

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, BUK. RBE legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an B-1 and R-6 zone to an B-1 zone; for the following reasons:

The present zoning does not properly reflect the uses to which the center is now utilized and because of changes in the area.

See attached description

[Handwritten notes and signatures]

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser
Address: Robert L. Sullivan, Jr.
Marvin L. Singer
1010 One Charles Center
Baltimore, Maryland 21201
Petitioner's Attorney
Address: John G. Rose
1010 One Charles Center
Baltimore, Maryland 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of July, 1969, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of September, 1969, at 10:00 o'clock.

Zoning Commissioner of Baltimore County.

MICROFILMED

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX # 6828, TOWSON, MD. 21204

Description of Land to be
Reclassified from B-1 to B-M
Redwood Shopping Center.

Beginning for the same at a point on the east side of Prince Road, 70 feet wide, said point being distant 381.1 feet southerly from the south side of Joppa Road of varying width, running thence for part of the distance binding on the said east side of Prince Road and for all of the distance binding on the westerly outline of the subject property South 23° 38' 33" West 797.25 feet, thence still binding on the said westerly outline South 7° 22' 07" West 95.98 feet to a point on the east side of Goucher Boulevard, 110 feet wide, running thence binding on the east right of way line of Goucher Boulevard the two following courses, viz: first, by a line curving to the right having a radius of 1965.00 feet and a length of 132.50 feet, said curve being subtended by a chord bearing South 6° 15' 04" East for 132.47 feet, and second, South 4° 19' 10" East 279.68 feet, thence leaving the said east right of way of Goucher Boulevard South 49° 19' 10" East 106.07 feet to the north side of Putty Hill Road, 94 feet wide, running thence binding on the north right of way line of Putty Hill Road the two following courses, viz: first North 85° 40' 50" East 800.31 feet, and second by a line curving to the right having a radius of 1637.09 feet and a length of 130.78 feet, said curve being subtended by a chord bearing North 87° 51' 52" East for 130.75 feet, thence leaving the said north side of Putty Hill Road and running for lines of division the two following courses, viz: first North 13° 36' 50" East 837.13 feet, and second North 64° 36' 08" West 1009.42 feet to the place of beginning.

Containing 26,636 Acres of land more or less.

MICROFILMED

Re: Petition for Reclassification from R-6, B-L and R-10 Zones to B-M Zone S/E Cor. Joppa Road and Prince Road, 9th District
Eudowood Shopping Plaza
Petitioner
Before:
Zoning Commissioner
of
Baltimore County
No. 70-58-R

Order of Dismissal

As the matter in the above case is now moot, the petition is hereby DISMISSED without prejudice.

Date: 6/24/71

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 5, 1969
FROM: Mr. George E. Gavalis, Director of Planning
SUBJECT: Petition #70-58-R. Reclassification from R-6, R-10 and B-L to B-M Zone. Beginning of the southeast corner of Joppa and Prince Roads. Eudowood Shopping Plaza, Inc., Petitioners.

9th District
HEARING: Tuesday, September 16, 1969 (10:00 A.M.)

At this point in time planning studies aimed at new, updated zoning maps for this area do not recommend extension of commercial zoning here. Resolution of zoning issues ought to be by means of the comprehensive map process.

GEG:bms

MICROFILMED

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX # 6828, TOWSON, MD. 21204

Description of Land to be
Reclassified from B-1 to B-M
Redwood Shopping Center.

June 18, 1969

Beginning for the same at a point on the east side of Prince Road 70 feet wide, said point being distant 90.4 feet southerly from the south side of Joppa Road of varying width, running thence for lines of division the three following courses, viz: first by a line curving to the right having a radius of 9961.10 feet and a length of 296.85 feet, said curve being subtended by a chord bearing South 65° 47' 24" East for 296.85 feet, second South 64° 56' 08" East 548.29 feet, and third by a curve to the left having a radius of 4147.49 feet and a length of 415.90 feet, said curve being subtended by a chord bearing South 67° 44' 30" East for 415.73 feet to intersect the eastern outline of the subject property, thence southerly binding on the said eastern outline South 13° 36' 50" West 1056.15 feet to a point on the north right of way line of Putty Hill Road, 94 feet wide, thence binding on the said north right of way line of Putty Hill Road by a line curving to the left having a radius of 1637.00 feet and a length of 303.65 feet, said curve being subtended by a chord bearing North 84° 23' 02" West for 303.22 feet, thence leaving the said north right of way line of Putty Hill Road and running for lines of division the two following courses, viz: first North 13° 36' 50" East 837.13 feet, and second North 64° 36' 08" West 1009.42 feet to a point on the east right of way line of Prince Road, 70 feet wide, running thence binding on the said east right of way line of Prince Road North 23° 38' 33" East 290.58 feet to the place of beginning.

Containing 14.194 Acres of land more or less.

MICROFILMED

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX # 6828, TOWSON, MD. 21204

Description of Land to be
Reclassified from B-1 to B-M
Redwood Shopping Center.

June 18, 1969

Beginning for the same at a point on the south side of Joppa Road of varying width, said point being distant 60 feet easterly from the centerline of Prince Road, 70 feet wide, running thence South 68° 36' 24" West 33.18 feet to intersect the east side of said Prince Road, 70 feet wide, thence binding on the east right of way line of Prince Road South 23° 38' 33" West 65.40 feet, thence leaving the said east right of way line of Prince Road and running for lines of division the three following courses, viz: first by a line curving to the right having a radius of 9961.10 feet and a length of 296.85 feet, said curve being subtended by a chord bearing South 65° 47' 24" East for 296.85 feet, second South 64° 56' 08" East 548.29 feet, and third by a line curving to the left having a radius of 4147.49 feet and a length of 415.90 feet, said curve being subtended by a chord bearing South 67° 44' 30" East for 415.73 feet to the easterly outline of the subject property, thence binding on said easterly outline North 13° 36' 50" East 76.35 feet to intersect the south side of Joppa Road of varying width, thence westerly binding along the said south side of Joppa Road of varying width the eight following courses, viz: first by a line curving to the right having a radius of 4071.49 feet and a length of 344.34 feet, said curve being subtended by a chord bearing North 68° 09' 27" West for 344.24 feet, second North 51° 41' 51" West 37.79 feet, third by a line curving to the right having a radius of 4062.49 feet and a length of 11.99 feet, said curve being subtended by a chord bearing North 65° 04' 36" West for 19.99 feet, fourth North 64° 56' 08" West 301.19 feet, fifth South 25° 03' 52" West 9.00 feet, sixth North 64° 56' 08" West 338.58 feet, seventh North 50° 41' 08" West 36.53 feet, and eighth North 64° 56' 08" West 148.69 feet to the place of beginning.

Containing 2.303 Acres of land more or less.

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hordesty, Deputy Zoning Commissioner Date: November 21, 1969
FROM: Mr. George E. Gavalis, Director of Planning
SUBJECT: Petition #70-58-R. Reclassification from B-L and R-6 and R-10 to B-M Zone. Southeast corner of Joppa Road and Prince Road. Eudowood Shopping Plaza, Inc., Petitioners.

9th District
HEARING: Thursday, December 4, 1969 (10:00 A.M.)

The Zoning Administration Division has not informed us that there have been any change in the subject petition since we commented upon it on September 5, 1969. Our comments at that time were as follows:

"At this point in time planning studies aimed at new, updated zoning maps for this area do not recommend extension of commercial zoning here. Resolution of zoning issues ought to be by means of the comprehensive map process."

Since the writing of those comments, there have been a number of reclassification petitions exemplifying the difficulties to be encountered when two methods of zoning classification are being employed during the same period of time. The subject petition is but another example. It should be pointed out that any decision rendered pursuant to the subject petition (or any other zoning reclassification petition) will be, in effect, subject to rejection or confirmation upon next year's required option of the new comprehensive zoning map; the County Code stipulates the legal deadline for that action as June 30, 1970.

Robert L. Sullivan, Jr. ATTORNEY
1010 One Charles Center
Baltimore, Md. 21201

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your attention has been received and accounted for filing this
_____ day of _____, 1969

John G. Rose,
Zoning Commissioner

Petitioner: Eudowood Shopping Plaza, Inc.

Petitioner's Attorney: Robert L. Sullivan, Jr. (signed by Robert L. Sullivan, Jr.)
Chairman of
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 94 Date of Posting: 8-29-69
Posted for: Planning 7 year legal 16-69-27 10:00 AM
Petitioner: Eudowood Shopping Plaza, Inc.
Location of property: SE corner of Joppa Rd and Prince Rd
Location of Sign: One at each of the entrances of the Shopping Center
Remarks: Robert L. Sullivan
Posted by: Robert L. Sullivan Date of return: 9-4-69

MAY 15 1972

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
117 E. Chase Avenue
Towson, Maryland 21204

Oliver L. Myers
XXXXXXXXXX
Chairman

MEMBERS

BUREAU OF
ENGINEERING

BUREAU OF
TRAFFIC ENGINEERING

STATE BOARD COMMISSION

BUREAU OF
FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

July 31, 1969

Robert L. Sullivan, Jr., Esq.
1010 One Charles Center
Baltimore, Maryland 21201

RE: Type of Hearing: Reclassification
from an BL and R-5 and R-10 zone
to an BM zone
Location: S.E. Cor. Joppa Rd. & Prince Rd.
Petitioner: Eudwood Shopping Plaza, Inc.
Committee Meeting of July 22, 1969
9th District
Item 9

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The property as it exists is improved with a large shopping center complex containing a large department store, food market, and approximately 30 smaller stores. The property to the north is improved with apartments and a residential area. To the east is the Bendix Corporation parking lot and residential row houses. To the south is Calvert Hall College High School, and to the west is Two Guys Department Store and Court House Square Apartments.

BUREAU OF ENGINEERING:

Since all required highway improvements, except public walks, have been constructed and all utilities exist, this office has no further comment.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring comment.

BUREAU OF TRAFFIC ENGINEERING:

Since the property is presently being used commercially and no increase in trip density is expected, this office has no adverse comments.

MICROFILMED

Robert L. Sullivan, Jr., Esq.
1010 One Charles Center
Baltimore, Maryland 21201
Item 9 Page 2

July 31, 1969

BOARD OF EDUCATION:

The present zoning of this area would yield approximately 27 students if it were developed residential. However, it is currently being used commercially and as such yields no students. A rezoning to BM would, of course, also yield no students.

BUILDING ENGINEER'S OFFICE:

No comments - in use as a parking lot.

FIRE DEPARTMENT:

This office has no comment.

HEALTH DEPARTMENT:

Since public water and sewers are available, no health problems are anticipated.

ZONING ADMINISTRATION DIVISION:

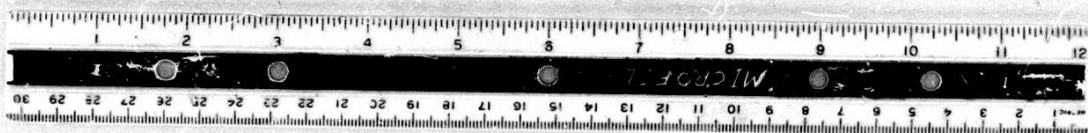
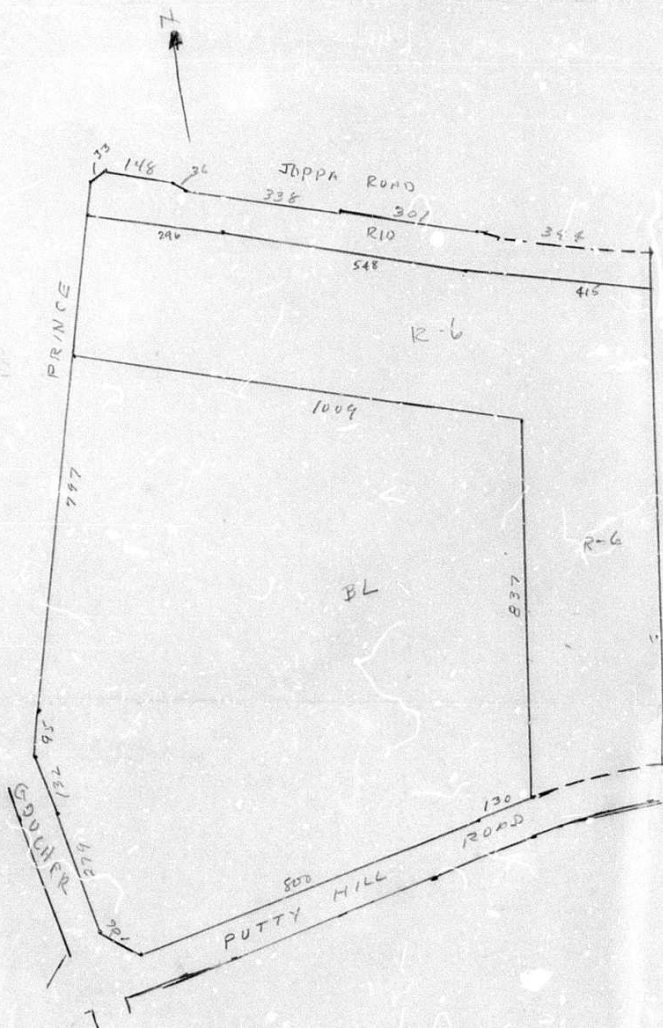
This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

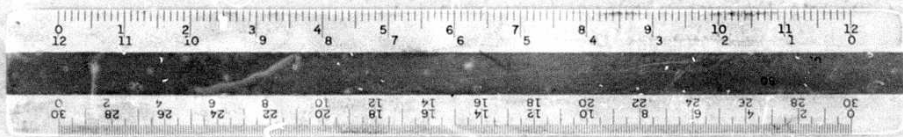
Very truly yours,

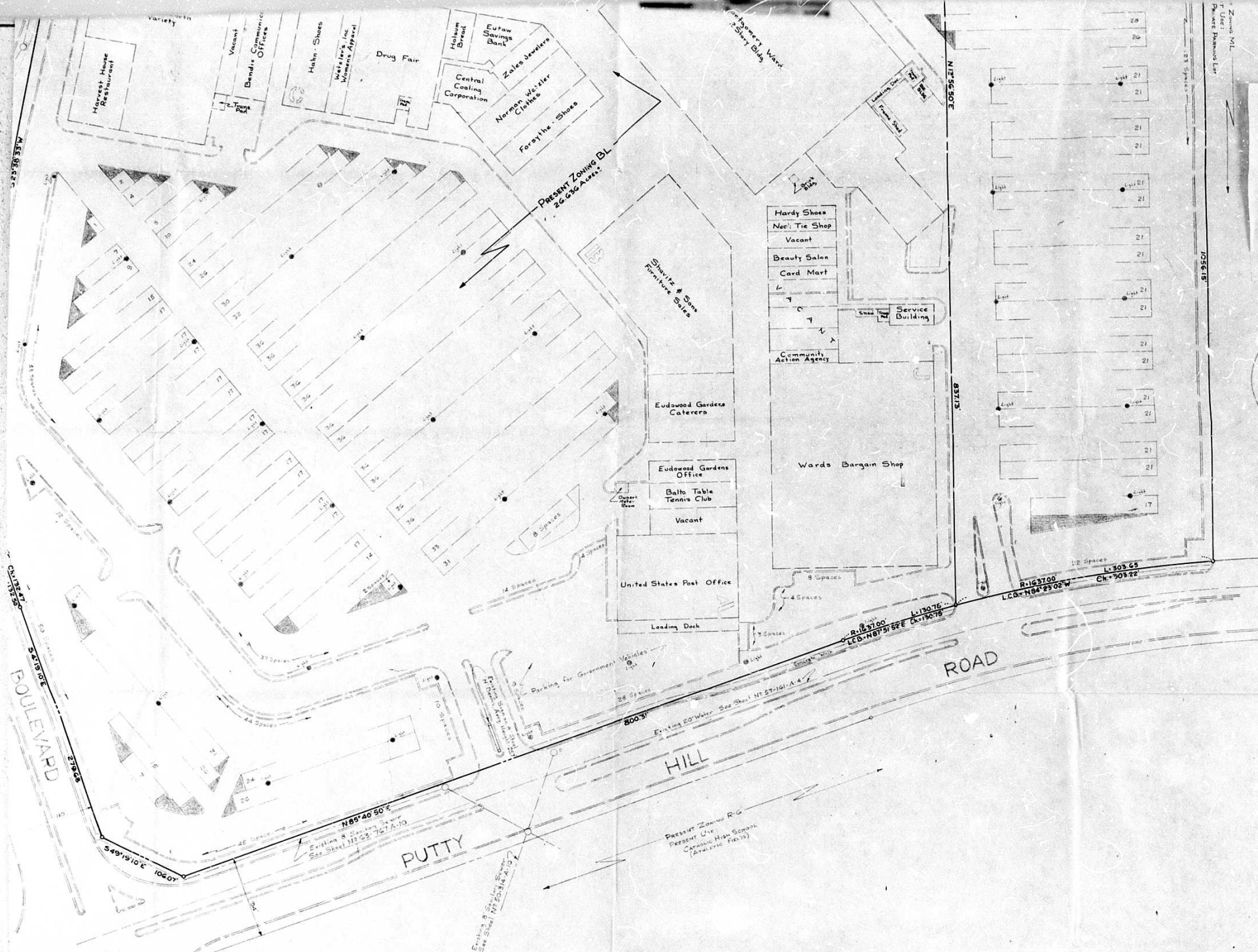
Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

TELEPHONE 823-3000 EXT. 387		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		No. 64675 20 DATE August 15, 1969	
TO: Messrs. Sullivan, Wiscand & Singer One Charles Center Baltimore, Md. 21201		BILLED BY: County Dept. of Baltimore County			
REPORT TO ACCOUNT NO. 01-622		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT \$50.00	
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS			COST	
64675-20	Petition for Reclassification for Eudwood Shopping Plaza, Inc. 470-20-2			50.00	
500000	4				
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204					







OFFICE COPY

9TH DIST.
SCALE: 1"=100'

OFFICE COPY

MAP #9
SEC. 3-C
NE-9-B
NE-10-B
BM

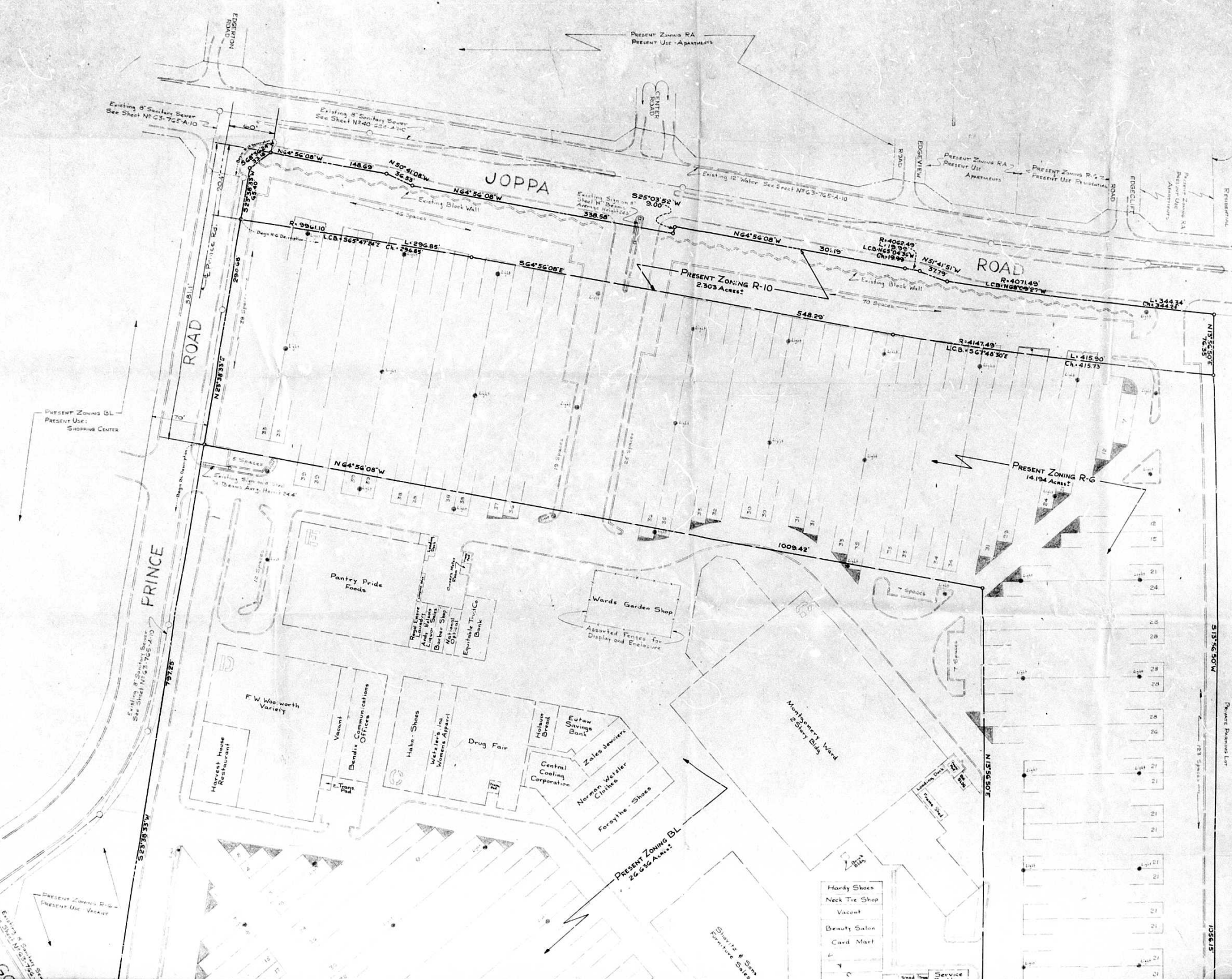
TABULATION

TOTAL AREA RETAIL STORES	371,091 sq. ft.
TOTAL AREA OFFICE SPACE	29,452 sq. ft.
TOTAL AREA RESTAURANTS	14,060 sq. ft.
TOTAL AREA MAINTENANCE BLDG.	4,763 sq. ft.
PARKING REQUIRED	
RETAIL STORES @ 1/200 sq. ft.	1,855
OFFICE SPACE @ 1/300 sq. ft.	95
RESTAURANTS @ 1/50 sq. ft.	284
MAINTENANCE @ 1/3 employees	12
TOTAL	2,244
PARKING PROVIDED	3,266

PLAT TO ACCOMPANY ZONING PETITION
RECLASSIFICATION FROM R-10, R-6 AND B-1 TO SM
EUDWOOD SHOPPING CENTER
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT NO. NINE
SCALE: 1"=50'
DATE: JULY 2, 1969
REV. JULY 3, 1969 (Beginning Distances For Descriptions Added)

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND





Present Zoning ML
Present Use:
Private Planning Lot

51356.30'W
1056.15'



GEORGE WILLIAM STI
AND ASSOCIATE
ENGINEERS
303 ALLEGHENY
TOWSON 4, MARY