



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
Rosellio & Kutz, P.A.
320 Nottingham Centre
501 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 9, 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 3812 - reclassification to B.L., approved by order dated June 1, 1957;
 - ii. Case number 1363 - 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 64-99-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

By me John Smith

PERMISSION FOR SPECIAL EXEMPTION
1478 HENRIETY

READING: Petition for Special Exemption for George C. Strider, Baltimore County, dated 1st day of May 1951 at 1:30 P.M.
PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Md., May 14, 1951 at 1:30 P.M.

The zoning Commissioner of Baltimore County, by authority of the zoning Act and Regulations of Baltimore County, will hold a public hearing for Special Exemption for George C. Strider, Baltimore County, at that time of day in the Court House, District of Baltimore County.

Resolving for the same at a point in the southeast side of Harford Road, at the distance of 114 feet, west of line, as measured south-southwest along the southeast side of Harford Road from the intersection with the extension of line of Taylor Street, said point of beginning being at the intersection of the extension of line of the land described in the Addition to Lane between George C. Strider and wife, and Lehnert Bros. Incorporated, dated May 15, 1947, and bounded around the Land Parcel of Baltimore County in Liber 112, No. 2159, Page 214 and running thence, bearing on said parcel line and containing the same survey, in all, thence for new lines of division the two following courses and distances: (1) S 21° 42' 00" E-113.00 feet, and (2) N 57° 02' 00" W-174.33 feet to a point on the southeast side of Harford Road and in the first line of the land herein referred to, and thence bearing on said southeast side of Harford Road and on a part of said first line, (3) N 21° 42' 00" E-16.31 feet to the place of beginning. Containing 2.2227 of an acre of land.

Off-street parking for 41 vehicles will be provided, twelve inside building. Twenty-plus will be provided for use of the space on the lot attached hereto shown enclosed in heavy dash line.

Being the property of George C. Strider and Ole G. Strider, as shown on plat plan filed with the zoning Department, Dated: Monday, May 14, 1951 at 1:30 P.M.
 Public Hearing: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
 By order of
JOHN G. BORG
 zoning Commissioner of Baltimore County

May 7.

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 7, 1951

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 successive weeks before the day of May, 1951, the first publication appearing on the 7th day of May 1951.

THE JEFFERSONIAN,
G. Leach Strickland
 Manager.

Cost of Advertisement, \$.....

TELEPHONE
 823-3000

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

No. 30610

DATE 5/21/51

TO: Messrs. George C. Strider, Thomas S. Strider
 Campbell Building
 Towson, Md. 21204

BILLED BY: zoning Department of Baltimore Co.

DEPOSIT TO ACCOUNT NO. 00-222		NETAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Advertising and posting of property for George Strider		\$4.40
662-226-1		
	PAID - Baltimore County, Md. - Office of Finance	
	2-2445 2304 • 30610 TIP-	\$4.40

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.

TELEPHONE
 823-3000

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

No. 30551

DATE 5/23/51

TO: Messrs. George C. Strider, Thomas S. Strider
 Campbell Building
 Towson, Md. 21204

BILLED BY: zoning Department of Baltimore Co.

DEPOSIT TO ACCOUNT NO. 00-222		NETAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Petition for Special Exemption for George C. Strider		\$0.00
662-226-1		
	PAID - Baltimore County, Md. - Office of Finance	
	3-3845 4406 • 30551 TIP-	\$0.00

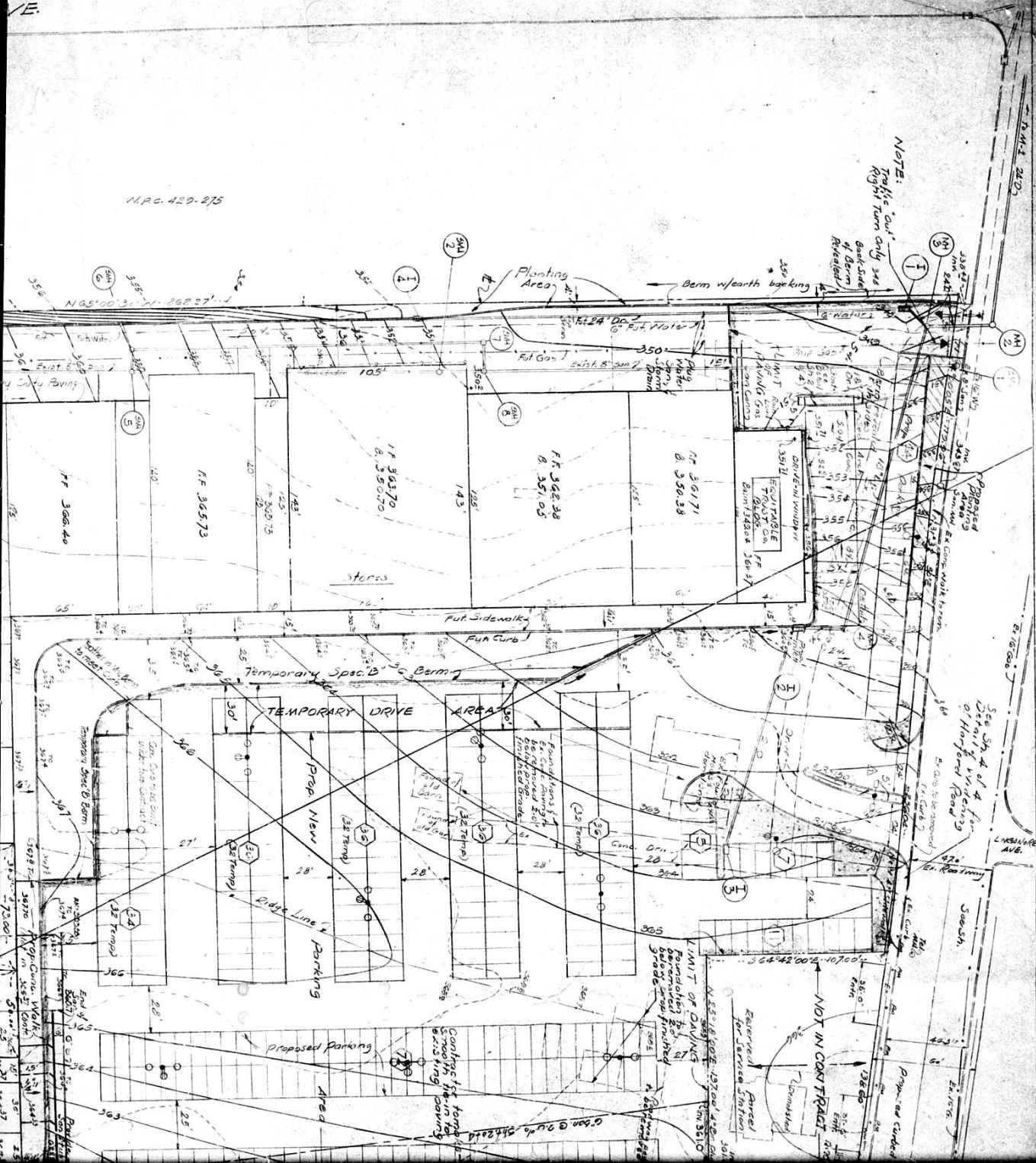
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
 PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

✓E.

NOTE: Traffic "out" -
Right Turn only 340

of Harvard Road

NOT IN CONTRACT



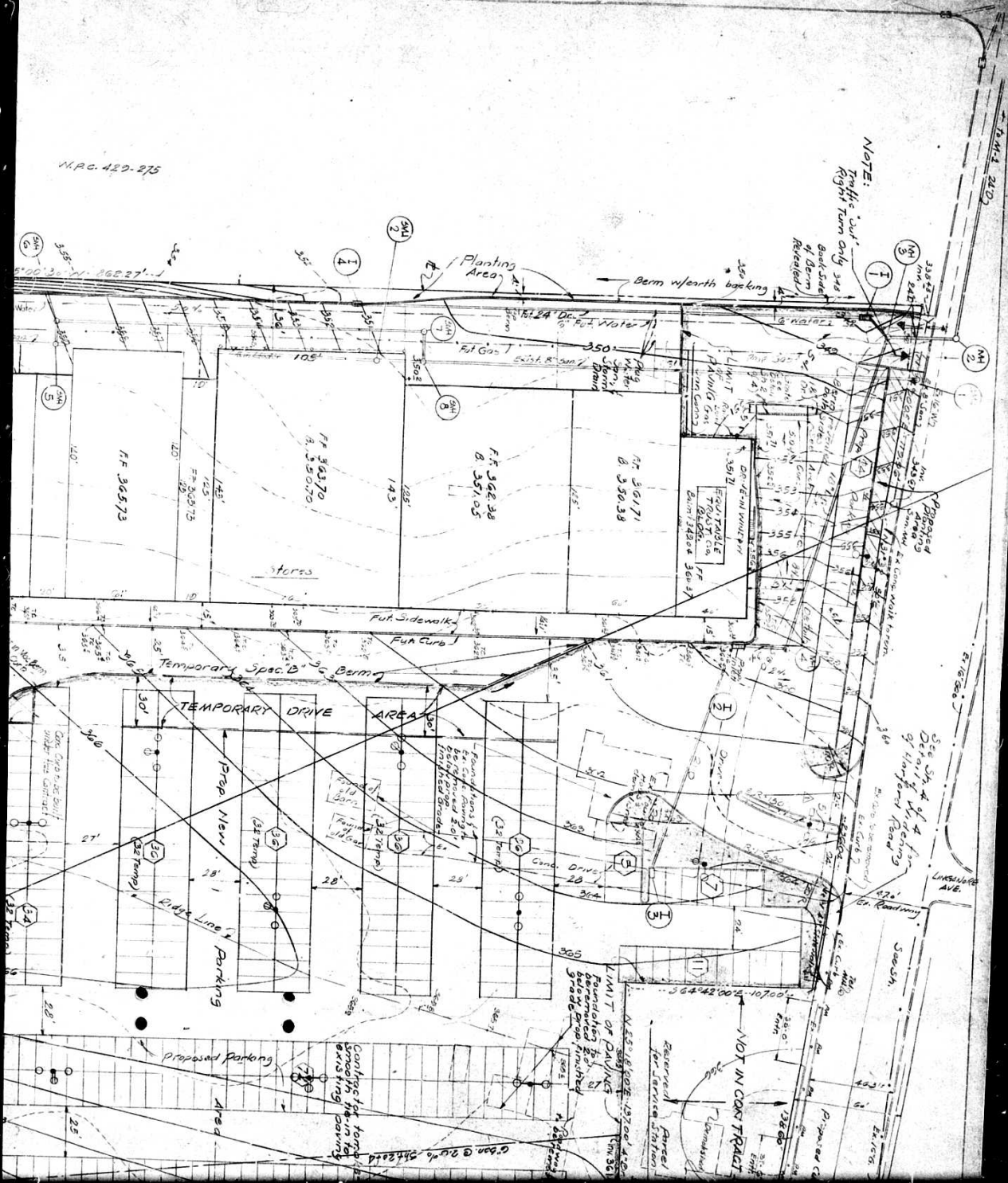
ROAD

AVENUE



W.P.C. 429-275

NOTE:
Traffic
Right



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

GEO. A. REIER, Chief
TO: Bureau of Public Services
J. O. HOSWELL
FROM: Office of Planning & Zoning
SUBJECT: BLDG. APPL. #184-65

Date: Sept. 23, 1965

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 IN 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.

JGH:vh