

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. zonc and district.
- b. The subject propert; 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, 1951;
  - Case number 1363 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;
  - 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. Tage 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 Outober 27, 1966;
  - Case sumber 68-260-A sign variance, approved by order dated May 16, 1968; and

Deborah C. Dopkin, Esquire December 16, 1997

- 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 valvers 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-157-66.
- 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.
- 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 410-897-3919.

1 (

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, 5 75-239-A

Enclosure

### PETITION FOR ZONING RE-CLASSIFICATION \$336× AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

EXCEPTION OF THE PROPERTY OF MII+MA

Stales

andes2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore Commany, to use the herein describe property, for garage services, dealing and in-stalling of new, used or retreaded tires, batteries, parts or accessories, stal.ing of new, used or retreaded tires, batteries, parts or accessories automobile services, including motor tuning and repair, wheel alignment, st.ering assembly adjustment and repair, brake repair, installation of automotive parts of all kinds, and car washing and polishing. regulations and restrictions of Baltimore County adopted pur...ant to the Zoning Law for Baltimore

George C. Stricker ola 6. Stricker Legal Owner

Address S/c Co LEC THEOLOS - LAMEBULL ELDE

Towsam m. 2. 20284

W. Lee Thomas Petitioner's All Address \_ 202\_Campbell\_Building Towson 4. Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day ..., 196.5., that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out 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 100 1 h at 24th day of Ney 196, 5, at 1130 octool ٠, Zoning Commissioner of Baltimore County.

# BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

#65-336X Zpinp V

TO Mr. John G. Rose, Zoxing Commissioner

Date May 11, 1965 FROM George E. Gavrelis, Director of Planning

H11+14A SURLECT Patition No. 65-336-X. "Special Exception for Garage-Service. SE/S of Harford Road, 110 feel Southwest of Taylor /venue. Being the property of George C. Stricker and Ola G. Stricker."

14th District HEARING:

0. 1 m

Monday, May 24, 1965 (1:30 P.M.)

117105

The planning staff of the Office of Planning and Zoning has reviewed the subject

Since the proposed use will be logically sited and located in a shopping center, we feel that it would be appropriate to allow the Special Exception. We recom-however, that a condition he attacked to the effect that all tire-changing and similar operations be confined inside the building.

it appearing that by reason of the requirements of Section 502.1 of the Rultimore tion should be had, and it for her appealing that by a a Special Exception for a \_\_\_\_Garage-\_Service \_\_\_ should be granted IT IS ORDERED by the Zoning Commissioner of Baltimore County this... June 196.5, they the herein described property or area should be an sons and or a Special Exception for a \_\_\_\_\_Gernge\_Service \_\_\_\_\_should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services sad the Office of Planning and Zoning. Pursuant to the advertisement, posting of property and public hearing on the abo the above re-classification should NOT BE ItAL), and/or the Special Exception should NOT BE IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_\_day ......, 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 zope: and/or the Special Exception for ..... te and the same is hereby DENIED Zoning Commissione: of Baltimore County

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Your petition has been received and accepted for Filing this

JOHN G. ROSE

Owners Name Sparge C. Stricker, at al

W 65.336-4

CERTIFICATE OF POSTING OF DEPARTMENT OF BALTIMORE COUNT

Date of Posting 5-6-65 Posts for Hearing mon 1214 24 65 197 / 30 Pm Petitioner Lenge C. Strecker Location of property 55/5 Hayland Red 110' 50/9 Taylor live

Location of Signar place on small vaccent let rest to practing fot and next to surville men a boys sleep and Remarks Opport. 20' from the siclewalk ed by Robert La Bull & Dela direture 5-13.6.

John C. O.U., L.S. C . IC R II I S

Norman F. Herrmann, L.S Paul Lee, P.E.

P. 15 S....

MATZ, CHILDS & ASSOCIATES, INC. Engineers - Surveyors - Site Planners 1020 Cronwell Bridge RJ. - Baltimore, Maryland 21204

DESCRIPTION

0.2837 ACRE PARCEL, SOUTHEAST SIDE OF HARFORD ROAD, SOUTHWEST OF TAYLOR AVENUE, PARKVILLE SHOPPING CENTER, NINTH ELECTION DISTRICT.

BALTIMORE COUNTY, MARYLAND

Present Zoning "B-L"

Proposed Zoning "B-L with Special Exception"

Beginning for the same at a point on the southeast side of Harford Road, at the distance of 110 feet, more or less, as measured southwesterly along said southeast side of Harford Road from its intersection with the southwest side of Taylor . venue, said point of beginning being at the beginning of the second line of the land described in the 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, Page 336 and running thence, binding on said second line and continuing the same course, in all, (1) S 57\* 02' 00" E - 175.00 feet, thence for new lines of division the two following course, and distances: (2) S 32\* 58' 00" W -70.00 feet, and (3) N 57\* 02' 00" W - 176.26 feet to a point on the southeast side of Harford Road and in the first line of the land herein referred to, and thence binding on said southeas' side of

BALTIMORF COUNTY OFFICE OF PLANNING AND ZONING

#65-536 X

MAP

#11+141

"X"

5/17/65

GEORGE E GAVRELE JOHN G. ROSE

stem for Carper

April 23, 1965

plans and has no comment to offer with regard to the development plan

MAT CHILDS & ASSOCIATES, INC. 1020 Crosswell Brid - Rd. - Yourse, Md. 21504

#65-336X

ni op V

#III itA

571765

Harford Road and on a part of said first line. (4) N 34\* 00' 05" F -70 01 feet to the place of beginning

Containing 0, 2837 of an acre of land,

Off-street parking for 41 vehicles wil be provided, twelve inside building. Twenty-nine will be provided by use of the spaces on the play attached hereto shown enclosed in heavy desh line.

2-8-65

The Zoning Commissioner of Baltimore Courty, by authority of the Zoning Act and freephalicos public bearing.

Petition for Special Exception for Gargap, Service All that purved of land the Petition for Special Exception for Gargap, Service All that purved of land the Petition for Special Exception for the same at a point on the southeast also of Harford Houd, at the diluster of I'll feet and the Special Exception for the same at a point on the southeast also dilustrees of Harford Houd, at the diluster of Harford Houd, at the diluster of Harford Houd from this intersection with the the south with the Petition of the Petition of the Special Exception of the Petition of the Special Exception of the Petition of t

0.7837 of an acres

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# CERTIFICATE OF PUBLICATION

OFFICE OF The Eastern Beacon

731 Eastern Ave.

Balto, 21, Md.

THIS IS TO CERTIFY, that the anaexed advertisement of position for incould "mostion - Geome C. Stricker suff infood 10, 100 to on inglor eve. was inserted in The Eastern Seacon a weekly nowswas inserted in paper published in Baltimore County, Maryland, once a week

SECRETARY weeks before the one (1) 1965 : that is to say,

24 day of May the same was inserted in the issues of May 5, 1965.

Stromberg Publications, Inc.

By is some myth

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1	I DESCRIPTION OF THE PERSON OF
ij	MARING: Publish for Special
i	Book for Garren, Buryon, BOCATUN: Sentent All St. St. Sard Road 130 foot September of Taylor Avenue.
j	Taylor Avenue Wooder, May 14,
	PUPLIC MEARING Room 101.
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	(1) \$ 17' 07' 00" E-175.00 feet.
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	and on a part of said first line,
	feet is a point on the southeast side of Marinord Road and in the first Ene of the lead herein re- rected in, and thence handles on said sectionat tide of Harfert Road and on a part of said first line, (1) N 10' or 05" %—T8.51 feet to the place of instanting. Containing 0.2537 of an acre of
	Off-street parking for 41 vehicles
	Off-street parking for 41 vehicles will be provided, tousive inside building. Trunsty-size will be provided by use of the spaces on the plat attached harete shown enclosed
	in heavy death Lan. Being the property of George
	C. Stricker and Ots G. Stricker, as shown on plat plan filed with
	as shown on plat plan filled with the Zoning Department. Hearing Date: Honday, May 14, 1945 of 1120 P.M.
	Public Hearing: Room 351, County Office Building, 111 W. Cheespeake
	By order of JOHN G. ROSE Sening Commissioner of
	May 1.

#### CERTIFICATE OF PUBLICATION

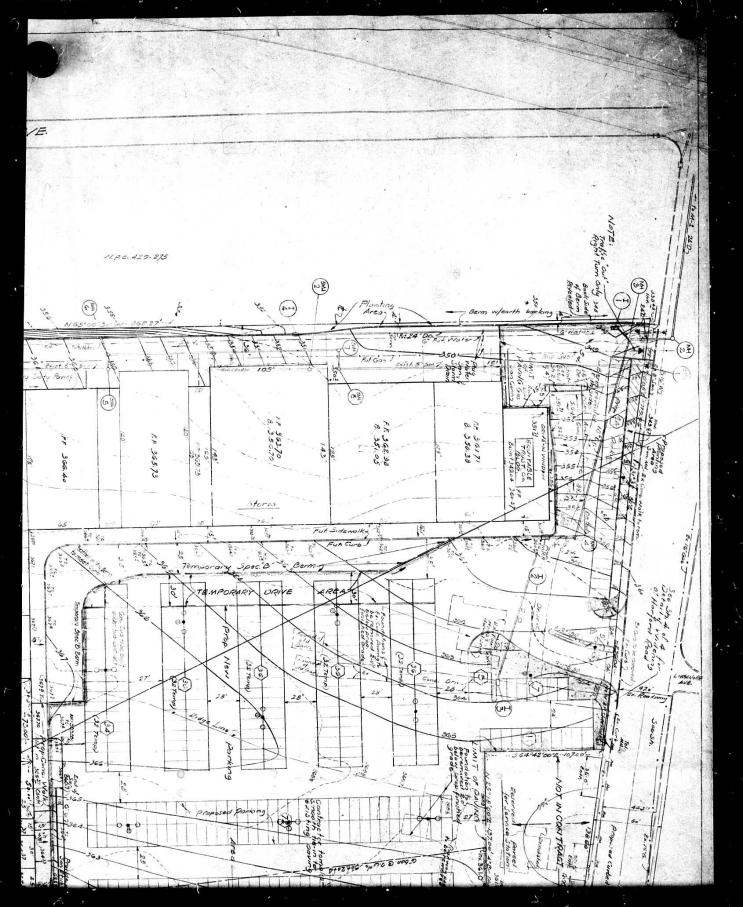
L. Frank Structer
Manager.

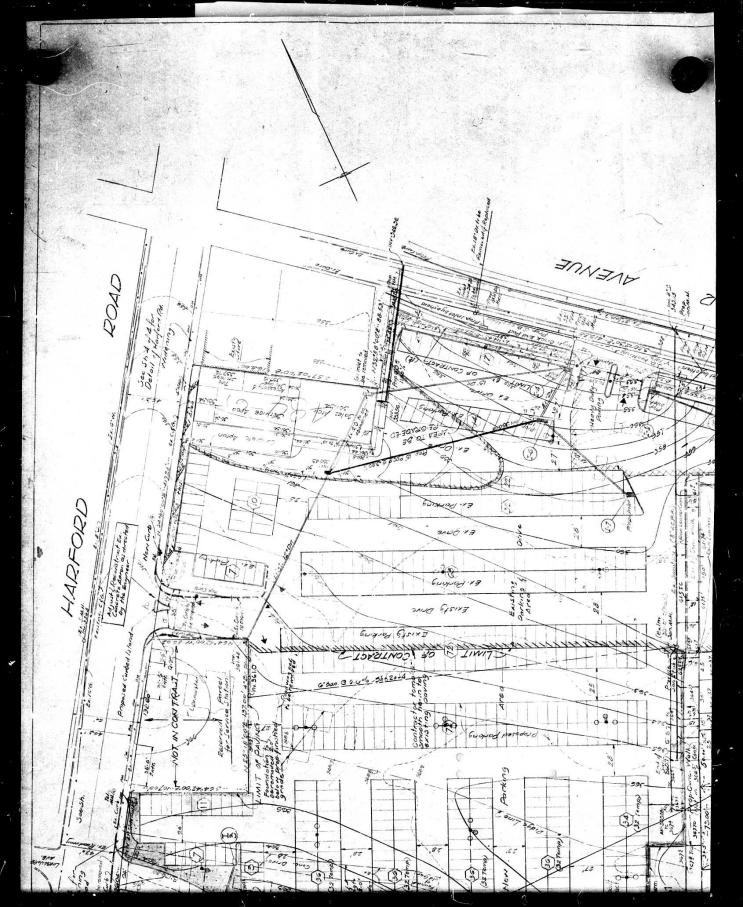
Cost of Advertisement, \$.....

TELEPHONE 823-3000	BALTIMORE COUNTY, MARYLAND	Ne. 30610
	OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND	DATE S/20/65
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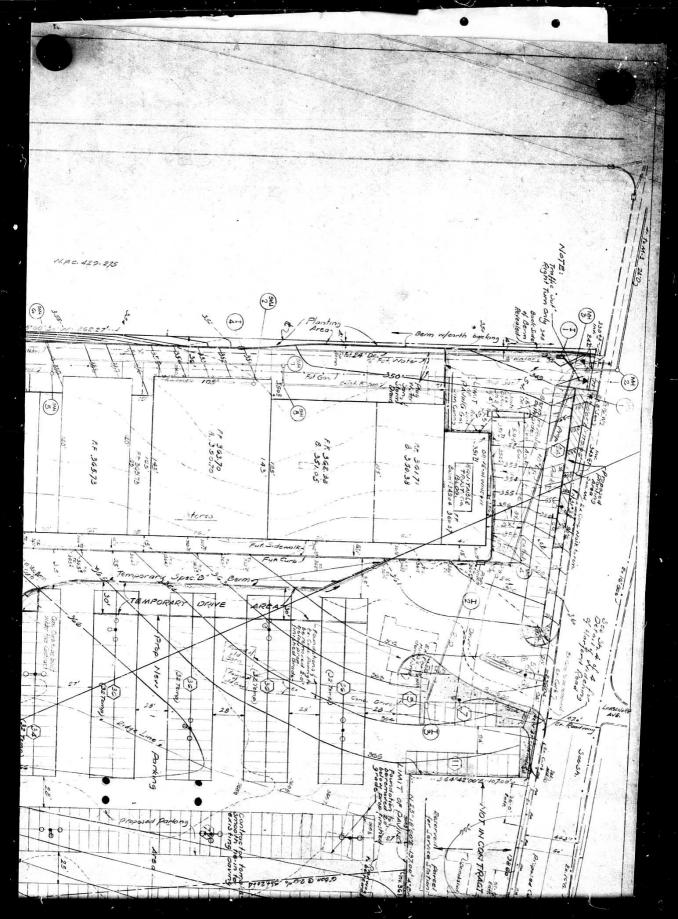
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IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4. MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.









# BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO Bureau of Public Services	DateSept. 23, 1965		
J. G. HOSWELL FROM Office of Planning & Zening			
BLDG. APPL. #184-65			

THE OFFICE OF PLANNING AND ZONING HAS REVIEWED THE SUBJECT APPLICATION
AND IS ENDORSING IT WITH THE FOLLOWING COMMENT:

THE TOTAL FLOOR AREA FOR BOTH THE EXISTING AND PROPOSED BUILDINGS AS SHOWN ON THE PLAN IS APPROXIMATELY 154,675 SQUARE FEET. THE MINIMUM NUMBER OF REQUIRED OFFSTREET PARKING SPACES AS SET FORTH IN SECTION 409 OF THE BALTIMORE COUNTY ZONING REGULATIONS IS 773. THE PLOT PLAN SHOWS PROVISION FOR 647 OFFSTREET PARKING SPACES. NO FURTHER BUILDING PERMIT APPLICATIONS CAN BE PROCESSED I THIS OFFICE UNTIL THE NECESSARY REVISIONS ARE MADE SO THAT THE MINIMUM NUMBER OF REQUIRED OFFSTREET PARKING SPACES CAN BE PROVIDED FOR THE ENTIRE DEVELOPMENT.