



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

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

- 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

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

Enclosure



PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Castlewood Realty Co., Inc., legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 413.2 "C" Request 2.

Shopping Center Identification Signs instead of the required

one, 413.6 "d" Request 35' height instead of the required 25'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons (indicate hardship or practical difficulty)

Sign is so constructed that it requires the additional height to make the sign artistically presentable to the eye. There are also signs in the immediate area 35' in height.

See attached description

Property is to be posted and advertised as provided by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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 Baltimore County.

Of Des. Sign Co.

Signature purchaser Castlewood Realty Co., Inc. Legal Owner

Address 230 South Monastery Avenue Address 244, Towson Plaza

Baltimore, Maryland 21229 Towson 4, Maryland

Signature Attorney Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day

of September, 1966, 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 held before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 27th day of October, 1966, at 10:00 A.M.

Signature Zoning Commissioner of Baltimore County.

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Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts practical difficulty shown

the above Variance should be had; and to further appearing that by reason of

to permit two (2) shopping center identification signs instead of the required one (1) a Variance to permit a sign height of 35' instead of the required 25' should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27

day of October, 1966, that the herein Petition for a Variance should be and the

same is granted, from and after the date of this order, to permit two (2) shopping center

identification signs instead of the required one (1); to permit a sign height of 35'

instead of the required 25', subject to approval of the Bureau of Public

Services and the Office of DEPUTY Zoning Commissioner of Baltimore County

Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition

and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day

of September, 1966, that the above Variance be and the same is hereby DENIED.

Signature Zoning Commissioner of Baltimore County

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CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 14th Date of Posting 10-10-66

Posted for Hearing Thursday, Oct. 27, 1966, at 10:00 A.M.

Petitioner Castlewood Realty Co., Inc.

Location of property 516 Harford Rd. 545' S of Taylor Ave.

Location of Sign 1 on grass plot north to the road driveway of Shopping Center, each approx. 5' from the sidewalk

Remarks

Posted by Robert Lee Burt Date of return 10-13-66

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CERTIFICATE OF PUBLICATION

OFFICE OF

The Eastern Beacon

731 Eastern Ave. October 13 1966

Bolton, 21, Md.

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for Variance - Castlewood Realty Co., Inc.

was inserted in The Eastern Beacon a weekly news-

paper published in Baltimore County, Maryland, once a week

for one (1) successive weeks before the

27th day of October 1966; that is to say,

the same was inserted in the issue of October 5, 1966.

Stromberg Publication, Inc.

Publisher.

By J. H. H. Smith

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 6, 1966

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 a week

for one (1) successive weeks before the 27th

day of October 1966, the 28th publication

appearing on the 6th day of October

1966.

THE JEFFERSONIAN

Signature

Manager.

Cost of Advertisement, \$

Other Sign Co.

230 South Monastery Avenue

Baltimore, Maryland 21229

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building

111 W. Chesapeake Avenue

Towson, Maryland 21204

Your petition has been received and accepted for filing this

20 day of Sept 1965.

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date, October 14, 1966

FROM George E. Gavioli, Director of Planning

SUBJECT Petition #67-92-A. East side of Harford Road 545 feet South of Taylor Avenue.

Petition for Variance to permit 2 shopping center identification signs instead of

the required 1; and to permit a sign height of 35 feet instead of the required

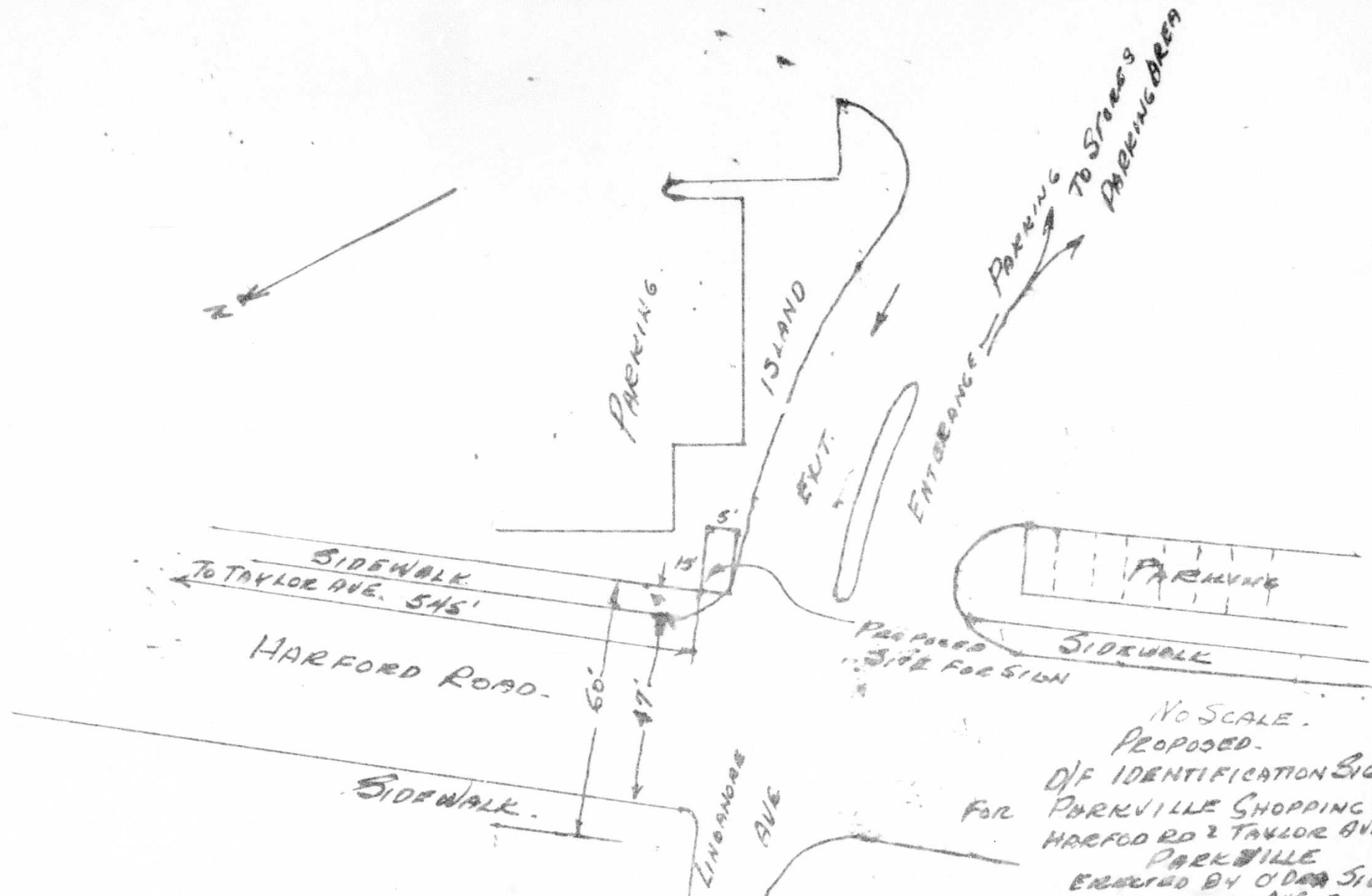
25 feet.

Castlewood Realty Co., Inc. - Petitioners

14th District

HEARING: Thursday, October 27, 1966. (10:00 A.M.)

The planning staff of the Office of Planning and Zoning will make no



NO SCALE.
 PROPOSED.
 OF IDENTIFICATION SIGN
 FOR PARKVILLE SHOPPING CNTR
 HARFORD RD & TAYLOR AVE -
 PARKVILLE
 ERICED BY O'DON SIGN CO
 2305 MONASTERY AVE BOLTO 29

