



KATHERINE A. KLAUSMEIER
County Executive

C. PETE GUTWALD, AICP
*Director, Department of Permits,
Approvals and Inspections*

July 29, 2025

Jason Vettori
Smith Gildea & Schmidt, LLC
600 Washington Avenue
Suite 300
Baltimore, Maryland 21204

RE: Spirit and Intent Request
2013-0171-SPHXA &
1971-0269-SPH
Zaxby's
2027 York Road
8th Election District, 3rd Council District

Mr. Vettori,

This refers to your letter to Mr. Jeff Perlow, Chief of Zoning. Your letter stated that your client would like to confirm that the relief granted in Zoning Cases 2013-0171-SPHXA and 1971-0269-SPH is still applicable in relation to the opening of a new Zaxby's fast-food restaurant, and that Zaxby's use will fall within the original spirit & intent of the previous zoning cases.

Based upon the Final Orders of cases 2013-0171-SPHXA and 1971-0269-SPH, the provided preliminary red-lined plan of the property and the current zoning of the property, the Zoning Office has determined that the use of the property as a fast-food restaurant with drive-thru is a permitted use by right in the BL zone. As such, the previous Special Exception relief for a drive-in restaurant is no longer necessary. The Zoning Office has further determined that RTA concerns will not need to be re-addressed, and that the modified parking plan granted via Use Permit in case 1971-0269-SPH is still valid. Overall, the Zoning Office agrees that your proposed use of the property falls within the spirit & intent of the previous orders.

Please be advised that this letter does not constitute approval of the submitted red-lined plan. The Zoning Office will perform a full review of the plan during the permitting process.

This letter is strictly limited to the application of the BCZR as applied to the Spirit & Intent request presented in your letter, and does not represent verification or approvals for any other Local, State or other Regulations that may apply to this property.

Sincerely,

Jason Seidelman
Zoning Review

A handwritten signature in black ink, appearing to read 'Jason Seidelman', is written over the printed name.

(JSS25-0788)

71-269-SPH

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 the public health, safety and general welfare of the locality involved not being adversely affected.~~

the above Special Hearing for Off-Street Parking in a Residential Zone in accordance with the plat dated March 23, 1970, revised May 6, 1971, and approved ~~by the Zoning Commission of Baltimore County on May 24, 1971, by George H. Ryan, Jr., Assistant Chief of the Processing Section of Project Planning, Office of Planning and Zoning for Baltimore County, said plat having been filed as Exhibit "A" in this proceeding, and which is incorporated by reference hereto as a part of this Order, should be granted.~~

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 2 day of JUNE, 1971, that the herein Petition for Special Hearing should be and the same is Granted, from and after the date of this Order, to permit Off-Street Parking in a Residential Zone, subject to the approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

Charles H. Hinder
Zoning Commissioner of Baltimore County

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

the above, Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1. __, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

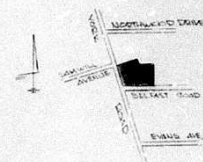
ORDER RECEIVED FOR FILING

DATE FILED: June 11, 1971
BY [Signature]
CLERK OF BALTIMORE COUNTY

ESTATE OF ISABEL T. CROWTHER A71-269-
221 E. East of York Rd. 9H
Ech

71-269-SPH
#149

MICROFILMED



LOCATION PLAN
SCALE 1"=500'

NORTH

730'4"

ROAD

BELFAST

ROAD

GENERAL NOTES
AREA OF PROP. 100,000 SQ. FT.
EXIST. USE VACANT
EXIST. USE PARKING
EXIST. BUILD. BUILDING
EXIST. CONC. PAVEMENT

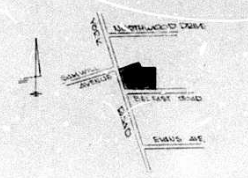
PARKING DATA
EXIST. SPACES 100,000 / 1,730
PROPOSED SPACES 1,730
PROPOSED TOTAL 1,830
TOTAL 1,830 SPACES REQUIRED

PLAT TO ACCOMPANY
APPLICATION FOR PARKING
SPELCO, DIST. BALTO. CO.
SCALE 1"=20' 3-23-70

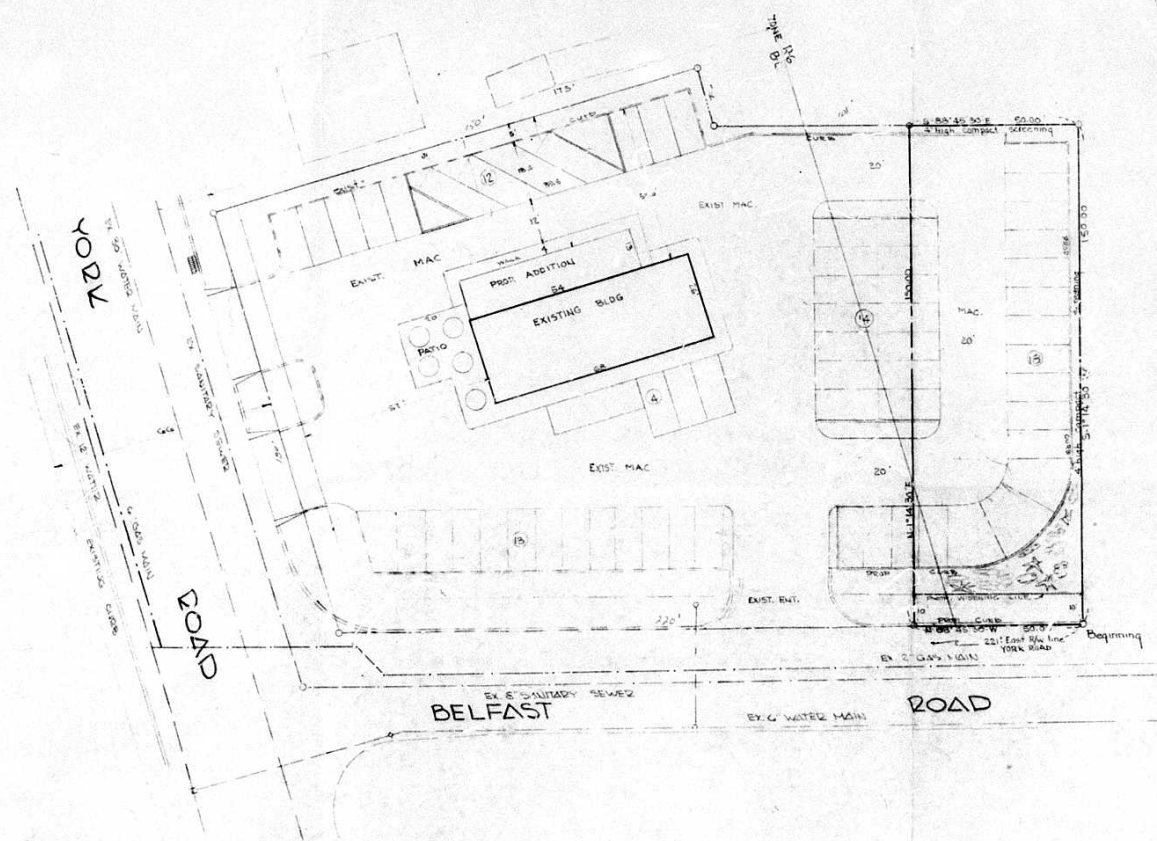


E.F. KAPHEL & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
201 CORTLAND AVENUE
TOWSON, MARYLAND 21204





LOCATION PLAN
SCALE 1"=500'



GENERAL NOTES
AREA OF PROP. 1500 S.F.
EXIST. USE VACANT
PROPOSED USE PARKING
EXIST. ZONE BLRG
PROP. ZONE BLRG

PARKING DATA
EXIST. BLDG 1500 S.F. @ 1/50
PROPOSED 500 S.F. @ 1/50
TOTAL 2000 S.F. @ 1/50 = 40 SPACES PROVIDED
ALL PARKING REQUIREMENTS TO CONFORM
TO BALTO. ZONING REGULATIONS SET FORTH
IN CHAPTER 21
HOURS OF OPERATION 10:00 AM TO 11:00 PM

PLAT TO ACCOMPANY
APPLICATION FOR PARKING
ELECT. DIST. BALTO. CO.
SCALE 1"=20' 3-23-10

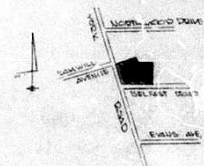
map 32
NO 15-A
7/9/11

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *Eugene H. Daphel*
DATE 5/24/11

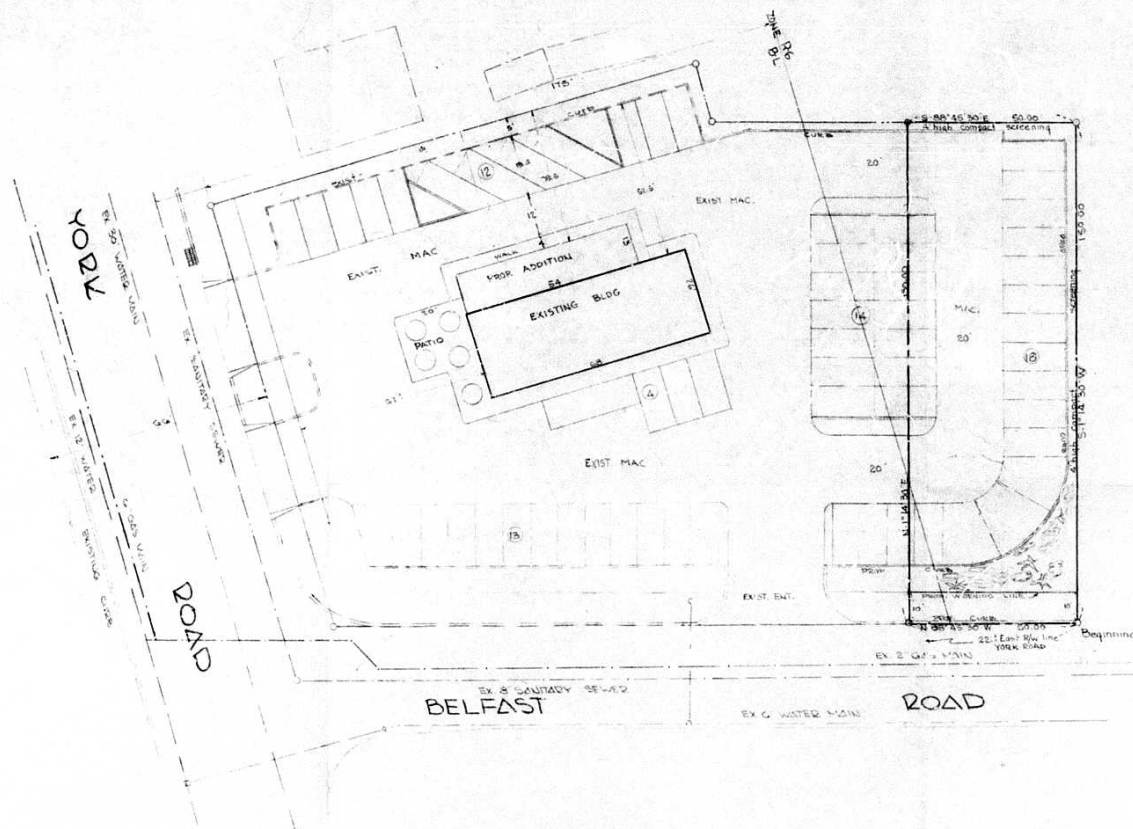


THIS PLAT WAS PREPARED BY:
E.F. DAPHEL & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

ADD to Parking data: 5-6-11



LOCATION PLAN
SCALE 1"=500'



GENERAL NOTES
AREA OF PROP. - 7500 SQ.
EXIST. USE - VACANT
PROP. USE - PARKING
EXIST. ZONE - BLRG
PROP. ZONE - BLRG

PARKING DATA
EXIST BLDG FTW 6.09 21/30

PROPORTION	5.80		
TOTAL	702		
	5055	141	1/50
		SPACES	REQUIRED
		PROVIDED	

ALL PARKING REQUIREMENTS TO CONFORM
TO BALTO. ZONING REGULATIONS, DIST. 4-70-4
"A" THRU "H"
"H" HOURS OF OPERATION - 10:30 AM TO 11:00 PM

PLAT TO ACCOMPANY
APPLICATION FOR PARKING
ELECT. DIST. BALTO. CO.
SCALE 1"=40' 3-23-10



Map plot was prepared by

E.F. RAPHEL & ASSOCIATES
registered professional land surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 5/24/11

DATE: 8/27/11 #71-269-SPT

ADD to Formatting data - 5/6/71

