



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

08-310-A

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, 1<sup>st</sup> 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 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;



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink  
on Recycled Paper

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

Deborah C. Dopkin, Esquire  
February 4, 2000  
Page 2

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. I-250 dated May 16, 1984 adding a two-story 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

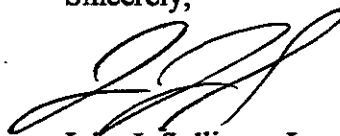
Deborah C. Dopkin, Esquire  
February 4, 2000  
Page 3

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



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

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Deborah C. Dopkin, Esquire  
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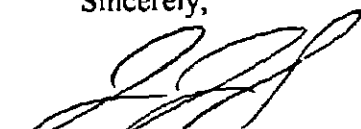
Deborah C. Dopkin, Esquire  
February 4, 2000  
Page 3

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Sincerely,

  
John J. Sullivan, Jr.  
Planner II  
Zoning Review

JJS:kew

c: file

|                                  |                       |
|----------------------------------|-----------------------|
| IN RE: PETITION FOR VARIANCE     | * BEFORE THE          |
| SE/Corner Security Boulevard     | * ZONING COMMISSIONER |
| and Brookdale Road               | * OF BALTIMORE COUNTY |
| (Chadwick Manor Shopping Center) | * Case No. 98-310-A   |
| 1st Election District            | *                     |
| 1st Councilmanic District        |                       |
| Chadwick Manor Shopping Center   |                       |
| Petitioner                       |                       |

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Chadwick Manor Shopping Center, a Maryland joint venture, by Anthony J. Mierzwicki, Director of Property Management, through their attorney, Michael E. Marino, Esquire. The Petitioner seeks relief from Section 409.6.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 707 parking spaces in lieu of the required 938, for the proposed expansion of an existing supermarket. The Petition further notes that the existing number of parking spaces (724) is permitted pursuant to the relief granted in prior zoning Case No. 96-106-XA. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Anthony J. Mierzwicki, David S. Thaler, Professional Engineer who prepared the site plan for this property, and Michael E. Marino, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area 15.38 acres, more or less, predominantly zoned B.L.-C.N.S. (12.87 acres) with a small portion zoned D.R. 5.5 (2.51 acres). The property is located not far from Interstate-70 and immediately adjacent

ORDER RECEIVED FOR FILING  
 Date 4/21/98  
 By [Signature]

to Security Boulevard and Rolling Road in western Baltimore County. The property is improved with a large retail shopping center, known as Chadwick Manor Shopping Center, and has been used as such for many years. As noted on the site plan, the property has been the subject of a number of zoning cases over the years wherein approvals were obtained for the shopping center operation. Most recently, the Petitioners came before me in Case No. 96-106-XA, seeking approval of a special exception for existing and proposed signs, as well as variance relief from parking requirements.

Testimony in the instant case was that one of the tenants of the center (the Super Fresh supermarket) proposes to enlarge and modernize its existing store. As shown on the site plan, two additions are proposed to be added to the store, totaling 4800 sq.ft. in area. As a result of the proposed expansion, and a recomputation of the parking requirements, variance relief is requested to permit 707 parking spaces in lieu of the 938 required. The number of spaces required is generated by the existing uses on the property and the square footage of the buildings thereon. It was also indicated that 17 parking spaces will be lost as a result of the proposed expansion.

Testimony and evidence offered by Mr. Mierzwicki revealed that the subject property has never experienced a parking problem and that the proposed parking is more than sufficient to accommodate the actual use of the shopping center. It was also indicated that the Petitioner would suffer a practical difficulty if variance relief were denied. Specifically, the center would be at a competitive disadvantage and a permitted use of the property would be unduly restricted. Moreover, it is clear that the proposed expansion can be accomplished without causing a detrimental impact upon the surrounding locale.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition For Variance. In my judgment, the Petitioner has satisfied the requirements of Section 307 of the B.C.Z.R. for variance relief to be granted. Also, it is to be noted that Zoning Plans Advisory Committee comments were received from the Office of Planning in which they request additional landscaping be provided for this site, specifically, between the residences on Newcastle Road and the supermarket loading area. The Petitioner indicated no objection to landscaping the property in accordance with the Planning Office comments and agreed to submit a landscape plan to Avery Harden, the County's landscape architect. Thus, as a condition precedent to the granting of the variance, the Petitioner shall submit a landscape plan for review and approval by the Office of Planning prior to the issuance of any permits.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

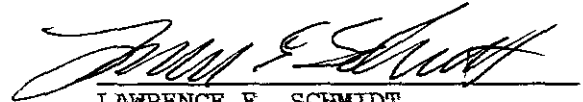
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21<sup>st</sup> day of April, 1998 that the Petition for Variance seeking relief from Section 409.6.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 707 parking spaces in lieu of the required 938, for the proposed expansion of an existing supermarket in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

ORDER RECEIVED FOR FILING  
Date 4/21/98  
By [Signature]

2) Prior to the issuance of any permits, the Petitioner shall submit a landscape plan for review and approval by Avery Harden, Landscape Architect for Baltimore County.

3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED YEAR FILING

Date 4/21/08

By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

April 21, 1998

Michael E. Marino, Esquire  
609 Bosley Avenue  
Towson, Maryland 21204

RE: PETITION FOR VARIANCE  
SE/Corner Security Boulevard and Brookdale Road  
(Chadwick Manor Shopping Center)  
1st Election District - 1st Councilmanic District  
Chadwick Manor Shopping Center - Petitioner  
Case No. 98-310-A

Dear Mr. Marino:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. Anthony J. Mierzwicki  
920 Providence Road, Baltimore, Md. 21286

People's Counsel; Case Files





# Petition for Variance

to the Zoning Commissioner of Baltimore County

CHADWICK MANOR SHOPPING CENTER

for the property located at Southeast Corner of Security Boulevard and Brookdale Road

which is presently zoned BL-CNS

This Petition shall be filed with the Office of Zoning Administration & Development Management.

DR.5.5

The undersigned, legal owner(s) 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(s) 409.6.2 to permit 707 parking spaces in lieu of the required 938, in order to accommodate the expansion of an existing supermarket which is obsolete due to size. (The existing number of parking spaces is 724 which is permitted by Case No. 96-106XA.)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) The property and/or improvements thereon are unique and without the requested variances, the subject property is not capable of being developed as contemplated, thereby creating practical difficulty or hardship with regard to developability. The granting of this variance will not result in injury to public health, safety or welfare.

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

I, or 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.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

Michael E. Marino, Esquire

(Type or Print Name)

Signature

609 Bosley Avenue (410) 821-6633

Address

Towson, Maryland 21204

Phone No

City

State

Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

CHADWICK MANOR SHOPPING CENTER, a Maryland joint venture

(Type or Print Name)

Signature

Anthony J. Mierzwicki, Director of Property

(Type or Print Name)

Signature

920 Providence Road (410) 823-0637

Address

Phone No

Baltimore, Maryland 21286

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: DATE

**DROP-OFF**  
**NO REVIEW**  
**2/24/98**



**98-310-A**

UNDER SECRETARY OF PLANNING  
Date 4/21/98  
By [Signature]

March 15, 1995

CHADWICK MANOR SHOPPING CENTER

DESCRIPTION TO ACCOMPANY ZONING PETITION

(for Zoning Purposes Only)

Beginning at a point approximately 55 feet north of the intersection of Newcastle Road and Fairbrook Road, thence running the following twenty (20) courses and distances:

1. South  $84^{\circ}21'40''$  West, 35.33 feet, more or less, to a point; thence,
2. North  $50^{\circ}41'30''$  West, 95.00 feet, more or less, to a point; thence,
3. 282.74 feet curving to the left, having a radius of 180.00 feet, more or less, to a point; thence,
4. South  $39^{\circ}18'30''$  West, 171.89 feet, more or less, to a point; thence,
5. 47.84 feet curving to the right, having a radius of 168.85 feet, more or less, to a point; thence,
6. North  $34^{\circ}27'30''$  West, 121.46 feet, more or less, to a point; thence,
7. North  $86^{\circ}57'00''$  West 62.39 feet, more or less, to a point;
8. North  $59^{\circ}21'50''$  West 175.00 feet, more or less, to a point;
9. North  $30^{\circ}38'10''$  East 123.54 feet, more or less, to a point;
10. North  $07^{\circ}06'00''$  West 105.55 feet, more or less, to a point;
11. 344.88 feet, curving to the left, having a radius of 290.00 feet, more or less, to a point; thence,
12. North  $14^{\circ}45'40''$  East 223.61 feet, more or less, to a point;
13. South  $75^{\circ}14'20''$  East 175.00 feet, more or less, to a point;

98-310-A

page 2

CHADWICK MANOR SHOPPING CENTER

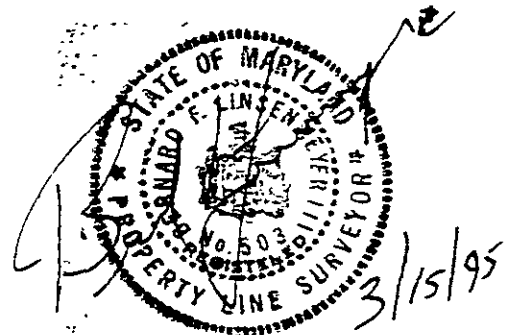
DESCRIPTION TO ACCOMPANY ZONING PETITION

(for Zoning Purposes Only)

March 15, 1995

14. North  $14^{\circ}45'40''$  East 160.00 feet, more or less, to a point;
15. South  $75^{\circ}14'20''$  East 468.94 feet, more or less, to a point;
16. 214.43 feet, curving to the right, having a radius of 239.00 feet, more or less, to a point; thence,
17. South  $14^{\circ}44'40''$  East 63.52 feet, more or less, to a point;
18. South  $75^{\circ}15'20''$  West 172.05 feet, more or less, to a point;
19. South  $16^{\circ}04'00''$  East 245.34 feet, more or less, to a point;
20. 346.43 feet, curving to the left, having a radius of 735.00 feet, more or less, to the point of beginning.

Containing approximately 14.09 acres, more or less.



BALTIMORE COUNTY, MAP AND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 048720

DATE 2/24/98 ACCOUNT 001-6150

AMOUNT \$ 250.00 (VCR)

RECEIVED FROM: Levy & Marino

FOR: #020 - VARIANCE

Chadwick Manor Shopping Center  
Item #310 Case #98-310-A

Drop-Off --- No Review

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAYED RECEIPT  
PURCHASE ORDER THE  
2/25/1998 2/25/1998 03:44:04  
RE: 4503 CASHIER UNIT 014 DRYMER  
E WHEELANDS CORP RECEIPT  
NO. 048720 03:44:04

250.00 (VCR)  
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF  
ZONING HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: 408-310-A  
Chadwick Manor Shopping Center  
SWC Building, Baltimore and Rolling Road  
1st Election District

1st Counseling Office  
Legal Owning  
Chadwick Manor Shopping Center

Variance to permit 107 parking spaces in lot of the Hearing: Monday, March 20, 1993 at 10:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call (410) 887-3353. (2) For information concerning the file and/or Hearing, Please Call (410) 887-3391.

3/19/93 Mar. 12 CP13159

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 3/12, 19 98

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/12, 19 98.

**THE JEFFERSONIAN,**

*A. Henickson*

**LEGAL AD. - TOWSON**

**CERTIFICATE OF POSTING**

**RE: Case No. 98-310-A**  
**Petitioner/Developer:**  
**(Chadwick Manor Shop. Ctr.)**  
**Date of Hearing/Closing:**  
**(Mar. 30, 1998)**

**Baltimore County Department of**  
**Permits and Development Management**  
**County Office Building, Room 111**  
**111 West Chesapeake Avenue**  
**Towson, Maryland 21204**

**Attention : Ms. Gwendolyn Stephens**

**Ladies and Gentleman:**

**This letter is to certify under the penalties of perjury that the necessary sign(s) required by**  
**law were posted conspicuously on the property located at \_\_\_\_\_**

**Corner of Security Blvd. & Rolling Road Baltimore, Maryland 21244 \_\_\_\_\_**

**The sign(s) were posted on \_\_\_\_\_ Mar. 13, 1998 \_\_\_\_\_**  
**(Month, Day, Year)**

**Sincerely,**

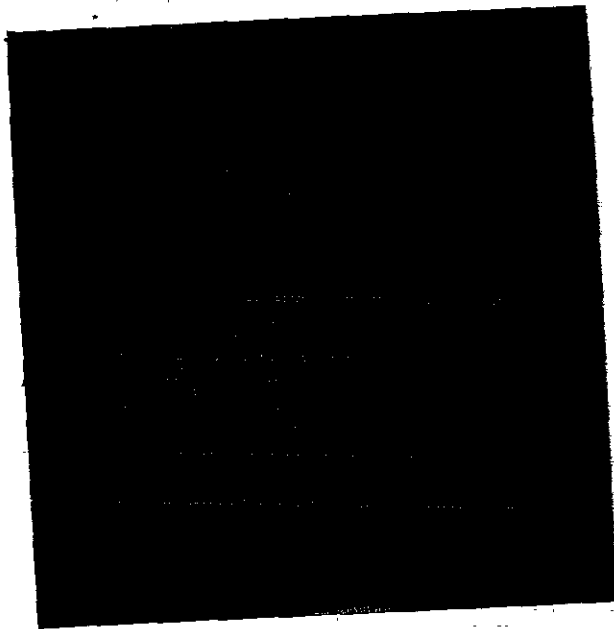
  
**(Signature of Sign Poster & Date)**

**\_\_\_\_\_ Thomas P. Ogle, Sr. \_\_\_\_\_**

**\_\_\_\_\_ 325 Nicholson Road \_\_\_\_\_**

**\_\_\_\_\_ Baltimore, Maryland 21221 \_\_\_\_\_**

**\_\_\_\_\_ (410)-687-8405 \_\_\_\_\_**  
**(Telephone Number)**



**98-310-A**

|                                         |   |                     |
|-----------------------------------------|---|---------------------|
| RE: PETITION FOR VARIANCE               | * | BEFORE THE          |
| Chadwick Manor Shopping Center,         |   |                     |
| SWC Security Blvd. and Rolling Road     | * | ZONING COMMISSIONER |
| 1st Election District, 1st Councilmanic | * |                     |
|                                         | * | OF BALTIMORE COUNTY |
| Chadwick Manor Shopping Center          |   |                     |
| Petitioner                              | * | CASE NO. 98-310-A   |

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20<sup>th</sup> day of March, 1998, a copy of the foregoing Entry of Appearance was mailed to Michael E. Marino, Esq., 609 Bosley Avenue, Towson, MD 21204, attorney for Petitioner.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

TO: PATUXENT PUBLISHING COMPANY  
March 12, 1998 Issue - Jeffersonian

Please forward billing to:

Michael E. Marino, Esquire      410-821-6633  
609 Bosley Avenue  
Towson, MD 21204

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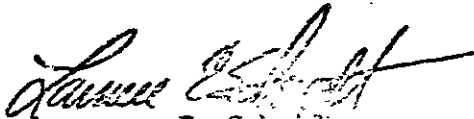
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CASE NUMBER: 98-310-A  
Chadwick Manor Shopping Center  
SWC Security Boulevard and Rolling Road  
1st Election District - 1st Councilmanic District  
Legal Owner: Chadwick Manor Shopping Center

Variance to permit 707 parking spaces in lieu of the required 938.

HEARING: Monday, March 30, 1998 at 10:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue.



Lawrence E. Schmidt

sq

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS  
PLEASE CALL 410-887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-  
887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 3, 1998

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-310-A  
Chadwick Manor Shopping Center  
SWC Security Boulevard and Rolling Road  
1st Election District - 1st Councilmanic District  
Legal Owner: Chadwick Manor Shopping Center

Variance to permit 707 parking spaces in lieu of the required 938.

HEARING: Monday, March 30, 1998 at 10:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

c: Michael E. Marino, Esquire  
Chadwick Manor Shopping Center

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MARCH 15, 1998.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.**



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

ITEM 310

## ZONING NOTICE

Case No.: 98-310-A

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: VARIANCE TO PERMIT 707  
PARKING SPACES IN LIEU OF THE  
REQUIRED 938.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

**DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW**

**HANDICAPPED ACCESSIBLE**

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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**For Newspaper Advertising:**

Item Number or Case Number: 98-310-A

Petitioner: CHADWICK MANOR SHOPPING CENTER

Address or Location: SEC Security Blvd. and Brookdale Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MICHAEL E. MARINO, ESQ.

Address: 609 Bosley Ave.

Towson MD 21204

Telephone Number: 410 821-6633



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 25, 1998

Michael E. Marino, Esq.  
609 Bosley Avenue  
Towson, Maryland 21204

RE: Item No.: 310  
Case No.: 98-310-A  
Petitioner: Chadwick Manor Shopping Center

Dear Mr. Marino:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on February 24, 1998.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR:ggs  
Attachment(s)





**Maryland Department of Transportation  
State Highway Administration**

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 3/3/98  
Item No. 310 wcr

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US 122 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.  
Thank you for the opportunity to review this item.

Very truly yours,

for

Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

# BALTIMORE COUNTY, MARYLAND

file  
3/30

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** March 17, 1998

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

**SUBJECT:** Chadwick Manor Shopping Center

### INFORMATION:

**Item Number:** 310  
**Zoning:** BL-CNS, DR 5.5  
**Hearing Date:** March 30, 1998

### SUMMARY OF RECOMMENDATIONS:

The subject property, Chadwick Manor Shopping Center, is requesting a Variance to permit 707 parking spaces in lieu of the required 938, in order to accommodate an expansion of the existing supermarket.

The Development Review Committee on 1/26/98 tabled a limited exemption request pursuant to Section 26-171 (A) (7) of the Baltimore County Development Regulations pending the outcome of the Variance hearing.

The Office of Planning supports the requested Variance subject to the following:

1. A landscape plan should be submitted to the County's Landscape Architect, Avery Harden, for review and approval. It should comply with the Baltimore County Landscape Manual to the extent possible for the new construction and loading areas.
2. Of particular concern is the need for evergreen screening for the residences on Newcastle Road from the supermarket loading area. The planting should occur between the chain link fence with vinyl slats and the curb.

Prepared by:

*Jeffrey W. Lay*

Division Chief:

*Gary L. Kern*



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 4, 1998

Michael E. Marino, Esquire  
609 Bosley Avenue  
Towson, MD 21204

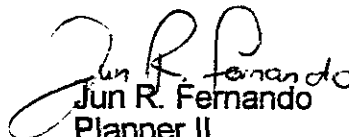
RE: Drop-Off Petition Review (Item #310)  
Chadwick Manor Shopping Center  
1st Election District

Dear Mr. Marino:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed no unaddressed zoning issues and/or incomplete information. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

  
Jun R. Fernando  
Planner II  
Zoning Review

JRF:rye

Enclosure (receipt)

c: Zoning Commissioner





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

February 25, 1998

Michael E. Marino, Esquire  
609 Bosley Avenue  
Towson, MD 21204

RE: Drop-Off Petition (Item #310)  
Chadwick Manor Shopping Center  
1st Election District

Dear Mr. Marino:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper form pertaining to this. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to this office.

If you have any questions regarding the sign posting, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "WCR/scj".

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:scj

Enclosures



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

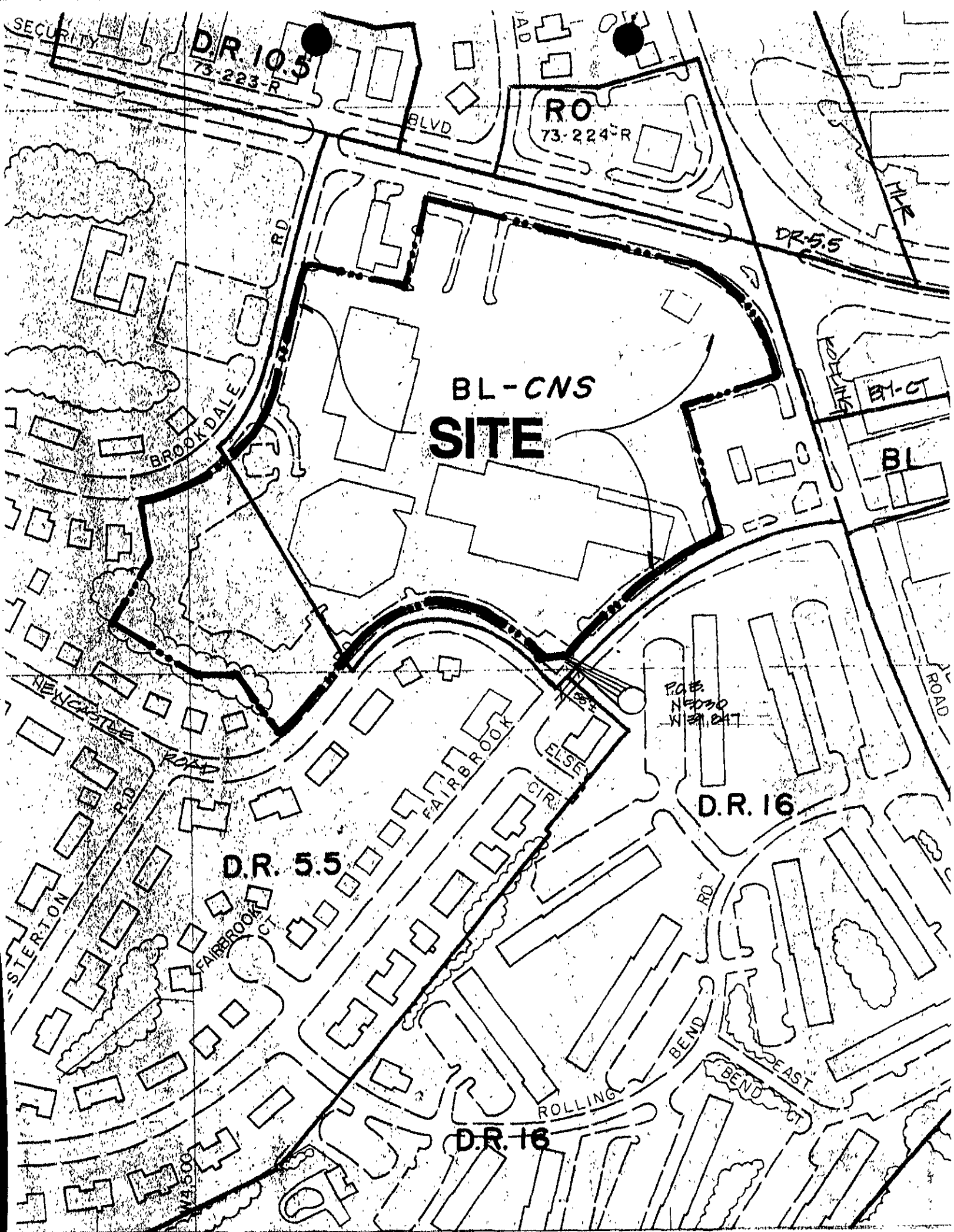
ADDRESS

- Mike Marino

- David Thayer

- Anthony J. Meryurek





1992 Baltimore County 200 Scale Zoning Map (NW-2G) To Accompany Zoning Petition

## CHADWICK MANOR SHOPPING CENTER

D.S. THALER & ASSOC., INC.

CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS  
7116 AMBASSADOR ROAD, BALTIMORE, MD 21244  
(410) 944-ENGR, (410) 944-3847 3-3-95

98-310-A



NORTH