



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 & Motz, 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

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

Enclosure

OUR ORDER NO. 341 • THE GREAT A. & P. TR CO. • \$ 25.00

### PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

**CASTLEWOOD REALTY CO.**... legal owner... hereby petition for a Variance from Section 413-5 "d" REQUEST THAT SIGN BE 44'0" HIGH INSTEAD OF THE 35'0" WHICH WAS GRANTED BY PETITION # 65-112-V

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

THE EXISTING SIGN IS BEING BLOCKED BY SIGNS LOCATED TO THE SOUTH AND EAST WHICH IS RESTRICTING THE ADVERTISING FOR WHICH THE SIGN WAS ORIGINALLY INTENDED.

ORDER RECEIVED FOR FILING

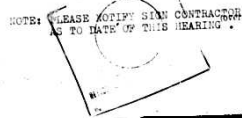
Property is to be posted and advertised as prescribed by Zoning Regulations... DATE April 15, 1968 BY James S. Myers

SIGN CONTRACTOR: **TRIANGLE SIGN & SERVICE**, 822 Central Ave., Linthicum, MD, 21090. ATTORNEY: **ARTHUR M. BERT SUMMER**. PROTESTANT'S ATTORNEY: **CASTLEWOOD REALTY COMPANY**, SUITE # 4, TOWSON PLAZA, TOWSON, MD, 21284.

ORDERED BY The Zoning Commissioner of Baltimore County this 9th day of April, 1968

of 1968 that the subject matter of this petition be advertised... as required by the Zoning Law of Baltimore County...

County on the 15th day of May, 1968 at 10:00 o'clock



NOTE: PLEASE NOTIFY SIGN CONTRACTOR TO DATE OF THIS HEARING.

ORDER RECEIVED FOR FILING

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... that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variance would give relief without substantial injury to the public health, safety or general welfare of the locality involved

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of May, 1968... that the herein Petition for a Variance should be and the same is granted...

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... that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variance would give relief without substantial injury to the public health, safety or general welfare of the locality involved

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of May, 1968... that the herein Petition for a Variance should be and the same is granted...

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of May, 1968... that the herein Petition for a Variance should be and the same is granted...

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of May, 1968... that the herein Petition for a Variance should be and the same is granted...

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of May, 1968... that the herein Petition for a Variance should be and the same is granted...

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of May, 1968... that the herein Petition for a Variance should be and the same is granted...

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of May, 1968... that the herein Petition for a Variance should be and the same is granted...

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of May, 1968... that the herein Petition for a Variance should be and the same is granted...

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of May, 1968... that the herein Petition for a Variance should be and the same is granted...

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of May, 1968... that the herein Petition for a Variance should be and the same is granted...

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of May, 1968... that the herein Petition for a Variance should be and the same is granted...

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of May, 1968... that the herein Petition for a Variance should be and the same is granted...

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of May, 1968... that the herein Petition for a Variance should be and the same is granted...

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of May, 1968... that the herein Petition for a Variance should be and the same is granted...

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of May, 1968... that the herein Petition for a Variance should be and the same is granted...

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of May, 1968... that the herein Petition for a Variance should be and the same is granted...

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of May, 1968... that the herein Petition for a Variance should be and the same is granted...

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of May, 1968... that the herein Petition for a Variance should be and the same is granted...

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of May, 1968... that the herein Petition for a Variance should be and the same is granted...

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of May, 1968... that the herein Petition for a Variance should be and the same is granted...

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of May, 1968... that the herein Petition for a Variance should be and the same is granted...

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of May, 1968... that the herein Petition for a Variance should be and the same is granted...

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of May, 1968... that the herein Petition for a Variance should be and the same is granted...

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of May, 1968... that the herein Petition for a Variance should be and the same is granted...

April 15, 1968

Triangle Sign & Service  
822 Central Avenue  
Linthicum, Maryland 21090

Attorney Mr. Bert Sommer  
281 Variance for sign height of 54 ft., instead of the permitted 35 ft., for Shirley A. Armstrong, Ass't. Secretary Castlewood Realty Company, located on the E/S of Harford Road, 310' South of Taylor Avenue - 14th District (Item 145, April 9, 1968)

Gentlemen: The Zoning Advisory Committee has reviewed the subject petition and has no comment to offer with regard to the proposed development plan.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

Very truly yours,  
*James S. Myers*  
JAMES S. MYERS, Principal  
Zoning Supervisor

JEB:jd

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21284

Your Petition has been received and accepted for filing this

9th day of April, 1968.

*John G. Rose*  
JOHN G. ROSE  
Zoning Commissioner

Petitioner: Triangle Sign & Service  
(for Shirley A. Armstrong, Ass't. Secretary  
Castlewood Realty Co.) Reviewed by *James S. Myers*  
Chairman of  
Advisory Committee

MICROFILMED

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 3, 1968

FROM: George E. Covrell, Director of Planning

SUBJECT: Petition #68-260-A, Variance to permit a sign height of 44 feet instead of the required 35 feet. East side of Harford Road 310 feet south of Taylor Ave., Being the property of Castlewood Realty Co.

14th District  
HEARING: Wednesday, May 15, 1968 (10:00 A.M.)

The petitioner alleges that "the existing sign is being blocked by signs located to the south and east, which is restricting the advertising for which the sign was originally intended."

The existing sign, however, is already ten feet above permitted height, having been authorized by a variance under petition #63-112-V. It is not hard to imagine a chain of events in which, once yet additional height is permitted, more height would then be permitted for surrounding signs, thus leading to yet further requests for still more height for the A & P sign. We believe that the public interest would best be served by holding the line at this point, lest ever greater visual chaos result.

Beginning for the same at a point located 310 feet measured westerly along the East side of Harford Road from the intersection with the South side of Taylor Avenue and 5 feet from the East side of Harford Road measured at right angles in a Westerly direction from said road. Thence, in a Easterly direction at right angles to Harford Road 13 feet to a point. Thence, in a northerly direction 9 feet to a point. Thence, in a Westerly direction at right angles to Harford Road 13 feet to a point. Thence, in a Easterly direction parallel to Harford Road 9 feet to the place beginning.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 14th Date of Posting: April 15, 1968  
Posted for: Triangle Sign & Service  
Petitioner: Castlewood Realty Co.  
Location of Sign: 130 ft. West of Harford Rd. 310' S. of Taylor Ave.  
Location of Signs: 130 ft. West of Harford Rd. 310' S. of Taylor Ave.  
Remarks: None  
Posted by: Miss Rose Date of return: May 15, 1968

### CERTIFICATE OF PUBLICATION

OFFICE OF  
**The Eastern Beacon**

809 ~~211~~ Eastern Ave.  
Baltimore, Md. 21, Md.

THIS IS TO CERTIFY, that the annexed advertisement of  
Petition for Variance - Castlewood Realty Co.  
was inserted in **The Eastern Beacon** a weekly newspaper published in Baltimore County, Maryland, once a week for one (1) ~~consecutive~~ week before the 15th day of May, 1968; that is to say, the same was inserted in the issues of April 25,

**Stromberg Publications, Inc.**  
Publisher.

By *Thomas Stromberg*

### CERTIFICATE OF PUBLICATION

TOWSON, MD. April 25, 1968

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 one time ~~consecutive~~ week before the 15th day of May, 1968, the first publication appearing on the 25th day of April, 1968.

**THE JEFFERSONIAN,**  
Manager.

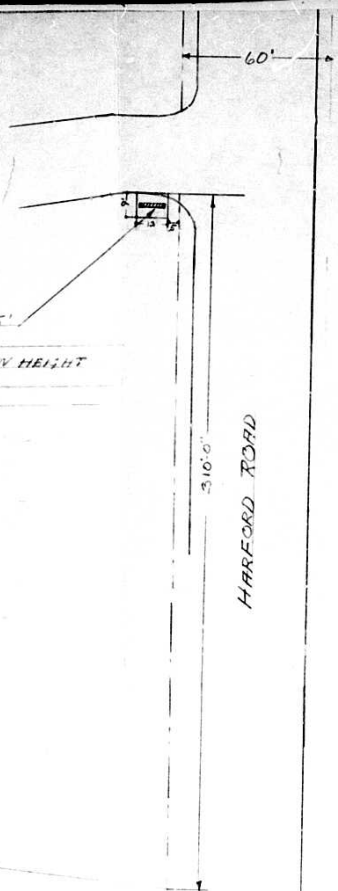
Cost of Advertisement: \$           

INVOICE No. 54363  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21284  
BILLED  
Zoning Dept. of Balto. Co.  
TO: Triangle Sign & Service  
822 Central Ave.  
Linthicum, Md. 21090  
DEBIT TO ACCOUNT NO. 01-622  
RETURN THIS PORTION WITH YOUR REMITTANCE  
TOTAL AMOUNT \$38.12  
ADVERTISING AND POSTING OF PROPERTY FOR CASTLEWOOD REALTY CO. #68-260-A  
38.12  
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21284

INVOICE No. 54311  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21284  
BILLED  
Zoning Dept. of Balto. Co.  
TO: Triangle Sign & Service  
822 Central Ave.  
Linthicum, Md. 21090  
DEBIT TO ACCOUNT NO. 01-622  
RETURN THIS PORTION WITH YOUR REMITTANCE  
TOTAL AMOUNT \$25.00  
Petition for Variance for Castlewood Realty Co. #68-260-A  
25.00  
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21284

PETITION FOR A VARIANCE  
14th DISTRICT  
ZONING: Petition for Variance for a Sign Height.  
LOCATION: East side of Harford Road 310 feet South of Taylor Avenue.  
DATE: THURSDAY, MAY 15, 1968 at 10:00 A.M.  
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above petition for a Variance from the Zoning Regulations of Baltimore County to permit a sign height of 44 feet instead of the required 35 feet.  
The zoning Regulations to be excepted as follows:  
Section 413.5 (d) - Sign Height - 35 feet.  
All that parcel of land in the Fourteenth District of Baltimore County, beginning for the same at a point located 310 feet measured westerly along the East side of Harford Road from the intersection with the South side of Taylor Avenue and 5 feet from the East side of Harford Road measured at right angles in a Easterly direction from said road. Thence, in a Easterly direction at right angles to Harford Road 13 feet to a point. Thence, in a northerly direction 9 feet to a point. Thence, in a Westerly direction at right angles to Harford Road 13 feet to a point. Thence, in a Easterly direction parallel to Harford Road 9 feet to the place beginning.  
Being the property of Castlewood Realty Company, as shown on plan filed with the Zoning Department.  
Hearing Date: Wednesday, May 15, 1968 at 10:00 A.M.  
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.  
BY ORDER OF  
JOHN G. ROSE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

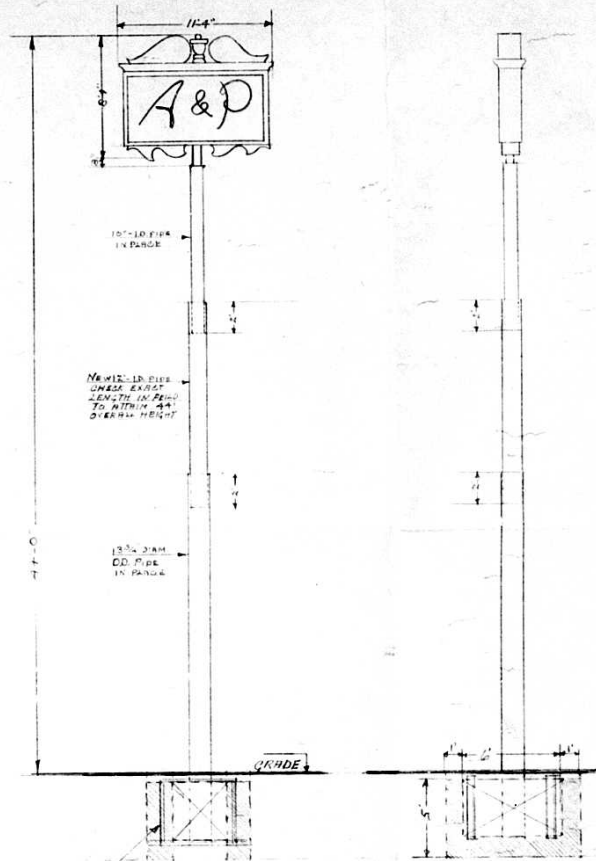
PRESENT SIGN NOW 35'  
HIGH.  
RAISE SIGN TO A NEW HEIGHT  
OF 44'



TAYLOR AVE

NORTH

PLOT PLAN  
30' = 1"



NEW 12\"/>

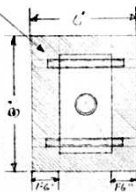
13/4\"/>

GRADE

SECTION 1/4\"/>

OFFICE COPY

INSTALL REINFORCEMENT  
CHANNELS BE FOR  
POURING ADDITIONAL  
CONCRETE.



ELEVATION 5/8\"/>

SHADDED PORTIONS  
REPRESENT ADDITIONAL  
REINFORCEMENT TO  
PRESENT FOOTING.

TRIANGLE SIGN SERVICE  
822 CENTRAL AVE  
LINTHICUM 21090  
ANNE ARUNDEL COUNTY  
MARYLAND  
THE A & P FOOD STORE AT  
PARKVILLE SHOPPING CENTER  
1109 HARFORD RD BALTO. Co.  
RAISE PRESENT SIGN, NOW 35'  
HIGH TO A NEW HEIGHT OF 44'  
NOV 21 1967  
SCALE AS SHOWN  
No 10341

