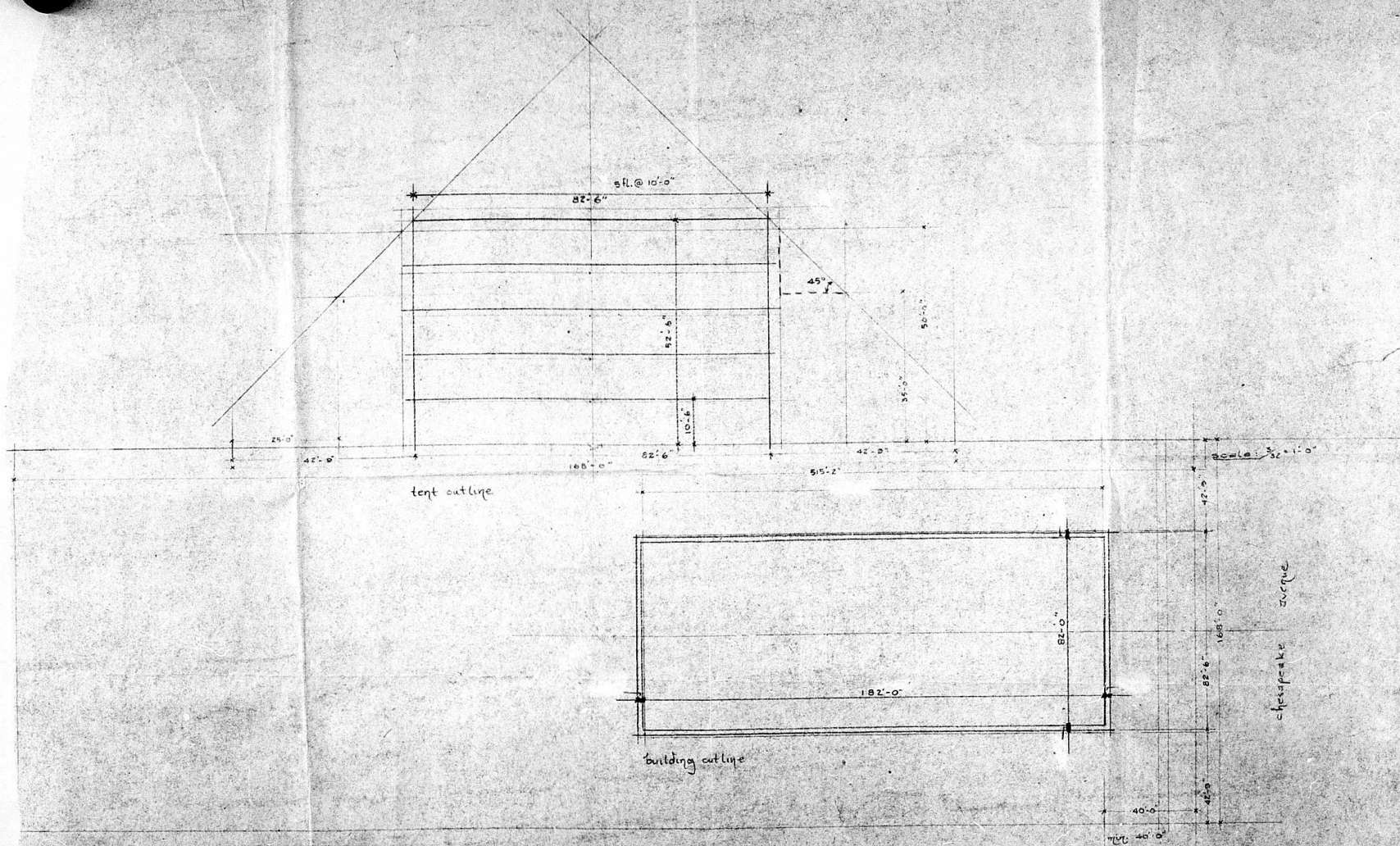
District: 9th Date of Posting: March 21, 1964  
Posted for: Petition for Special Hearing to permit off-street parking in a residential zone  
Petitioner: Blackacre, Inc.  
Location of property: 305 Chesapeake Ave., 200' W. of Hooley Ave.  
Location of Signs: 305 Chesapeake Ave., 200' W. of Hooley Ave.  
Remarks: [Signature]  
Posted by: [Signature] Date of return: 30 Feb. 20, 1964

PETITION FOR A SPECIAL HEARING  
CERTIFICATE OF PUBLICATION

TOWSON, MD., 022830, 1964  
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., since its first issue on 11/11/63, successive weeks before the 7th day of 04/1964, 1964, the last publication appearing on the 20th day of 04/1964.  
1964  
THE JEFFERSONIAN  
[Signature]  
Manager

Cost of Advertisement \$





PROPOSED BUILDING FOR 305 CHESAPEAKE

SMEALLIE, ORRICK AND JANKA  
 ARCHITECTS  
 4320 YORK ROAD BALTIMORE, MD 21212



Scale 1/32" = 1'-0"