



KATHERINE A. KLAUSMEIER
County Executive

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

March 14, 2025

John B Gontrum
Whiteford, Taylor & Preston, L.L.P.
Towson Commons, Suite 300
One West Pennsylvania Avenue
Towson, Maryland 21204-5025

RE: Spirit and Intent Request
2021-0277-SPHA
Glyndon Gardens Center
205 Hanover Pike
4th Election District, 4th Council District

Mr. Gontrum,

This refers to your letter to Mr. Jeff Perlow, Chief of Zoning. Your letter stated that your client would like to enter into an arrangement with Taylor's Trailers, LLC to allow the sale of smaller, non-motorized "landscaping trailers" from the gardening center located at 205 Hanover Pike.

Please be advised that based upon the definition of "trailer" found in Article 1, Section 101, and the "Schedule of Uses Pertaining To Trailers and Mobile Homes" found in Article 4, Section 415.6, the Zoning Office finds that the sales and storage of trailers is prohibited in both the BL-CR and DR3.5 zones, and is therefore NOT within the Spirit & Intent of Zoning Order 2021-0277-SPHA.

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 be 'J. Seidelman', written over the printed name.

JSS25-0250

25-0250 JSS

WHITEFORD, TAYLOR & PRESTON L.L.P.

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March 6, 2025

Pete Gutwald, Director
Department of Permits, Approvals and Inspections
c/o Jeffrey Perlow, Supervisor
Zoning Review Office
County Office Building
111 W. Chesapeake Avenue
Room 124
Towson, Maryland 21204

Re: Glyndon Gardens Center Spirit and Intent

Dear Mr. Gutwald:

Our office represents Uptown Strategy LLC, trading as Taylor's Trailers and Mr. Andrew Taylor. Mr. Taylor has the opportunity to take space from Glyndon Gardens at 205 Hanover Road in Reisterstown Maryland in the area depicted on the attached plan in orange. The trailers would be adjacent to areas selling outdoor storage sheds, firewood and mulch per the attached 2023 aerial photo.

Glyndon Gardens is a leading home and garden center which not only provides landscape and nursery materials but also patio materials, outdoor cooking and patio furniture, etc. Attached is a summary of their uses from their website. Mr. Taylor provides trailers for hauling landscape equipment per the attached photos. The trailers are not motorized and need vehicles to tow them.

There are a couple of zoning cases pertaining to the site, which is zoned BL-CR. In Case 2002-2390-XA, the business was established, and variance was granted for proposed greenhouses, which exceeded the square footage allowed in the CR overlay district. In Case No. 2021-277-SPHA the site plan was modified to remove the greenhouses and allow a pole barn. The purpose was to have a variety of merchandise

■ ,Pete Gutwald, Director

March 5, 2025

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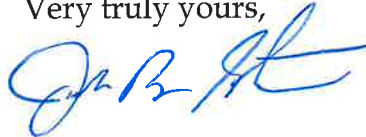
and equipment "associated with their landscaping and garden supply business." Trailers are a perfect accessory for lawn and garden centers such as Glyndon Gardens and are certainly associated with such a business. In both the 2021 and 2002 cases the Department of Planning had no issues with the uses and supported the original garden center.

No new buildings or structures are planned for the site so there would be no need for any additional buildings or modifications of the site plan.

Given the expansive uses allowed on the site per the zoning orders we believe that the use of space for the trailer sales is completely within the spirit and intent of the orders and of the purpose of the site as a lawn and garden center. The use is solely accessory in size and scope to the lawn and garden center but requires permission from your department in order to obtain a state permit.

We would be most happy to provide any additional photos or information you may require.

Very truly yours,



John B. Gontrum

JBG:jg
Attachments

Baltimore County - My Neighborhood

Source: Baltimore County Government - Produced on: 3/5/2025

