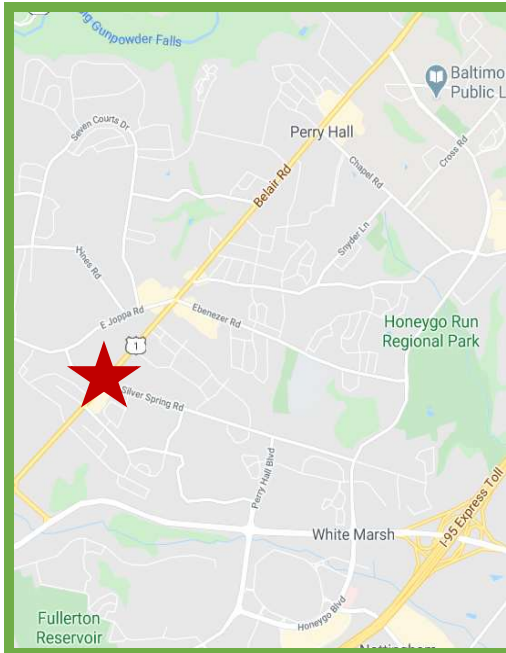




±3.14 acres | Perry Hall, MD

8713 Belair Road

Perry Hall, Baltimore County, Maryland 21236

Property Features:

- Parcel 1: vacant land zoned BLR | ±2.85 acres.
Parcel 2: lot with home zoned RO | ±0.32 acres.
- With two access points on Belair Rd and one potential access point on Silver Spring Rd, a developer can establish multiple pad sites.
- Commercial Revitalization Area: tax credits available.
See baltimorecountymd.gov/departments/planning/community-planning/commercial-revitalization.
- AADT traffic count: 30,561.

ZONING

BLR (Business Local Restricted):

- Restaurants: fast food with drive-thru, carryout, and taverns.
- Banks with drive-thru lanes.
- Health/athletic clubs.
- Martial arts and dance studios.
- Learning center or swim school.
- Kennel/veterinary (with restrictions).

Plus all CB (Community Business) uses:

- Arts and crafts studios.
- Barbershops, beauty shops, etc.
- Cleaning and restoration.
- Community buildings.
- Dry cleaners, laundromats, tailors, cobblers.
- Offices and medical offices.
- Small appliance repairs/rental.
- Retail: gifts, hardware, drugs, groceries, baked goods, antiques, sporting goods, jewelry, etc.
- Travel agent and other services.
- Childcare, elderly housing, nursing homes.

Offered at
\$999,000

CONTACT AGENT:

Stephen Ferrandi

866.910.5263

Stephen@MarylandLand.com

MARYLAND LAND ADVISORS

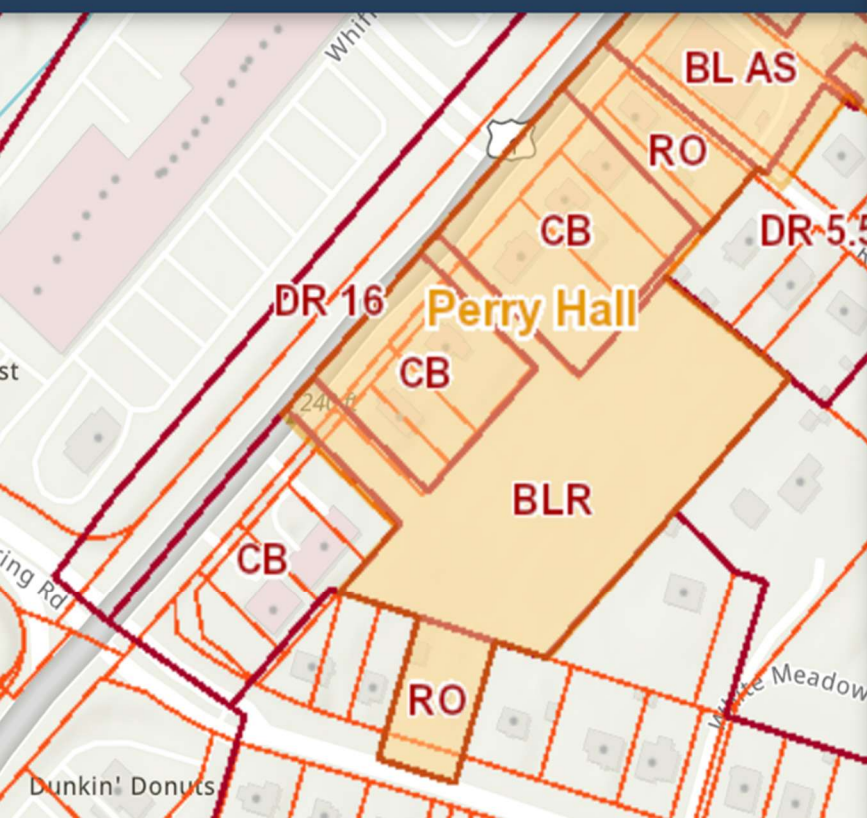
5771 Waterloo Rd, Ellicott City, MD, 21043

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Aerial Photo

My Neighborhood



Displayed Layers Legend

MyNeighborhood

Commercial Revitalization Areas



House Numbers



Zoning



Property



County Boundary



Zoning Map

§ 229.4. - Uses in C.B. Zone.

[Bill No. 180-1995]

A. Uses permitted by right:

1. Commercial uses:

Arts and crafts studios

Banks, with no drive-through lane

Barbershops, beauty shops and similar personal service establishments

Cleaning and restoration business, if located within the Perry Hall Commercial Revitalization District

[8-2021]

Community building or other structure or land use devoted to civic, social, recreational, and educational activities, including fraternal organizations.

[Bill Nos. 79-23; 14-24]

Dry cleaner, laundromat and establishments which repair clothing or shoes

Offices and medical offices, except bail bondsman as defined by state law

Repair or rental of small appliances

Restaurants, carry-out or standard only (subject to Section 447)

Retail uses, including but not limited to the sale of gifts, jewelry, hardware, drugs, groceries, baked goods, sporting equipment and antiques

Travel agent and similar personal service establishments

Video rental or sales

2. Residential and institutional uses:

Class A and Class B child care facilities

Elderly housing facilities

Nursing homes

Residences, including residences in a commercial building only above the first floor

3. Accessory uses:

Customary accessory uses associated with the uses permitted in Paragraphs 1 and 2, including signs, parking spaces and structures

B. Uses permitted by special exception:

Banks with no more than two drive-through lanes

C. The following additional uses are permitted on property located in the Honeygo Gateway Commercial Revitalization District:

1. Uses permitted by right or by special exception and as limited in the B.L. Zone and, although not required, additional vehicular access is permitted through an adjacent D.R. Zone on the same development tract.

[Bill No. 65-23]

§ 229.5. - Uses in B.L.R. Zone.

[Bill No. 180-1995]

A. Uses permitted by right:

[Bill No. 60-2011]

Banks with drive-through lanes

Health and athletic clubs

Martial arts and dance studios

Restaurant, fast-food (subject to Section 447)

Tavern, subject to Section 447

Uses permitted by right in the C.B. Zones, subject to Section 447

Medical clinic or medical office with direct vehicular access to an arterial street, if it is part of a contiguous area of land zoned B.L.R. that is adjacent to a B.L. zone and provided no building thereon shall be located within 150 feet of any other owner's D.R. zoned property line.

[Bill No. 15-23]

Swim school and learning center, if located within the Perry Hall Commercial Revitalization District.

[Bill No. 13-24]

An animal boarding place - Class B, commercial kennel, veterinarian's office, veterinarian, or combinations thereof, that are located within a single building with direct vehicular access to an arterial street, if it is part of a contiguous area of land zoned B.L.R. that is adjacent to a B.L. zone outside of the Beltway. Section 421 of these regulations shall not apply to such use.

[Bill No. 41-24]

B. Additional uses permitted by right in the South Towson Design Review Area:

[Bill No. 106-2020]

Music studio with appropriate soundproofing

Learning center

C. Uses permitted by right in the South Towson Design Review Area South of Dumbarton Road, North of Dunkirk Road, and East of York Road only:

[Bill No. 106-2020]

Animal grooming facility

Bowling alley

Butcher shop

Food processing, including coffee roasting and bakery, with appropriate filtration for odors

Furniture store

Restaurant with outdoor seating

Shipping and printing store

Schools, including business, trade, and music schools with appropriate soundproofing

Veterinarian's office

Veterinarian

Yoga, fitness studio, or personal training facility

D. Uses permitted by special exception:

[Bill No. 106-2020]

Arcades

Baseball batting range

Bowling alley

Miniature golf

Wireless transmitting or receiving structures 200 feet or less in height above grade level

- E. Additional uses permitted by special exception in the South Towson Design Review Area South of Dumbarton Road, North of Dunkirk Road, and East of York Road only:

[Bill No. 106-2020]

Class 5B brewery