



JOHN A. OLSZEWSKI, JR.
County Executive

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

April, 29, 2022

Mr. Christopher D. Mudd
Venable, LLP
210 W. Pennsylvania Ave., Suite 500
Towson, Maryland 21204

MAILED VIA U.S. MAIL & EMAIL

RE: Amended Zoning Verification for 9124 Lennings Ln.; MD State Tax Account No.: 14-01-050940; 14th Election District; 6th Councilmanic District; Our file: 22-0208

Dear Mr. Mudd:

This refers to your letter received by the Zoning Review Office on March 14, 2022 regarding a Zoning Verification for the property located in Baltimore County, Maryland with tax account no. 14-01-050940 and a premise address of 9124 Lennings Lane, hereinafter referred to as the "Subject Property".

Based upon the information provided and the available zoning records, the following has been determined:

The Subject Property is currently zoned BL (Business, Local) as shown on the Baltimore County Zoning Map no. 082-A3. Use of the property will be permitted and restricted by Sections 230, 231, and 232 of the Baltimore County Zoning Regulations (BCZR). Pursuant to Section 230.1.A, the BL Zone permits a Public Utility Service Center by Right. A Public Utility Service Center is not specifically defined in the BCZR. However, references are made to the use in prior zoning cases, specifically Case # 1994-0452-XA and 1992-0441-SPHXA. In both zoning cases, electric substations were included as part of the Public Utility Service Center use. Based on the aforementioned cases, it is the opinion of this office that a "Broadband Digital Equipment Center" is of a similar nature to an electric substation and therefore, would be permitted by right in the BL zoned portion of the subject property.

For a comprehensive list of uses permitted by right or by special exception as well as the parking requirements, please see the relevant sections of the BCZR by visiting our website at: <https://www.baltimorecountymd.gov/Agencies/planning/zoning/classifications.html>.

A current search of the digital records of the Baltimore County Division of Code Enforcement and Inspections indicates that there are no outstanding zoning citations associated with the Subject Property. You may contact the Division of Code Enforcement at 410-887-3351 to confirm that nothing more current than the digital records is open or unresolved.

A search of the zoning history files for the Subject Property shows the most recent zoning case was 2021-0300-X. Additional Zoning case history can be viewed online at the following web location: <https://bcgis.baltimorecountymd.gov/myneighborhood/>.

Hopefully the information set forth in this letter is sufficiently detailed and responsive to this request. If you have any questions please do not hesitate to call me at 410-887-3391.

DISCLAIMER: THIS LETTER IS STRICTLY LIMITED TO THE APPLICATION OF THE BCZR IN RESPONSE TO THE INQUIRY PRESENTED IN YOUR LETTER AND DOES NOT IN ANY WAY REPRESENT VERIFICATION FOR ANY OTHER LOCAL, STATE, OR OTHER REGULATIONS THAT MAY APPLY TO THE SUBJECT PROPERTY. FURTHERMORE, OUR ZONING HISTORY SEARCH DOES NOT NECESSARILY CONTAIN ALL ZONING CASES ASSOCIATED WITH THE SUBJECT PROPERTY. HOWEVER, ZONING AND PERMIT HISTORY ARE PUBLIC RECORD AND YOU MAY CONSIDER CONDUCTING A DILIGENT SEARCH OF PUBLIC RECORDS TO COMPILE THE FULL ZONING AND PERMIT HISTORY.

DISCLAIMER: THE FOREGOING IS MERELY AN INFORMAL OPINION. IT IS NOT AN EXPERT OR LEGAL OPINION. IT IS NOT INTENDED TO BE RELIED ON AS EXPERT OR LEGAL ADVICE, AND IS NOT LEGALLY OR FACTUALLY BINDING ON BALTIMORE COUNTY OR ANY OF ITS OFFICIALS, AGENTS, OR EMPLOYEES. BALTIMORE COUNTY EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE INFORMATION PROVIDED IN THIS DOCUMENT, OR ANY INTERPRETATION THEREOF.

Sincerely,

A handwritten signature in black ink that reads "Jeffrey Perlow". The signature is fluid and cursive, with the first name "Jeffrey" and last name "Perlow" clearly distinguishable.

Jeffrey Perlow
Zoning Supervisor
Zoning Review Office, P.A.I.