



TROUT DANIEL & ASSOCIATES
BUY. SELL. LEASE. ADVISE.

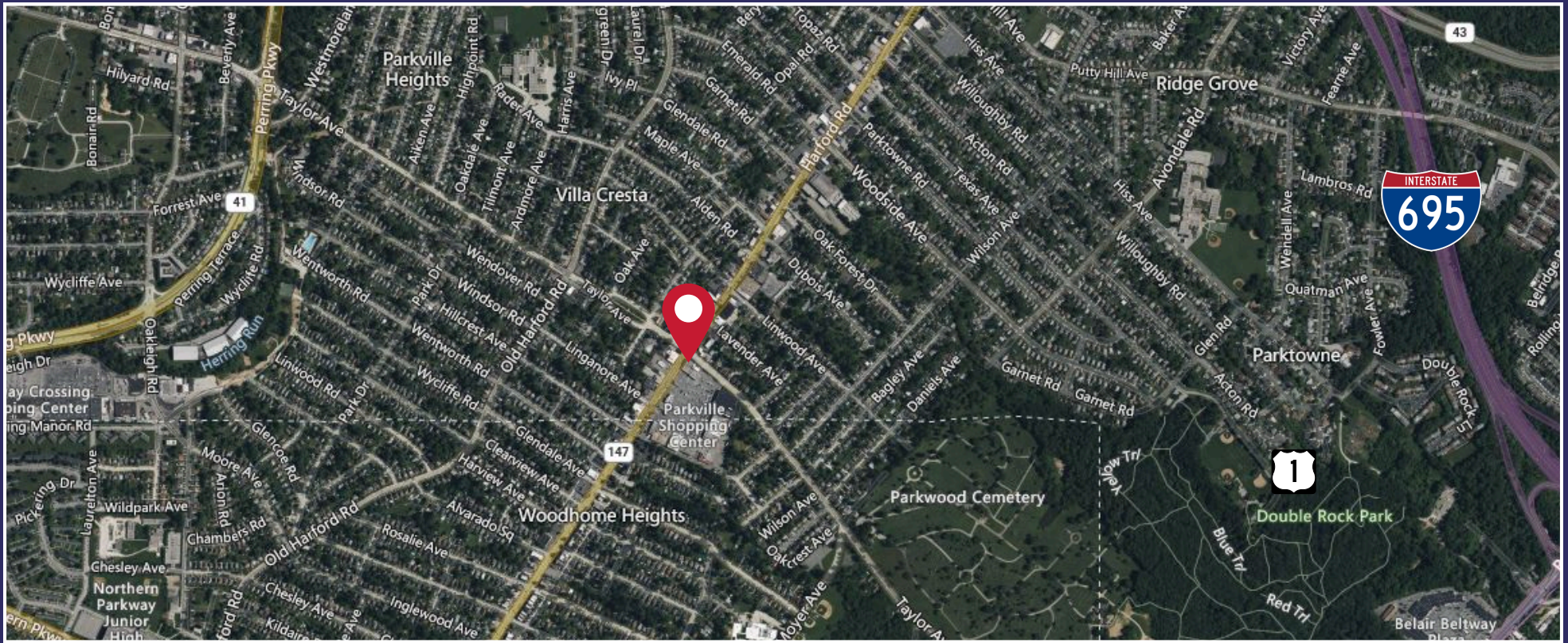


Google

Harford Road & Taylor Avenue

Retail Property For Lease

7801 Harford Road | Parkville | MD 21234



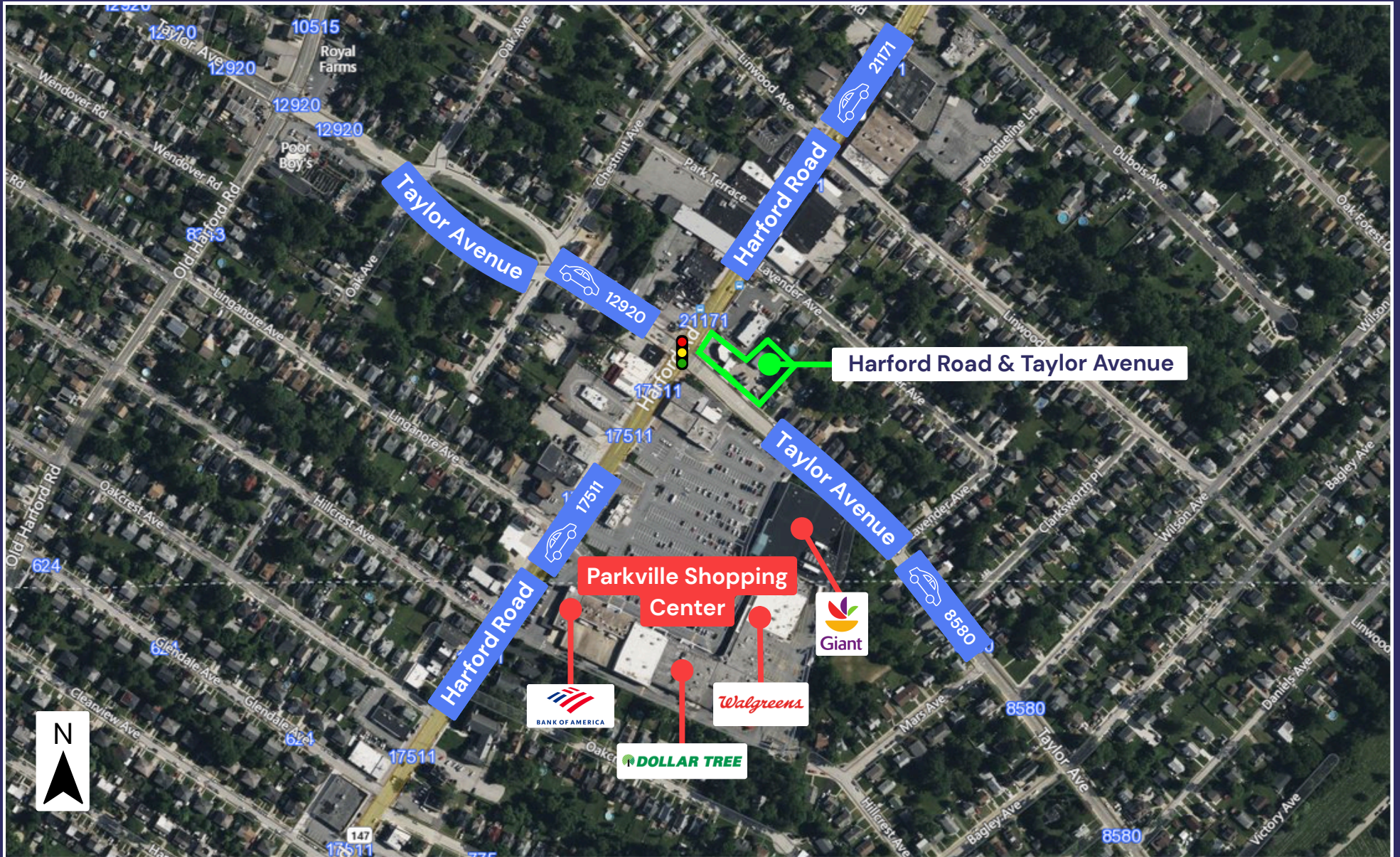
Property Description

Property has 3 structures in place; a 2,400 (+/-) automotive-type use building; a 1,000 (+/-) storage building; and 500 (+/-) SF of garages. NEC of Harford Road and Taylor Avenue.

Offering Summary

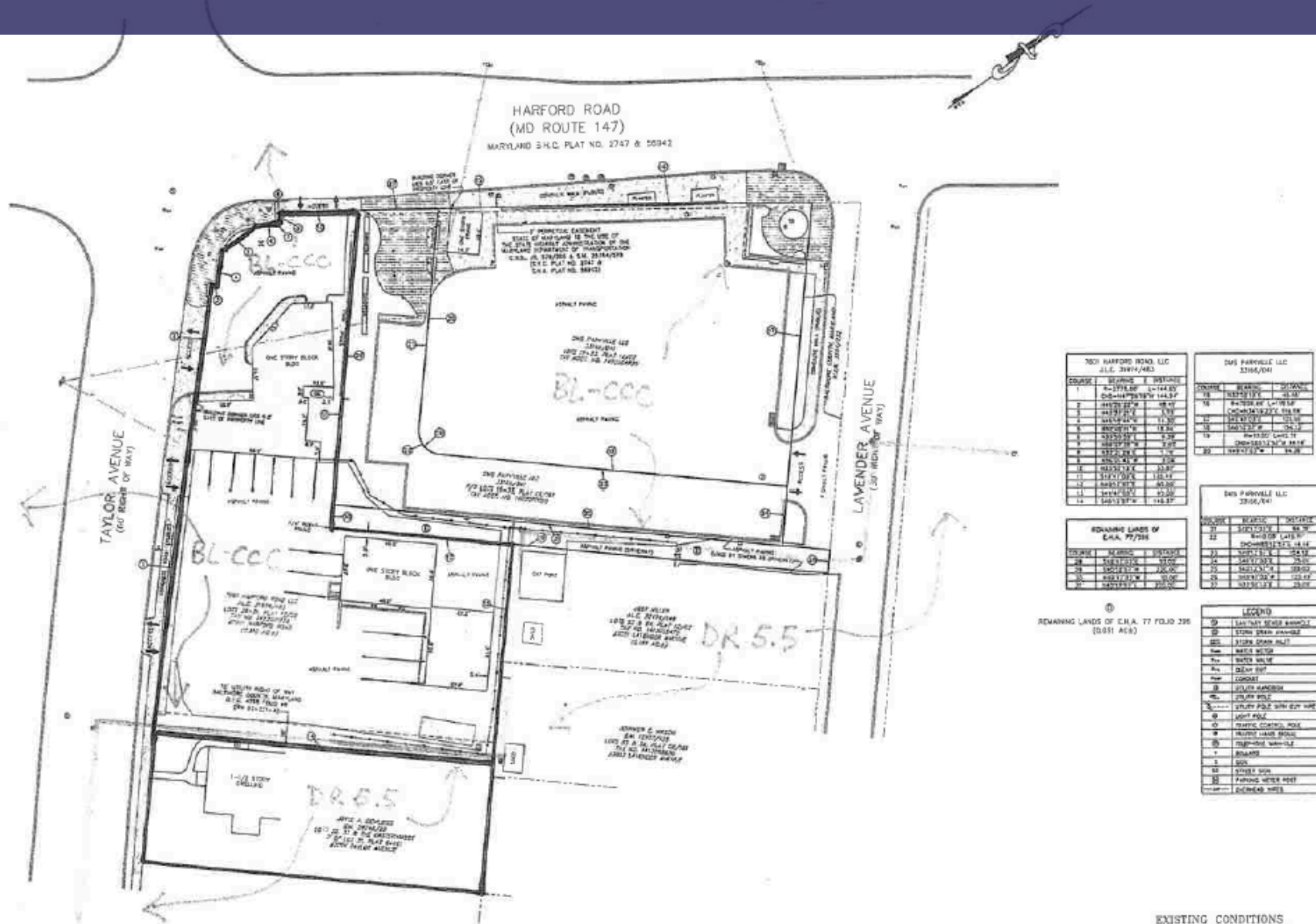
Lease Rate	\$60,000 per annum (NNN)
Building Size	4,120 SF
Lot Size	0.528 Acres
Zoning	BL-CCC

Aerial



Harford Road & Taylor Avenue | Parkville | MD 21234

Site Plan

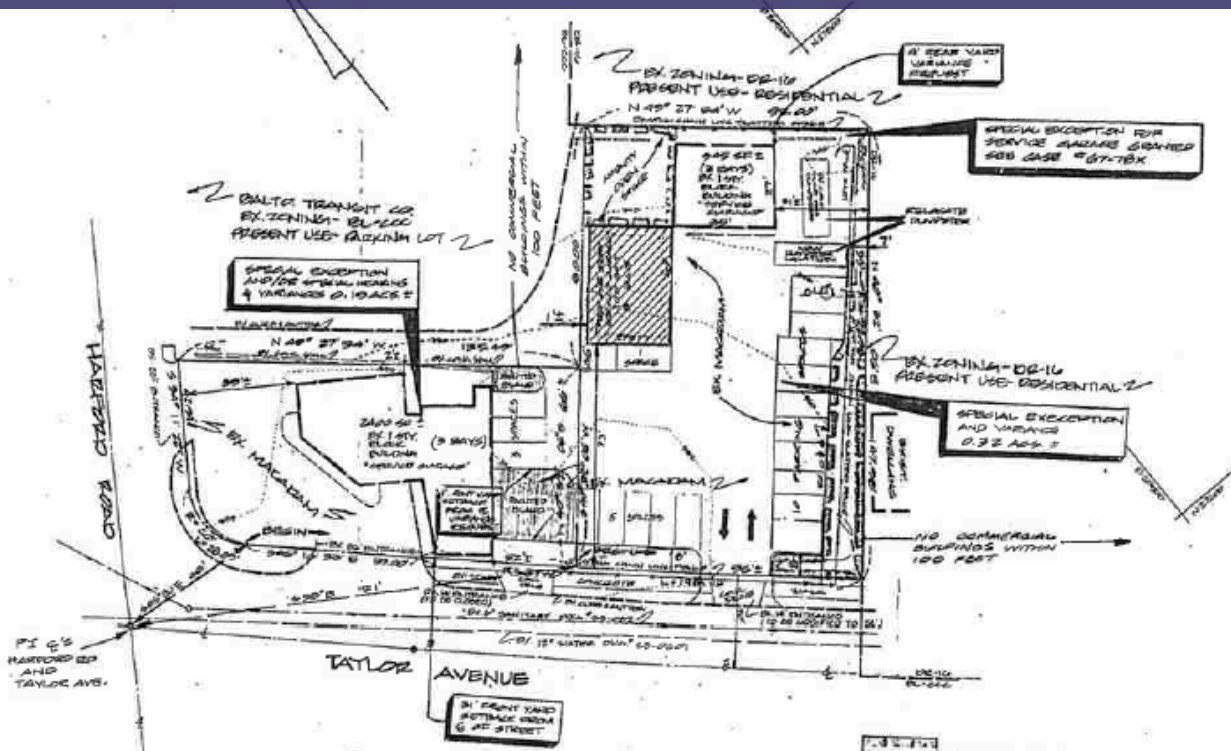


LITTLE & ASSOCIATES, INC.
ENGINEERS—LAND PLANNERS—SURVEYORS
1025 TAYLOR AVENUE, SUITE 307
TOWSON, MARYLAND 21286
PHONE: 410-343-1234 FAX: 410-343-1033

Tim Hearn | 410.458.3494 | tim.hearn@troutdaniel.com

TD&A
ROUT DANIEL & ASSOCIATES
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Site Plan Continued



- GENERAL NOTES**
1. SEE SITE PLAN FOR DETAILS
 2. SEE CASE # 67-78X
 3. SEE CASE # 67-78X
 4. PRESENT USE - RESIDENTIAL ZONING, AND SERVICE GARAGE (PERMITTED BY SPECIAL EXCEPTION OF THIS ZONING DISTRICT)
 5. ADDITIONAL LIGHTING IS REQUIRED AND WILL BE PROVIDED AS PART OF THE SPECIAL EXCEPTION REQUESTING A SPECIAL EXCEPTION
 6. ADDITIONAL SIGNAGE IS REQUIRED IF AND AS REQUIRED BY PLATWIDE COUNTY DEPARTMENT OF PLANNING AND ZONING, SIGNED CIVIL ENGINEER AND ARCHITECT
 7. SEE CASE # 67-78X
 8. AMENITY SPACES SHALL BE PROVIDED AS SHOWN ON THIS PLAN
 9. AMENITY SPACES SHALL BE PROVIDED AS SHOWN ON THIS PLAN
 10. BY DESIGN OF PLATWIDE COUNTY DEPARTMENT OF PLANNING AND ZONING
 11. NO COMMERCIAL BUILDINGS WITHIN 100 FEET
 12. NO COMMERCIAL BUILDINGS WITHIN 100 FEET
 13. SEE CASE # 67-78X
 14. NO COMMERCIAL BUILDINGS WITHIN 100 FEET
 15. A FRONT YARD SETBACK OF 10 FEET FROM THE CENTERLINE OF TAYLOR AVENUE HAS BEEN OBTAINED PER CASE # 67-78X

INDICATES AMENITY FROM SPACES

PLANNING TABULATION

EX ZONING - DC-16	PRESEN USE - RESIDENTIAL Z	2010-01-11
EX ZONING - DC-16	PRESEN USE - RESIDENTIAL Z	11-02-01-15
EX ZONING - DC-16	PRESEN USE - RESIDENTIAL Z	03-23-03
EX ZONING - DC-16	PRESEN USE - RESIDENTIAL Z	15-02-01
EX ZONING - DC-16	PRESEN USE - RESIDENTIAL Z	03-23-03
EX ZONING - DC-16	PRESEN USE - RESIDENTIAL Z	15-02-01

PLAN
SCALE: 1" = 20'

PETITIONER
SANDY LIGHT AND ASSOCIATES
1514 S. GARDNER AVENUE
SOUTH WICHITA STREET
P.O. BOX 1070
WICHITA, KANSAS 67201

A SPECIAL EXCEPTION IS REQUESTED TO PERMIT A SERVICE GARAGE IN A DC-16 ZONE (DC-16 ZONING)

A VARIANCE IS REQUESTED TO SECTION 202.02 TO PERMIT A REAR YARD OF 4' IN LIEU OF THE REQUIRED 20'

A VARIANCE IS REQUESTED TO SECTION 202.01 TO PERMIT A FRONT YARD SETBACK OF 10' (10 FEET) FROM THE FRONT PROPERTY LINE IN LIEU OF THE REQUIRED 25 FEET AND TO PERMIT A FRONT YARD SETBACK OF 25 FEET FROM THE CENTERLINE OF THE STREET IN LIEU OF THE REQUIRED 30 FEET

PLAT TO ACCOMPANY SPECIAL EXCEPTION FOR AUTOMOTIVE SERVICE GARAGE IN AN EXISTING DC-16 ZONE, AND FOR A REAR YARD VARIANCE REQUEST IN A EXISTING DC-16 ZONE AND FOR A SPECIAL HEARING AND/OR SPECIAL EXCEPTION PERTAINING TO THE USE OF THE EXISTING EXISTING SERVICE GARAGE IN AN EXISTING DC-16 ZONE, AND FOR A VARIANCE FOR A FRONT YARD SETBACK IN AN EXISTING DC-16 ZONE

PLATWIDE COUNTY, MISSOURI
DEPARTMENT OF PLANNING AND ZONING
14, PARK (REV FEB 1, 1985)
SCALE: 1" = 20'
(REV APR 10, 1988 - ENTRIES MODIFIED)
PARALLEL ADJUSTED

ENGINEER
GEORGE WILLIAM STEPHENS, JR.
& ASSOCIATES INC.
ENGINEERS & SURVEYORS
325 ALLEGANY AVENUE
TYNDON, MARYLAND 21204

PETITIONER'S EXHIBIT

TD&A
TROUT DANIEL & ASSOCIATES
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Tim Hearn

Senior Vice President

📞 410.458.3494

✉ tim.hearn@troutdaniel.com

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Contact Us



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Harford Road

Taylor Avenue

Parkville Shopping
Center