



Baltimore County
Department of Permits and
Development Management

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

June 10, 1999

Ms. Brigit King
The Planning & Zoning Resource Corporation
2212 N.W. 50th Street, Suite 246
Oklahoma City, OK 73112

Dear Ms. King:

RE: Zoning Verification, 6610 Baltimore National Pike, 1st Election District

Your letter dated June 3, 1999 to Arnold Jablon, Director of Permits and Development Management has been referred to me for reply. Based upon the information provided therein and our research of the zoning records, the following has been determined.

The property known as 6610 Baltimore National Pike is currently zoned B.R. (Business, Roadside) as per Baltimore County zoning map #5W 18. Please be advised that, if constructed per all Baltimore County building permits, the property and improvements comply with the Baltimore County Zoning Regulations (BCZR) including, but not limited to, parking, building setbacks, building height, use and density. Further, Baltimore County Code Enforcement has advised that there are no current or outstanding zoning violations of the subject property as of this time.

This property was the subject of several zoning hearings, the most recent being case number 74-105-A, to allow 89 parking spaces in lieu of the required 216 parking spaces, which was granted on November 5, 1973.

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 410-687-3391.

Sincerely,

San R. Fernandez
San R. Fernandez
Planner II
Zoning Review

JRF:ggg

Enclosure

cc: Zoning case #74-105-A

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 067084

DATE: 6/10/99 ACCOUNT: 001-0150

AMOUNT: \$ 50.00 (192)

RECEIVED FROM: Smith-Bohert Resonance Inc.

FOR: #00-1506

6610 Balto Natl Pike

EXTENSION: WHITE - GENERAL, PINK - AGENCY, YELLOW - CUSTOMER, GREEN - VALIDATION



THE PLANNING & ZONING RESOURCE CORPORATION
2212 NW 50th STREET, SUITE 246 • OKLAHOMA CITY, OKLAHOMA 73112
TELEPHONE (405) 840-4344 • FAX (405) 840-2808
TOLL FREE (800) 344-2044

Date: June 3, 1999

To: Baltimore County
Attn: Arnold Jablon
111 West Chesapeake Avenue
Towson, MD 21204

Fax: 410.

Subject: Zoning Verification Letter for:

Levitz Furniture - 6610 Baltimore National Pike
Legal Enclosed

Please consider this a formal request for a Zoning Verification Letter on the above mentioned site. We are preparing a due diligence report for the lender. Enclosed is a list of questions we normally have answered in a Zoning Letter. Please incorporate as much as you can, in a letter, on your letterhead. Also, please fax me a copy of the letter before mailing.

Thank you for your time and consideration on the above matter. If you have any questions or concerns, please do not hesitate to give me a call at the toll free number above, extension 619.

Sincerely: Brigit King

ENC.



NATIONAL PLANNING & ZONING CONSULTING SERVICE

RECEIVED
JRF 6-6-99 PM

Exhibit "B-2"

Baltimore 1, 6610 Baltimore Natl. Pike, Baltimore, MD 21228-1965

At that lot of ground shown in Baltimore County, State of Maryland and being more particularly described as follows:

Beginning for the same at a pipe manhole set on the northeast right-of-way line of the Baltimore National Pike and in the first line of a parcel of land which by a deed dated July 25, 1968 and recorded among the Land Records of Baltimore County in Liber G.L.R. No. 3878, Folio 264, was conveyed by The Service, Inc. to John Henry Sebold and wife, et al, said pipe being placed south 24 degrees 30 minutes west, as the course is referred to the magnetic meridian of 1955, 731.84 feet measured along said first line from the beginning of said parcel of land and running thence and ending on the northeast right-of-way line of said Baltimore National Pike, northwesterly by a line curving toward the right having a radius of 7,356.44 feet for a distance of 400 feet (the chord of said arc bearing north 51 degrees 58 minutes west 339.58 feet) to a pipe thence bearing said Pike and running for line of division the four following courses and distances viz: North 24 degrees 30 minutes East 339.58 feet to a pipe, South 65 degrees 30 minutes East 183.68 feet to a pipe, North 24 degrees 30 minutes East 31 feet to a pipe, and South 65 degrees 30 minutes East 234.62 feet to a pipe set in the first line of the aforesaid parcel of land and thence running with and ending on a part of said first line South 24 degrees 30 minutes West 400 feet to the place of beginning.

Containing 3,587 acres of land, more or less, improved by a one-story Masonry building containing approximately 48,000 square feet of floor space.

Permittee includes not only the building thereon but also the parking area thereunto belonging and all other rights, easements, rights, and appurtenances in connection therewith and thereunto belonging.

Being the same lot of ground described in an unrecorded Sublease between Fredrick Bros. Real Estate Partnership and Levitz Furniture Company of The Eastern Region, Inc.



THE PLANNING & ZONING RESOURCE CORPORATION

2212 N.W. 50th Street, Suite 246 • Oklahoma City, Oklahoma 73112
Telephone: (405) 840-4344 • FAX: (405) 840-2808 • Toll Free: 1-800-344-2044

The Planning & Zoning Resource Corporation
2212 NW 50th Street Suite 246
Oklahoma City, OK 73112

Subject: Zoning Verification Letter for:

Please map # SW 1 H

*Levitz Furniture
6610 Baltimore Natl Pike*

Attached is a listing of typical questions which we need to have answered in a zoning letter, if you could, please phrase the answers to as many questions as possible in the form of a letterhead, then fax us a copy of the letter before mailing the original.

Please include the following in your letter:

Zoning Designation and Brief Description.

Is this property in any special, restrictive, or overlay district?

Does this property have any other zoning designation that would affect the site?

Was this developed with a site plan approval? If so, please provide a copy if available.

Was this a planned unit development? If so, please provide a copy if available.

Was this property granted any variances, special exceptions, or conditional use permits?

Are there any legal nonconforming issues?

Do your records show any outstanding Zoning or Building violations?

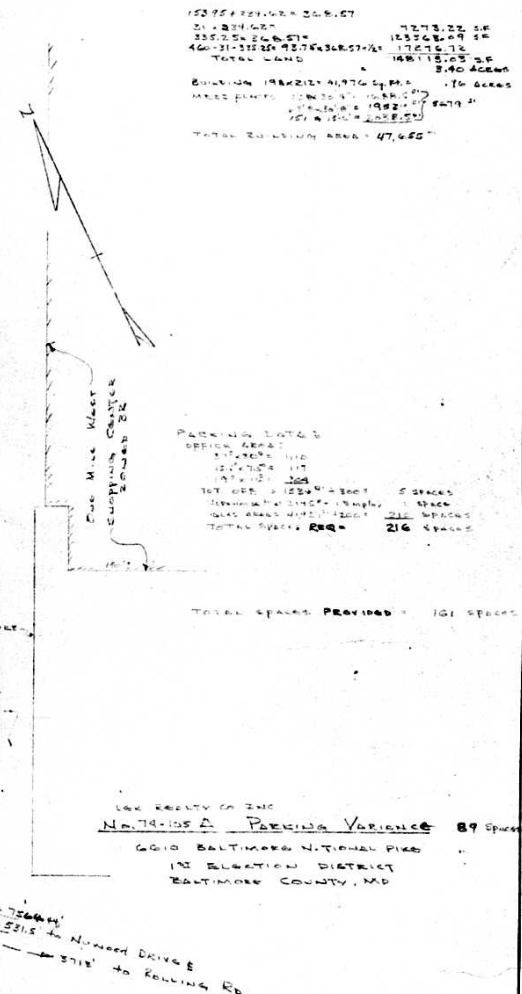
Is this site in compliance with the current zoning ordinance code?

Our deadline for this information is FEAR, so we would appreciate any help you can give us prior to that time. Should you need any further information about the property or have any questions, please feel free to call me at the above number, extension 619. We will reimburse you for any expenses incurred for being, mailing or research fees.

Thank you for your help and cooperation.

Signed: *B. King*

NATIONAL PLANNING & ZONING CONSULTING SERVICE



PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Frackin Bros. Furniture Village, Inc.,
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 809.26 (a) to permit 89 parking
spaces instead of the required 216 parking spaces.

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

That present existing parking spaces are more than sufficient
to service the store premises even if the entire area is used for retail
sales. Retail furniture business does not carry high volume of customers
as would most other retail businesses.

See attached description

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

Frackin Furniture Village, Inc. Laz Realty Co., Inc.
By: Robert Frackin Contract purchaser By: Jerome Schneider Legal Owner
Address: 2500 Sparrows Point Road Address: Howard & Lexington Streets, Baltimore, Md. 21202

Edward S. Margolis, Esq. Protestants Attorney
Address: 100 St. Paul Street
Baltimore, Md. 21202

ORDERED BY The Zoning Commissioner of Baltimore County, this 31st day

of August 1973, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning
Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore
County, on the 21st day of October 1973, at 10:15 o'clock

at 10:15 a.m.
Zoning Commissioner of Baltimore County

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Division of Engineering
ELLSWORTH H. DYER, P.E., Chief

August 30, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #39 (1973-1974)
Property Owner: Frackin Bros. Furniture Village, Inc.
W/S of Balto. National Pike, 531.5' W/S of Nuwood Dr.
Existing Zoning: B-1
Proposed Zoning: Variance to permit 89 parking spaces
instead of the required 216 parking spaces
District: 1st No. Acres: 3.587 acres

Dear Mr. DiNenna:

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

General:

Baltimore County utilities and highway improvements are not involved. This
office has no further comment in regard to the plat submitted for Zoning
Advisory Committee review in connection with this Item #39 (1973-1974).

Very truly yours,

Elsworth H. Dyer, P.E.
Chief, Bureau of Engineering

ENCLOSURES
H-32 Key Sheet
4 SW 29 Pos. Sheet
SW 1 & Topo
24 Tax Map

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 1, 1973

- 2 -

Edward S. Margolis, Esq.,
100 St. Paul Street
Baltimore, Maryland 21202

Re: Variance Petition
Item 39
Frackin Bros. Furniture Village, Inc.-
Petitioners

Dear Mr. Margolis:

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.

These 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 with regard to the
development plans that may have a bearing on this
case. The Director of Planning may file a
written report with the Zoning Commissioner with
recommendations as to the appropriateness of the
requested zoning.

The subject property is located on the
northeast side of Baltimore National Pike,
531 feet northwest of Nuwood Drive, in the
First District of Baltimore County.

This property, which is zoned Business
Roadside, is currently improved with the Grand
Rapids Furniture Co., Inc., and has apparently
been purchased by the Frackin Bros. Furniture
Village, Inc.

The petitioners are requesting a Variance
to permit 89 parking spaces instead of the
required 216 parking spaces.

Edward S. Margolis, Esq.
Item 39 - Frackin Bros. Furniture
Village, Inc.
October 1, 1973

Since this property has already been used as
a furniture store, the Variance requested apparently
is to free any possibility of title problems in the
future. However, it has been the position of this
Committee in the past to look at parking variances,
in general, with a jaundiced eye and generally
support the Dept. of Traffic Engineering in their
comments on this matter.

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 20, nor more than 90 days after the date
on the filing certificate, will be forwarded to
you in the near future.

Very truly yours,

John J. Dillon, Jr., Chairman
Zoning Advisory Committee

JJDjr.:JD

Enclosure

cc: Tapper Construction Co., Inc.
4516 Reisterstown Road
Baltimore, Md. 21215

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. Moller
DIRECTOR SENIOR TRAFFIC ENGINEER

September 27, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 39 - ZAC - August 28, 1973
Property Owner: Frackin Bros. Furniture Village, Inc.
NE/S Baltimore National Pike, 531' NW of Nuwood Drive
Variance to permit eighty-nine (89) parking spaces instead of the
required two hundred and sixteen (216) parking spaces
District 1

Dear Mr. DiNenna:

Should this site be used for anything besides a furniture store,
problems can be expected.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

HSF/pk



Maryland Department of Transportation
State Highway Administration

Harry A. Hughes
Secretary
Donald M. Evans
Assistant Secretary

September 11, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
Attn: Mr. John J. Dillon
County Office Bldg.
Towson, Md.

Re: I.A.C. Meeting Aug. 28, 1973
Item 39, Property Owner:
Frackin Bros. Furniture Village
Inc. Location: NE/S of Balto.
National Pike, (Mile 40) 531.5
NW of Nuwood Drive (Existing
Zoning: B-1). Proposed zoning
Variance to permit eighty nine
parking spaces instead of
the required two hundred and
sixteen parking spaces
District 1
No. of Acres: 3.587 acres

Dear Mr. DiNenna,

The existing entrance into the subject site is acceptable to the State
Highway Administration, however we are concerned about the petitioned parking
variance. There is virtually no stacking space, therefore the lack of 127
spaces could cause back-ups onto the highway. Considering the high volume
of traffic on the highway, a serious problem could arise. The 1972 average
daily traffic count for this section of Baltimore National Pike is 36,000
vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering Access Permits

John E. Mayers
by: John E. Mayers

CL-JEM-es

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

August 29, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 39, Zoning Advisory Committee Meeting
August 28, 1973, are as follows:

Property Owner: Frackin Bros. Furniture Village, Inc.
Location: NE/S Balto. National Pike, 531.5' NW of
Nuwood Drive
Present Zoning: B-1
Proposed Zoning: Variance to permit 89 parking spaces
instead of required 216 parking spaces
District: 1
No. Acres: 3.587

Metropolitan water and sewer are available. Since this
variance is for parking, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HB:nn

ORDER RECEIVED FOR FILING

a variance to permit 89 parking spaces instead of the required 216 parking spaces should be granted. 5TH

space is granted, from and after the date of this order, subject to no extension of the existing floor area that presently exists on the property; no change in occupancy from the furniture store use other than a non-retail type use; the construction of an additional parking lot on the east side of the building. *Dennis C. Taylor*
Deputy County Commissioner of Baltimore County

within 6 months after occupancy by
Feddin Furniture Village, L.P.; and approval of a site plan by the State Highway
Administration, Department of Public Works, and the Office of Planning and
Zoning.

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



John L. Wimbley
John L. Wimbley
Planning Specialist II
Project & Development Planning Division

T. HAYARD WELLS, JR.
RICHARD W. TROTT, JR.
MRS. FREDERICK W. TROTT

Containing 3.587 acres of land, more or less, improved by a one-story masonry building containing approximately 42,000 square feet of floor space.

FUNCTION	Well Map		Original		Duplicate		Tracing		GPO 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, BA, CC, CA										

Reviewed by: JBA

Previous case: _____

Revised Plans:
Change in outline or description _____ Yes
_____ No

Map # _____

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 22nd day of

August 1973 at 11:00 AM.

S. Eric Wilson
Zoning Commissioner

Petitioner S. W. EIDER Submitted by J. MARGOLIS

Petitioner's Attorney MARGOLIS Reviewed by J. W. EIDER

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Item 39
Edward S. Margolis, Esq.
100 St. Paul Street
Baltimore, Md. 21202
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing

this 21st day of August 1973.

S. Eric Wilson
Zoning Commissioner

Petitioner Franklin Ross Harrison Village, Inc.

Petitioner's Attorney Edward S. Margolis Reviewed by J. W. EIDER
Chairman
Zoning Advisory Committee

cc: Tappan Construction Co., Inc.
4815 Reisterstown Rd., Baltimore, Md. 21215

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 12490

DATE Oct. 26, 1973 ACCOUNT 01-662

AMOUNT \$70.00

WHITE - CASHIER

DISTRIBUTION
PINK - AGENCY

YELLOW - CUSTOMER

Edward S. Margolis, Esq.
100 St. Paul Street
Baltimore, Md. 21202

Advertising and posting of property for Lax Realty, Inc.

674-105-A

224 4 5 2000 24

7000000

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 12447

DATE Oct. 1, 1973 ACCOUNT 01-662

AMOUNT \$85.00

WHITE - CASHIER

DISTRIBUTION
PINK - AGENCY

YELLOW - CUSTOMER

Harrison Settlement Account
100 St. Paul St.
Baltimore, Md. 21202
Petitioner: Lax Realty Co., Inc.
4815 Reisterstown Rd., Baltimore, Md. 21215

MICROFILMED

