

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 it's 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 Varia ice 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 twostory 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 distr. 1 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 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.

John J. Sullivan, Jr Planner II Zoning Review

Sincerely.

JJS:kew

c: file

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 71. 2/5 A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

CHADLUICK, MAYOR

We. HAPPING CENTER legal owner. of the property situate in Baltimore 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, SIGN INSTEAD OF 150 SQ. FT. 413.5 6 HEIGHT 39 FT, INSTEAD OF 25 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 SION DIAPIAY, BECAUSE IF SION WERE PLACED CLOSER TO THE GROUND THE AESTHETIC VALUE OF THE SIGN WOULD BY, DESTROYED.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

To five agree to pay expenses of above Variance advertising posting, etc., upon filing of this is publicated by the coming regulations and restrictions of Ballimore Gounty adopted pursuant to the Zoning Law For Validance County adopted pursuant to the Zoning Law For Validance County Adopted Description of Table 2018 May 1979 And TRIANGLE SIGN & SERVICE

UM, MD, COMMENCENTALE Address 700 FAIRMOUNT AVENUE

30 Harris

Towson, MD 21204 Petitioner's Attorney Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 5th

of January 1971, that the st bject matter of this petition be advertised, as required by the Zoning Law of Ealtimore County in two newspapers of general circulation throughout Baltimore County, this property be specied, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson. Baltimore

197 1 at 10:00 o'clock County, on the 24th day of February

2/241

Legal Owner

DESCRIPTION

BEGINNING AT A POINT, SAID POINT BEING 75 FEET SOUTHERLY FROM THE CENTER LINE OF SECURITY BOULEVARD AND ALSO BEING 490 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 JOUTH 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, 19/1

CLIVEN L SYLE

MEMBERS

SUPERI OF ENGINEERING DEPARTMENT OF TRAFFIC ENGINEERS

STATE BOADS COM MEAUTH DEPARTMENT PROTECT PLANSING BUILDING DEPARTME ZONING ADMINISTRATIO INDUSTRIAL DEVELOPMENT

Mr. Lawrence R. Rechuha, President Chadwick Manor Shoppins Center 700 Fairmount Avenue Towson, Maryland 21204

RE: Type of idearing: Sign Variance Location: SV Cor. Int. of Security Blvd. and Rolling Read Petitioner: Chivokick Hance Shooping Center Committee Heeting of January 5, 1971 Ist District Itum 89

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.

with a rather large shopping center, with the surrounding properties to the north, west and south improved the control of the

### BUREAU OF ENGINEERING:

No public highway improvements or utilities are insolved; therefore, this office has no further comment in regard to the plat submitted for Zoning Advisory Coumittee 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.

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 affect 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.

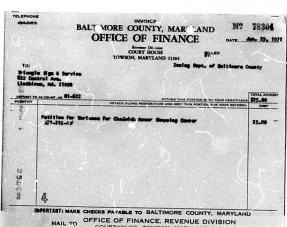
#### ZONING ADMINISTRATION DIVISION:

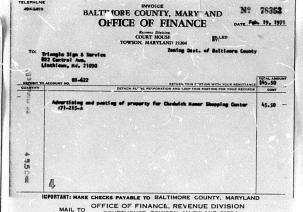
This petition is accepted for filing on the date of the enclosed filing c-rtificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Color & High. OLIVER 1. MYERS, Chairman

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





PAINTMORE COURTY OFFICE OF PLANNING AND ZONTHO County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received and accepted for filing this Petitioner Chadde Honer Shapeles Co Petitioner's Attorner ecs Triengle Sign & Service 822 Central Pronun Linthicum, Maryland

CERTIFICATE OF POSTING G DEPARTMENT OF BALTIMORE COUNTY

Posted for: WERIANEE Petitioner: CHADNIEK MANOR SHOPPING CENTER Location of property: S/S SFEYRITY Blod 490 FT. W. OF ROLLING Rd. Luration of Signs: N/S OF FAIRBROOK Rd. 500 FT. 1- W OF ROLLIE Rd.

1516N

Posted by Oliver 1 200 Tale of return 9:813-1971

71-215-A

Pursuant to the advertisement, posting of property, and public hearing on the above petition
nd it appearing that by reason of the following finding of facts that strict compliance with
baltimore County Zoning Regulations would result in practical difficult, and
preasonable hardship upon the Petitioner and the Variances requested would
rant relief without substantial injury to the public health, safety and general
cliare of the locality involved.
he above Variancesshould be had; and its durater representing that by reason adversor processors
it - size of 263 square feet instead of the re-
Variances quired 150 square feet, and to permit a sign height of should be granted.
35 feet instead of the required 25 feet
35 feet instead of the required 25 feet IT IS ORDERED by the Zoning Commissioner of Baltimore County this
ay ofFabruary, 197 .L., that the herein Petition for a Varianceshould be and the
ame is Granted, from and after the date of this Geter, to permit a sign of 253 square feet nastead of the required 25 eta, subject to the approval of the site plan by the Jureau of Public Services and the Ofsice of Planning and Zoning.
Pursuant to the advertisement, posting of property and publishearing on the above petition
and it appearing that by reason of
he above Variance should NOT BE GRANTED.
IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday
of
Zoning Commissioner of Ballimore County

OFFICE OF CATONSVILLE, MD. 21228 February 8, THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, Zoning Commissioner of Baltimore County was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Paltimore County, Maryland, once - week for One SUCCESSIVE weeks before the Stinday of Fab., 19 71, that is to say, the same was inserted in the issue of February 4, 1972. STROMBERG PUBLICATIONS, Inc.

CERTIFICATE OF PUBLICATION

TOWSON, MD. February .. 19.71 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed appearing on the . Lth . . . day of . . February .

Cost of Advertisement, \$

19...71

MICROFILMED

