



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 4, 2000

Deborah C. Dopkin, Esquire
409 Washington Avenue, Suite 920
Towson, Maryland 21204

Dear Ms. Dopkin:

RE: Chadwick Manor Shopping Center, SEC Security Blvd. and Brookdale
Road, 1st Election District

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. The majority zoning of this site per the 1"-200' scale zoning map #NW2-G is Business Local-Automotive Service (BL-As) and a smaller portion of Density Residential (DR-5.5).

This site and its uses were subject to the following zoning hearings:

Case No. 3626 is a Petition for Reclassification to BL to permit the development of a neighborhood shopping center; granted October 25, 1955 by the Zoning Commissioner;

Case No. 5582-XA permitting a filling station at the intersection of Security Blvd. and Brookdale Drive; granted July 18, 1962 by the Zoning Commissioner;

Case No. 5811-SPH dated October 15, 1963 denying a Petition for Special Hearing to modify the previously approved special exception for a filling station;

Case No. 71-215-A granting a Petition for Variance for shopping center identification sign granted January 5, 1971 by the Zoning Commissioner;

Case No. 72-22 SPH granting a Petition for special Hearing to permit commercial parking in a residential zone granted August 13, 1971 by the Zoning Commissioner;

Case No. 73-225-R for reclassification in zoning on a portion of the property to DR-16 to permit an office building dismissed December 18, 1973 by the Deputy Zoning Commissioner;

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Case No. 84-85-SPH approving a Petition for Special Hearing to permit commercial parking in a residential zone granted October 26, 1983 by the Deputy Zoning Commissioner;

Case No. 86-80-SPH approving a Petition for Special Hearing to Amend Case No. 84-84-SPH to permit an additional entrance to Brookdale Drive granted August 30, 1985 by the Zoning Commissioner;

Case No. 86-491-A dated June 30, 1986, granting a Petition for Variance concerning the number and size of signs granted June 30, 1986 by the Zoning Commissioner;

Case No. 96-106-XA granting a Petition for Special Exception and Variances to permit certain signs in a BL zone and granting a Petition for Variance permitting 721 parking spaces in lieu of the required 911 granted November 29, 1995 by the Zoning Commissioner;

Case No. 98-310-A granting a Petition for Variance permitting 707 parking spaces in lieu of required 938 granted April 21, 1998 by the Zoning Commissioner.

All subdivision approvals, or waivers thereof, required for the existing use, and for the freestanding office buildings on the site have been granted pursuant to the following:

A plan (J.S.P.C.) apparently submitted in June, 1968

County Review Group (CRG) Plan No. I-250 dated May 16, 1984 adding a two-story building including offices and retail uses;

Development Review Committee (DRC) approval No. 09064B granting a limited exemption for the addition of a restaurant pad and drive thru lane;

DRC No. 1268H dated May 11, 1998 granting a limited exemption for certain renovations to the shopping center.

A retail shopping center, free-standing office building free standing branch bank, drive-through bank, and a service station, and the uses accessory thereto, are uses permitted in the B.L.-A.S. zone. There are no outstanding zoning or building code violations against the property. 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

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transaction as described above. The subject property is not affected by any Special Exceptions, Variances, conditional uses or planned unit developments, other than listed above.

The mere change of ownership, without modification to the building or use, does not require the application for or issuance of a new certificate of occupancy or other permit. A transfer of ownership of the Property does not, of itself, require a new certificate of occupancy be issued or that renovations be made to the property to comply with current building, life safety or other code requirement. No new approvals are required to change the message on the existing sign provided the size, location and number of signs is unaltered. If a portion of the Property is destroyed by fire, casualty or condemnation, under the current zoning regulations and building code the Property may be reconstructed to the same status as it was immediately prior to the occurrence of such event. The Property is not in any special district or area which requires the giving of notice or disclosures prior to its transfer or which imposes any special assessment or fiscal obligation on the property owner. There are no local or special laws (other than the Americans With Disability Act, the Fair Housing Amendments Act of 1988 or other federal statute) governing the needs of the handicapped which would be applicable to the transfer of the Property.

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 J. Sullivan, Jr.
Planner II
Zoning Review

JJS:kew

c: file

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

CHADWICK MANOR SHOPPING CENTER
we, *CHADWICK MANOR SHOPPING CENTER*, 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...*413.2.4 - 263 SQ. FT. 316'*

INSTEAD OF 150 SQ. FT.

413.2.4 HEIGHT 39 FT. INSTEAD OF 23 FT.

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

WE REQUEST AN ADDITIONAL 14 FEET HEIGHT FOR THIS SHOPPING CENTER SIGN DISPLAY, BECAUSE IF SIGN WERE PLACED CLOSER TO THE GROUND THE AESTHETIC VALUE OF THE SIGN WOULD BE DESTROYED.

See attached description

Property is to be posted and advertised as prescribed 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.

CHADWICK MANOR SHOPPING CENTER
TRIANGLE SIGN & SERVICE
822 CENTRAL AVENUE
Linthicum, MD. 21090

Legal Owner
Address: *700 FAIRMOUNT AVENUE*
TOWSON, MD 21204

Petitioner's Attorney
Protestant's Attorney

Address

ORDERED BY The Zoning Commissioner of Baltimore County, this 5th day

of January 1971, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County in two newspapers of general circulation throughout 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 24th day of February, 1971, at 10:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

DESCRIPTION

BEGINNING AT A POINT, SAID POINT BEING 75 FEET SOUTHERLY FROM THE CENTER LINE OF SECURITY BOULEVARD AND ALSO BEING 400 FEET WESTERLY FROM THE INTERSECTION OF SECURITY BOULEVARD AND ROLLING ROAD, THENCE IN A SOUTHERLY DIRECTION 20 FEET TO A POINT, THENCE WESTERLY 10 FEET TO A POINT, THENCE NORTHERLY 20 FEET TO A POINT, THENCE EASTERLY ALONG THE SOUTH SIDE OF SECURITY BOULEVARD FOR THE DISTANCE OF 10 FEET TO THE PLACE OF BEGINNING, FORMING A RECTANGLE 10 FEET X 20 FEET IN WHICH THE PROPOSED IDENTIFICATION SIGN FOR CHADWICK MANOR SHOPPING CENTER IS TO BE PLACED.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 19, 1971

COUNTY OFFICE BUILDING
113 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Mr. Laurence R. Rauhba, President
Chadwick Manor Shopping Center
700 Fairmount Avenue
Towson, Maryland 21204

Re: Type of hearing: Sign Variance
Location: 5M Cor. Int. of Security Blvd. and Rolling Road
Petitioner: Chadwick Manor Shopping Center
Committee Meeting of January 5, 1971
1st District
Item 89

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently being improved with a rather large shopping center, with the surrounding properties to the north, west and south improved with dwellings and garden type apartment units, strictly residential in character. The property to the east is improved with a small office building, and Security Blvd. is presently under construction from the Beltway to Rolling Road. Rolling Road, Security Blvd., Brookdale Road, and Fairbrook Road are partially improved with concrete curb and gutter.

BUREAU OF ENGINEERING:

No public Highway Improvements or utilities are involved; therefore, this office has no further comment in regard to the plat submitted for Zoning Advisory Committee review in connection with the subject item.

BOARD OF EDUCATION:

No bearing on student population.

HEALTH DEPARTMENT:

Since this petition is for a sign, no health hazards are anticipated.

PROJECT PLANNING DIVISION: This plan has been reviewed and there are no site planning factors requiring comment.

Mr. Laurence R. Rauhba, President
Item 89
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January 19, 1971

FIRE DEPARTMENT:

This office has no comment on the proposed site.

DEPARTMENT OF TRAFFIC:

The subject sign variance should have no major effect on traffic.

BUILDINGS ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of Baltimore County Building Codes and regulations when plans are submitted. Also, see Section 409.10.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,
Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

cc: Triangle Sign & Service
822 Central Avenue
Linthicum, Maryland

TELEPHONE 494-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
NO 78304
DATE Jan. 29, 1971

TO: Triangle Sign & Service
822 Central Ave.
Linthicum, Md. 21090
Zoning Dept. of Baltimore County

DEPORT TO ACCOUNT NO. 01-622

RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY 1

UNIT PRICE 25.00

TOTAL AMOUNT 25.00

Advertising and posting of property for Chadwick Manor Shopping Center 77-215-A

25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204

TELEPHONE 494-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
NO 78352
DATE Feb. 19, 1971

TO: Triangle Sign & Service
822 Central Ave.
Linthicum, Md. 21090
Zoning Dept. of Baltimore County

DEPORT TO ACCOUNT NO. 01-622

RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY 1

UNIT PRICE 45.50

TOTAL AMOUNT 45.50

Advertising and posting of property for Chadwick Manor Shopping Center 77-215-A

45.50

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204

Mr. Laurence R. Rauhba, President
Chadwick Manor Shopping Center
700 Fairmount Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
113 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 9th day of January, 1971

Edward D. Mandes
EDWARD D. MANDS
Zoning Commissioner

Petitioner: Chadwick Manor Shopping Center

Petitioner's Attorney: Triangle Sign & Service
822 Central Avenue
Linthicum, Maryland

Reviewed by: *Oliver L. Myers*
Chairman of the Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st

Date of Posting: FEB. 3, 1971

Posted for: LAURENCE R. RAUHBA

Petitioner: CHADWICK MANOR SHOPPING CENTER

Location of property: 5th & Security Blvd. 400 FT. W. OF ROLLING RD.

Location of signs: N.W. COR. FAIRBROOK RD. 500 FT. E. W. OF ROLLING RD.

Remarks: *Charles P. Myers*
Charles P. Myers, Secretary

Date of return: FEB. 13, 1971

the above Variance should be had; and it further appearing that by reason of XXXXX, XXXXXXXXXX

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of.....

IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday
of, 197 .., that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

CHADWICK MANOR SHOPPING #71-21
CENTER-3/3 of Security Blvd. 49
W of Rolling Road 1st

#71-215-4
#89

MICROFILMED

CATONSVILLE, MD. 21228 February 8, 1971

was inserted in THE CATONSVILLE TIMES, a weekly newspaper pub

lished in Baltimore County, Maryland, once a week for 000

RECEIVED weeks before the Sunday of 2/10/74, 1974 that is to say

STROMBERG PUBLICATIONS, Inc

By Ruth Morgan

[illegible][illegible]

TOWSON, MD., February 1, 1971.

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 ~~successive weeks~~ before the 24th day of February 19 71, the first publication appearing on the 4th day of February 19 71.

THE JEFFERSONIAN.

Cost of Advertisement, \$...

TRIANGLE SIGN & SERVICE

822 CENTRAL AVE.
LINTHICUM, MD. 21090
PHONE: 636-3636



DESIGNED FOR: CHADWICK MAJOR
DATE: 11/19/70 NO: 1 SCALE: SHOW

