



M A R Y L A N D
Office of Planning and Zoning

2664 Riva Road, P.O. Box 6675
Annapolis, MD 21401
410-222-7450

Philip R. Hager
Planning and Zoning Officer

September 14, 2017

RE: Zoning Verification

1709 Nursery Road
Linthicum Heights, Maryland
Tax Account 5000-0656-2850
Map 3 Grid 18 Parcel 204

1713 Nursery Road
Linthicum Heights, Maryland
Tax Account 5000-0656-2800
Map 3 Grid 18 Parcel 205

Dear Mr. Hatzidakis:

Records maintained by the Office of Planning and Zoning indicate the subject property described above is zoned C1 – Local Commercial District. Section 18-5-102 of the Anne Arundel County Zoning Ordinance describes the permitted, conditional, and special exception uses allowed in the C1 District. The site is in the BWI Mixed Use Overlay. Section 18-14-502 describes the additional uses allowed in this overlay which includes hotels and motels. The Anne Arundel County Code, including the Zoning Ordinance (Article 18), can be found on line at www.aacounty.org.

There are no variances, special exceptions or the like on file for the subject property. No zoning enforcement action has been commenced or is pending with respect to the subject property as of the date hereof.

The determination contained herein represents a reasonable attempt to answer the questions raised. It is not intended to be an exhaustive review of all regulations applicable to your property. Information contained herein represents the best available information at the time it is issued and is based, in part, on representation made by the applicant.

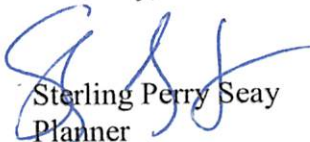
Section 18-2-202 of the Anne Arundel County Zoning Ordinance requires a zoning certificate of use for all uses, except single-family dwellings and accessory dwelling units, to certify that the property is zoned for the use. A prerequisite for the issuance of a zoning certificate of use is an approved site development plan. A change in use requires a new zoning certificate of

use. Contact Zoning Enforcement at 410.222.7446 for information on zoning certificates of use. In addition, a Certificate of Occupancy is required if the use changes to ensure the new use complies with the building code. Contact the Permit Center at 410.222.7700.

We have no reason to believe that the use of the property is nonconforming. However, Section 18-15-102 of the Zoning Ordinance permits a registered nonconforming use or structure in which the use is located, to be reconstructed or relocated provided the reconstruction or relocation does not increase the nonconforming status of the property or result in greater nonconformance than previously enjoyed. Reconstruction or relocation may not occur on a lot other than the one on which the nonconforming use was originally located. In addition, Section 18-2-303 of the Code provides for in-kind replacement of a structure that does not comply with the bulk regulations if the original structure has been in the same location for at least 20 years and a building permit is obtained within eighteen months after the removal or destruction of the original structure.

Should you have any questions regarding this matter or if I can be of further assistance, please contact me at 410-222-7437.

Sincerely,



Sterling Perry Seay
Planner
Zoning Division