



Baltimore County
Department of Permits and
Development Management

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

June 10, 1999

Deborah C. Dopkin, Esq.
Deborah C. Dopkin, P.A.
409 Washington Avenue, Suite 920
Towson, MD 21204

Dear Ms. Dopkin:

RE: Zoning Verification, The Valley Centre, 9616 Reisterstown Road,
3rd Election District

Thank you for your letter of May 27, 1999 to Arnold Jablon, Director of Permits and Development Management. This correspondence has been referred to me for reply.

Based upon information you have provided, which includes a letter dated February 16, 1994 from John J. Sullivan, Jr., Planner II; the Zoning Office confirms the following:

1. The property is located within the B.M., B.M.-I.M. and B.R.-I.M. zoning classifications.
2. The subject property and its uses were approved pursuant to zoning cases 89-59-A (variance for a sign of 375 square feet in lieu of the maximum 150 feet), R-87-255 (reclassification from M.L. and M.L.-I.M. to B.R.-I.M.), and 2355-S (special permit for a drive-in movie and reclassification). The use granted in Case 2355-S is no longer in effect.
3. The subject property and its uses were also approved pursuant to subdivision approvals and/or waivers of CRG Plan III-270 (May 16, 1985); Amended CRG (April 16, 1986); W-86-235 (waiver of CRG plan, November 20, 1986); W-87-296 (waiver of CRG plan and meeting, October 15, 1987); W-88-180 (waiver of CRG meeting on second amendment of plan, July 21, 1988; plan approval, December 21, 1988); W-89-208 (waiver of CRG meeting and resubdivision of Lot 2, September 21, 1989); W-90-292; DRC Approval No. 7193G (July 19, 1993, approving the construction of a freestanding drive-through bank on Parcel 2); DRC Approval No. 02247D (February 24, 1997, approving the addition of an adjoining parcel for a free-standing restaurant and the expansion of two existing retail uses.
4. A retail shopping center, movie theater complex, free-standing drive-through bank, restaurant and the uses accessory thereto, constitute uses permitted in the B.M., B.M.-I.M., and B.R.-I.M. zones.

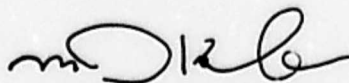
Come visit the County's Website at www.co.ba.md.us



5. Based upon our current Zoning Enforcement records, there are no outstanding zoning violations against the property.
6. The subject property is not affected by any special exceptions, variances, conditional uses or planned unit developments, other than those listed above.
7. The property complies with applicable subdivision regulations and no further steps must be taken under the development regulations of Baltimore County to effect the refinancing of the property.
8. There has been no legislature amendments to the Baltimore County Zoning Regulations that would render the uses on the property as nonconforming or noncomplying with such regulations.
9. There is no requirement for the issuance of any certificate, certificate of occupancy, permit or license by the Office of Permits and Development Management or any agency thereof to permit the continued use of the property for its present users.

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,



Mitchell J. Kellman
Planner II
Zoning Review

MJK:ggs

c: Zoning cases 89-59-A, R-87-255, 2355-S

R-87-255

N/S Tobin La. at the NE R/W of I-795

3rd Elec. Dist.

11/17/86

Petition for Zoning Reclassification - filing fee \$100.00 - Greenspring Ltd. Partnership

11/17/86

Hearing set for 3/31/87, at 10:00 a.m., before County Board of Appeals.

3/26/87

Advertising and Posting - \$289.23

3/31/87

Hearing set for 4/15/87, at 10:00 a.m., before County Board of Appeals.

7/8/87

Hearing set for 7/23/87, at 9:30 a.m., before County Board of Appeals to accept a documented site plan.

7/28/87

Planning Board will review matter at next meeting scheduled for 9/17/87.

10/8/87

Hearing set for 11/25/87, at 10:00 a.m., before County Board of Appeals.

1/14/88

ORDERED by County Board of Appeals that the Petition for Reclassification is GRANTED.

5/20/88

AMENDED ORDER by County Board of Appeals, that the amendments shown on Petitioner's Amended Exhibit #1A, designated as Note #3, Note #4, Note #5 and Note #9, shall be the controlling decision
(over)

R-87-255

factors in the development of this site and overriding those same notes as shown on Petitioner's Exhibit #1. The Board will note that Exhibit #1B designates the relocation of the parking area from one side of the entrance way to the other, and notes the difference in numbers of the parking spaces proposed.