



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 the 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. 1-250 dated May 16, 1984 adding a two-story building including offices and retail uses.

Development Review Committee (DRC) approval ... 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

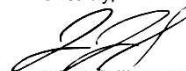
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Page 3

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 SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Chadwick Manor Shopping Center, legal owner, of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the change of use for parking in connection with the existing service station.

see attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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.

Contract Purchaser Chadwick Manor Shopping Center
By W. Lee Harrison, Esq. Legal Owner
Address 306 W. Joppa Road, Towson, Maryland 21204

Protestant's Attorney W. Lee Harrison, Esq.
Address 306 W. Joppa Road, Towson, Maryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 9th day of July, 1971, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, that 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 20th day of August, 1971, at 11:00 o'clock A.M.



Deputy Zoning Commissioner of Baltimore County

(over)

PROPERTY LEASE FINAL CHADWICK MANOR SHOPPING CENTER

Property No. 19-005-045
Rolling Road and Fairbrook Road
Baltimore County, Maryland

Beginning at a point on the west side of Rolling Road at the intersection of the north side of Fairbrook Road, being part of Parcel No. 1; thence binding on the said west side of Rolling Road N 17° 35' 25" W for a distance of 118.89 ft. to a point; thence in a direction N 14° 44' 40" W for a distance of 16.11 ft. to the point of beginning for parcel No. 2; thence in a direction N 14° 44' 40" W for a distance of 75.00 ft. to a point; thence S 75° 15' 20" E for a distance of 172.05 ft. to a point; thence S 16° 04' 00" E for a distance of 75.00 ft. to a point; thence N 75° 15' 20" E 172.05 ft. to the place of beginning. This portion of land being as part of said lease with Campus Holding Company, a partnership.

INVOICE		BALT MORE COUNTY, MARYLAND OFFICE OF FINANCE		N ^o 81266 DATE July 15, 1971	
Revenue Division COURT HOUSE TOWSON, MARYLAND 21204 Zoning Dept. of Baltimore County					
TO: <u>W. Lee Harrison, Esq.</u> <u>306 W. Joppa Road</u> <u>Towson, Md. 21204</u>					
DEBIT TO ACCOUNT NO. <u>01-623</u>		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT <u>\$25.00</u>	
QUANTITY		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		COST	
<u>Petition for Special Hearing for Chadwick Manor Shopping Center</u> <u>7/15-22-71</u>					
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204					

W. Lee Harrison, Esq.
306 W. Joppa Rd.
Towson, Md. 21204
County Office Building
111 W. Chasapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 49th day of July, 1971

Edward D. Hardisty
Zoning Commissioner

Petitioner Chadwick Manor Shopping Center
Petitioner's Attorney W. Lee Harrison, Esq.

Reviewed by Oliver L. Myers
Chairman of Advisory Committee

INVOICE		BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE		No. 84926 DATE July 9, 1971	
Revenue Division COURT HOUSE TOWSON, MARYLAND 21204 Zoning Dept. of Baltimore County					
TO: <u>W. Lee Harrison, Esq.</u> <u>306 W. Joppa Road</u> <u>Towson, Md. 21204</u>					
DEBIT TO ACCOUNT NO. <u>01-662</u>		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT <u>\$25.00</u>	
QUANTITY		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		COST	
<u>Advertising and posting of property for Chadwick Manor</u> <u>7/15-22-71</u>					
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204					

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 27, 1971

COUNTY OFFICE BLDG.
111 W. Chasapeake Ave.
Towson, Maryland 21204

Oliver L. Myers
Chairman

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

W. Lee Harrison, Esq.,
306 W. Joppa Road
Towson, Maryland 21204

RE: Type of Hearings: Special Hearing
Location: NW Cor. Rolling and Fairbrook Rds.
Petitioner: Chadwick Manor Shopping Center
Committee Meeting of June 29, 1971
1st District
Item 199

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 currently improved with a City Service Station at the intersection of Fairbrook and Rolling roads. The property to the south of the subject site is zoned residential. The property to the rear of the subject site is an existing shopping center.

BUREAU OF ENGINEERING

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Comments

All County highway and utility requirements are secured by Public Works Agreement #1781, executed in conjunction with the development of the Chadwick Shopping Center.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards.

This office has no further comment in regard to the plan submitted for review by the Zoning Advisory Committee in connection with the subject item.

W. Lee Harrison, Esq.
Item 199
July 27, 1971

FIRE PREVENTION BUREAU

Fire hydrants for the proposed site shall be in accordance with Baltimore County Standards.

The owner shall be required to comply with all applicable requirements of the Fire Safety Code, 1957 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

DEPT. OF TRAFFIC ENGINEERING

The proposed off street parking in a residential zone should not increase the trip density greatly.

PROJECT PLANNING

This plan has been reviewed and there are no site planning factors requiring comment.

BOARD OF EDUCATION

No bearing on student population.

BUILDINGS ENGINEERS OFFICE

No comment from this office at this time.

ZONING ADMINISTRATION DIVISION

This petition is accepted for filing on the date of the enclosed filing certificate. Notices 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.

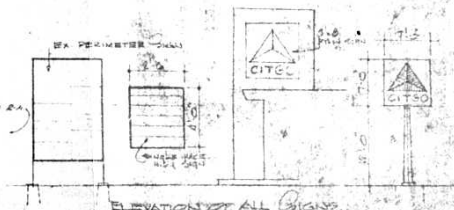
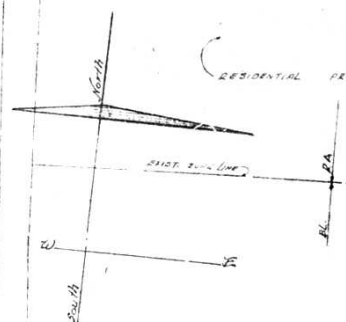
Very truly yours,

Oliver L. Myers
Oliver L. Myers, Chairman

CLM:JD
Enc.

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicata		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, DA, CC, CA										
Reviewed by: <u>OSM</u>					Revised Plans: Change in outline or description <u>Yes</u> _____ No					
Previous case:					Map # <u>W-20</u>					

By Luth Morgan

[illegible][illegible]

19-005-045