

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Meadowood, Inc., 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 re-classified, pursuant to the Zoning Law of Baltimore County, from as R-40 and R.D.P. zone to an R-16 and D.R.-16 zone; for the following reasons:

Error in original zoning.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Meadowood, Inc.

By James D. Bartlett Legal Owner

Address

W. Lee Harrison, Petitioner's Attorney

Protestant's Attorney

Address 363 W. Joppa Road
Towson, Maryland 21204 (823-1200)

ORDERED By the Zoning Commissioner of Baltimore County, this 3rd day of August, 1971, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of September, 1971, at 10 o'clock A.M.

W. Lee Harrison
Zoning Commissioner of Baltimore County.

(over)

Re: Petition for Reclassification : Before
from R-40 and R.D.P. Zones : Zoning Commissioner
to B-L and D.R. 16 Zones :
S/W Cor. Falls & Green : of
Spring Valley Roads, 3rd :
District - Meadowood, Inc. : Baltimore County
Petitioner :
No. 72-66-R

ORDER OF DISMISSAL

The petitioner in the foregoing case has withdrawn the petition and the matter is DISMISSED without prejudice.

Date: October 14, 1971

Re: Petition for Reclassification
Falls Road and Valley Road
R-40 and R.D.P. to B-L and J.R.-16
Meadowood, Inc., Petitioner
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

MEMORANDUM

Now comes Meadowood, Inc., legal owner of the above captioned property, by W. Lee Harrison, it's attorney, and in accordance with Bill 72, Section 22. 22 (b) states that the reclassification requested should be granted and for reason says:
The subject parcel was adopted on the new zoning maps as R.D.P. by the County Council in error. The parcel lies contiguous to the Business Center at Falls Road and Valley Road. Properties immediately across the street are zoned BL and BR. The logical assumption and criteria set by the Planning Staff is that business be established between intensive commercial centers and residential development. This property would meet the above criteria and would be in keeping with good planning practices. The Council, however, failed to recognize good planning practices and zoned the property R.D.P. Therefore, we request that this error be rectified and the property be reclassified DR-16 and BL.

W. Lee Harrison
306 W. Joppa Road
Towson, Maryland 21204
823-1200
Attorney for Petitioner

LAW OFFICES
W. LEE HARRISON
306 WEST JOPPA ROAD
TOWSON, MARYLAND 21204

September 22, 1971

S. Eric Di Nenna, Esq.
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Southwest corner of Falls and Valley Roads - Meadowood, Inc.
No. 72-66-R

Dear Mr. Di Nenna:

Confirming the verbal statement made by me at the hearing on September 17, 1971, please withdraw the above captioned Petition without prejudice.

Very truly yours,

W. Lee Harrison

WLH:b
CC: Mr. J. Cooper Graham, Jr.

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/823-0900

DESCRIPTION

20.00 ACRE PARCEL, SOUTHWEST CORNER OF FALLS ROAD AND GREEN SPRING VALLEY ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for "B-R" Classification

Beginning for the same at the southeast end of the gusset line connecting the westernmost Right of Way Line of Falls Road, as shown on State Roads Commission of Maryland Plat No. 25200, revised July 6, 1961, with the south side of Green Spring Valley Road, sixty feet wide, as shown on said plat, running thence binding on said gusset line, (1) N 51° 41' 06" W 134.35 feet, thence binding on the south side of said Green Spring Valley Road two courses: (2) N 87° 09' 26" W 126.00 feet, and (3) N 02° 50' 34" E 29.74 feet, to a point in the center line of Green Spring Valley Road and in the sixteenth line of the land described in the deed to Meadowood, Inc., recorded among the Land Records of Baltimore County in Liber G.L.B. 2227, page 166, thence binding on said center line and on a part of said sixteenth line, (4) N 85° 49' 35" W 248.00 feet, more or less, thence two lines, (5) S 02° 17' 09" W 1340 feet, more or less, and (6) S 80° 40' 00" E 310 feet, more or less, thence binding reversely on the outlines of the land conveyed to Clinton P.

Water Supply, Sewerage, Drainage, Highways, Structures, Developments, Planning, Reports

MCA
MATZ, CHILDS & ASSOCIATES, INC.

- 2 -

Pitts and wife by deed recorded among said Land Records in Liber T.B.S. 1861, page 411, four courses: (7) S 80° 40' 00" E 35.96 feet, (8) N 16° 48' 00" E 77.62 feet, (9) S 69° 39' 00" E 177.05 feet, and (10) S 40° 45' 10" E 81.97 feet, thence binding on a part of the last line of the land conveyed to Clinton P. Pitts and wife by deed recorded among said Land Records in Liber R.J.S. 1494, page 267, (11) N 75° 26' 55" E 387.90 feet, thence binding on the westernmost Right of Way Line of Falls Road, as shown on State Roads Commission of Maryland Plat No. 25199, revised July 6, 1961, and on the plat first herein mentioned nine courses: (12) N 29° 57' 07" W 125.58 feet, (13) N 28° 18' 20" W 473.24 feet, (14) northwesterly, by a curve to the right with the radius of 3024.79 feet, the distance of 67.02 feet, the chord of said arc being N 13° 32' 51" W 67.02 feet, (15) N 22° 58' 02" E 149.50 feet, (16) N 18° 54' 46" W 272.00 feet, (17) S 71° 05' 14" W 5.00 feet, (18) N 18° 54' 46" W 101.00 feet, (19) N 71° 05' 14" E 5.00 feet, and (20) N 18° 54' 46" W 167.00 feet to the place of beginning.

Containing 20.00 acres of land, more or less.

HGW:mp J. O. #62174 4/14/71



MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/823-0900

DESCRIPTION

78.48 ACRE PARCEL, SOUTH SIDE OF GREEN SPRING VALLEY ROAD, WEST SIDE OF FALLS ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for R-A (DR-16) Classification

Beginning for the same at a point in the center line of Green Spring Valley Road and in the sixteenth line of the land conveyed to Meadowood, Inc. by deed recorded among the Land Records of Baltimore County in Liber G.L.B. 2227, page 166, at the distance of 505 feet, more or less, as measured westerly along said center line from its intersection with the center line of Falls Road, as shown on State Roads Commission of Maryland Plat No. 25200, revised July 6, 1961, running thence binding on the center line of said Green Spring Valley Road and on the outlines of said land four courses: (1) N 86° 49' 35" W 129.83 feet, more or less, (2) N 77° 19' 35" W 610.50 feet, (3) N 72° 49' 35" W 99.00 feet, and (4) N 6° 49' 35" W 235.58 feet, thence binding on the last line of said land, (5) N 5° 44' 55" W 63.50 feet, thence binding on the first three lines of said land, (6) S 04° 39' 19" E 2754.75 feet, thence binding on the northernmost line of the Right of Way of the Green Spring

Water Supply, Sewerage, Drainage, Highways, Structures, Developments, Planning, Reports

MCA
MATZ, CHILDS & ASSOCIATES, INC.

- 2 -

Branch of the Northern Central Railway and still binding on the outlines of the land herein referred to five courses: (7) S 86° 15' 40" E 655.39 feet, (8) southeasterly, by a curve to the right with the radius of 1441.50 feet, the distance of 315.12 feet, the chord of said arc being S 79° 59' 55" E 314.49 feet, (9) southeasterly, by a curve to the right with the radius of 1520.18 feet, the distance of 494.81 feet, the chord of said arc being S 64° 24' 45" E 492.63 feet, (10) N 31° 49' 20" E 75.00 feet, and (11) S 58° 00' 20" E 782.25 feet, thence binding on the center line of Falls Road, (12) N 00° 09' 10" E 766.53 feet to the beginning of the fourth line of the land conveyed to Francis H. McAdoo, Jr. and wife by deed recorded among said Land Records in Liber G.L.B. 1999, page 476, thence binding on the outlines of said land twelve courses: (13) N 69° 29' 00" W 195.20 feet, (14) N 22° 09' 00" W 50.00 feet, (15) N 75° 29' 00" W 105.00 feet, (16) N 43° 29' 00" W 56.00 feet, (17) N 70° 29' 00" W 81.00 feet, (18) S 64° 46' 00" W 158.00 feet, (19) S 85° 31' 00" W 105.00 feet, (20) S 74° 16' 00" W 120.00 feet, (21) S 88° 31' 30" W 112.00 feet, (22) N 44° 44' 00" W 96.00 feet, (23) N 74° 56' 00" W 88.85 feet, and (24) N 04° 06' 00" E 346.62 feet, thence binding reversely on the ninth line of the land conveyed to Clinton P. Pitts and wife by deed recorded among said Land Records in Liber T.B.S. 1861, page 411, (25) N 04° 05' 00" E 406.25 feet, thence two lines: (26) N 80° 40' 00" W 310 feet, more or less, and (27) N 02° 17' 00" E 1340 feet, more or less, to the place of beginning.

Containing 78.48 acres of land, more or less.

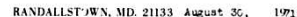
HGW:mp J. O. #62174 4/14/71



DEC 08 1971

DEC 08 1971

OFFICE OF



STROMBERG PUBLICATIONS, Inc.

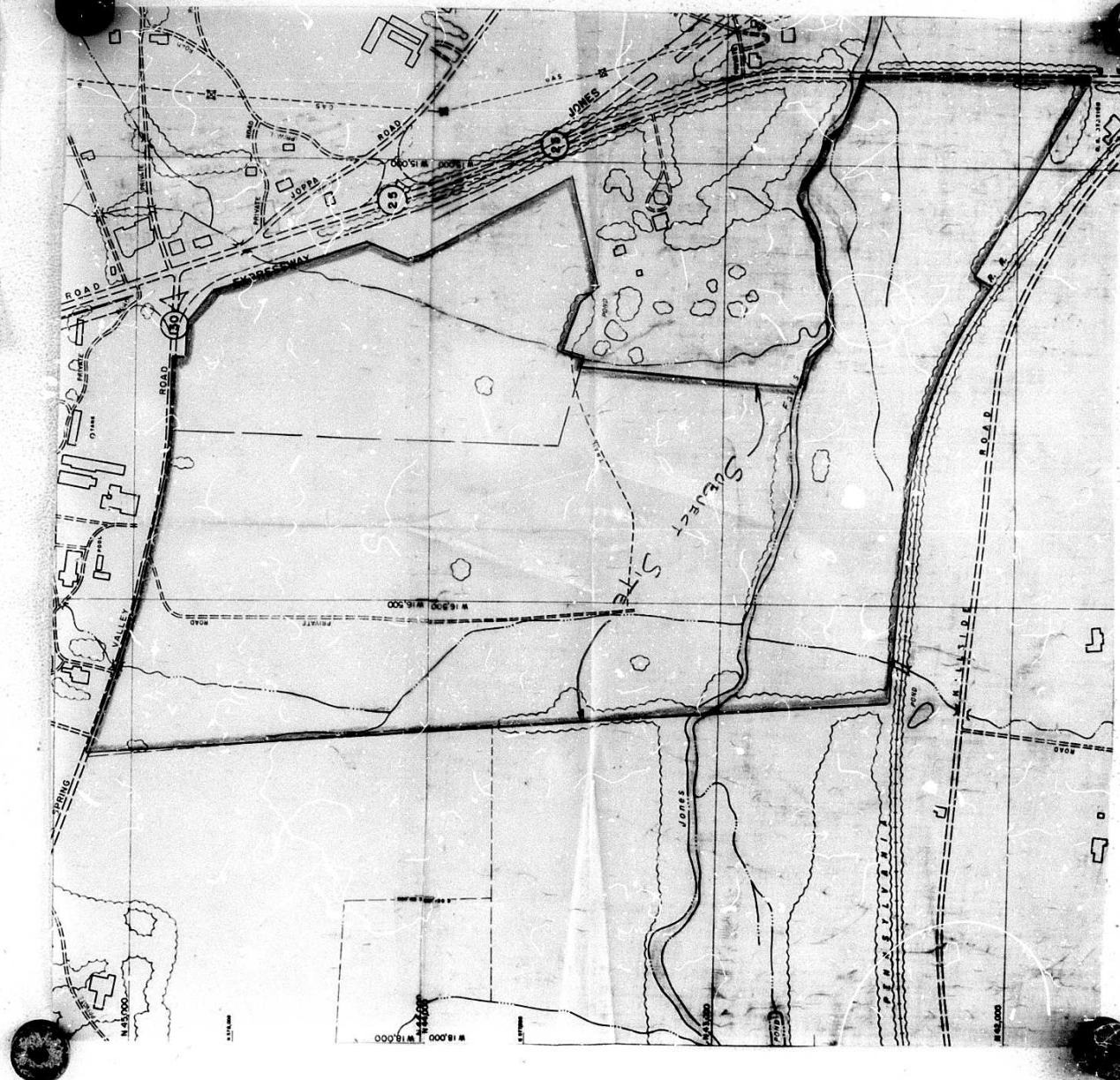
BAIDEN'S CONFESSION to the
fact that he had been in the
Forest in the same line as the
Selling Valley, and as it is
length line of the land conveyed to
Howard, Inc. by deed, and
conveyed the Land Holder of Baiden
own County in Liber CLIX 7777
page 186, at the distance of 500
feet, more or less, an measured
recently along and continues from
a point where with the center line
of the road, and the center line
of the Road, Commission of Maryland
for the year 1920, and
1921, running thence bearing
the course True of East Cross bearing
Valley Road and on the radius of
of said land four corners (1) S 87° 40'
30" W 128.25' feet, more or less, (2)
S 77° 12' 30" W 516.50' feet, (3) S
67° 20' W 58.50' feet, and (4) N
67° 20' W 274.25' feet, thence
along (5) N 54° 44' 55" W 51.50' feet,
thence bearing on the first corner
line of said land, (6) S 54° 27' 40"
W 174.25' feet, thence bearing on
the same line of the line of the
Place of the Cross bearing
of the Washington Central Railway
and said building on the southeast
corner (7) S 80° 12' 30" W 8.50' feet,
thence (8) S 80° 12' 30" W 8.50' feet,
thence (9) S 80° 12' 30" W 8.50' feet,
thence (10) S 80° 12' 30" W 8.50' feet,
thence (11) S 80° 12' 30" W 8.50' feet,
thence (12) S 80° 12' 30" W 8.50' feet,
thence (13) S 80° 12' 30" W 8.50' feet,
thence (14) S 80° 12' 30" W 8.50' feet,
thence (15) S 80° 12' 30" W 8.50' feet,
thence (16) S 80° 12' 30" W 8.50' feet,
thence (17) S 80° 12' 30" W 8.50' feet,
thence (18) S 80° 12' 30" W 8.50' feet,
thence (19) S 80° 12' 30" W 8.50' feet,
thence (20) S 80° 12' 30" W 8.50' feet,
thence (21) S 80° 12' 30" W 8.50' feet,
thence (22) S 80° 12' 30" W 8.50' feet,
thence (23) S 80° 12' 30" W 8.50' feet,
thence (24) S 80° 12' 30" W 8.50' feet,
thence (25) S 80° 12' 30" W 8.50' feet,
thence (26) S 80° 12' 30" W 8.50' feet,
thence (27) S 80° 12' 30" W 8.50' feet,
thence (28) S 80° 12' 30" W 8.50' feet,
thence (29) S 80° 12' 30" W 8.50' feet,
thence (30) S 80° 12' 30" W 8.50' feet,
thence (31) S 80° 12' 30" W 8.50' feet,
thence (32) S 80° 12' 30" W 8.50' feet,
thence (33) S 80° 12' 30" W 8.50' feet,
thence (34) S 80° 12' 30" W 8.50' feet,
thence (35) S 80° 12' 30" W 8.50' feet,
thence (36) S 80° 12' 30" W 8.50' feet,
thence (37) S 80° 12' 30" W 8.50' feet,
thence (38) S 80° 12' 30" W 8.50' feet,
thence (39) S 80° 12' 30" W 8.50' feet,
thence (40) S 80° 12' 30" W 8.50' feet,
thence (41) S 80° 12' 30" W 8.50' feet,
thence (42) S 80° 12' 30" W 8.50' feet,
thence (43) S 80° 12' 30" W 8.50' feet,
thence (44) S 80° 12' 30" W 8.50' feet,
thence (45) S 80° 12' 30" W 8.50' feet,
thence (46) S 80° 12' 30" W 8.50' feet,
thence (47) S 80° 12' 30" W 8.50' feet,
thence (48) S 80° 12' 30" W 8.50' feet,
thence (49) S 80° 12' 30" W 8.50' feet,
thence (50) S 80° 12' 30" W 8.50' feet,
thence (51) S 80° 12' 30" W 8.50' feet,
thence (52) S 80° 12' 30" W 8.50' feet,
thence (53) S 80° 12' 30" W 8.50' feet,
thence (54) S 80° 12' 30" W 8.50' feet,
thence (55) S 80° 12' 30" W 8.50' feet,
thence (56) S 80° 12' 30" W 8.50' feet,
thence (57) S 80° 12' 30" W 8.50' feet,
thence (58) S 80° 12' 30" W 8.50' feet,
thence (59) S 80° 12' 30" W 8.50' feet,
thence (60) S 80° 12' 30" W 8.50' feet,
thence (61) S 80° 12' 30" W 8.50' feet,
thence (62) S 80° 12' 30" W 8.50' feet,
thence (63) S 80° 12' 30" W 8.50' feet,
thence (64) S 80° 12' 30" W 8.50' feet,
thence (65) S 80° 12' 30" W 8.50' feet,
thence (66) S 80° 12' 30" W 8.50' feet,
thence (67) S 80° 12' 30" W 8.50' feet,
thence (68) S 80° 12' 30" W 8.50' feet,
thence (69) S 80° 12' 30" W 8.50' feet,
thence (70) S 80° 12' 30" W 8.50' feet,
thence (71) S 80° 12' 30" W 8.50' feet,
thence (72) S 80° 12' 30" W 8.50' feet,
thence (73) S 80° 12' 30" W 8.50' feet,
thence (74) S 80° 12' 30" W 8.50' feet,
thence (75) S 80° 12' 30" W 8.50' feet,
thence (76) S 80° 12' 30" W 8.50' feet,
thence (77) S 80° 12' 30" W 8.50' feet,
thence (78) S 80° 12' 30" W 8.50' feet,
thence (79) S 80° 12' 30" W 8.50' feet,
thence (80) S 80° 12' 30" W 8.50' feet,
thence (81) S 80° 12' 30" W 8.50' feet,
thence (82) S 80° 12' 30" W 8.50' feet,
thence (83) S 80° 12' 30" W 8.50' feet,
thence (84) S 80° 12' 30" W 8.50' feet,
thence (85) S 80° 12' 30" W 8.50' feet,
thence (86) S 80° 12' 30" W 8.50' feet,
thence (87) S 80° 12' 30" W 8.50' feet,
thence (88) S 80° 12' 30" W 8.50' feet,
thence (89) S 80° 12' 30" W 8.50' feet,
thence (90) S 80° 12' 30" W 8.50' feet,
thence (91) S 80° 12' 30" W 8.50' feet,
thence (92) S 80° 12' 30" W 8.50' feet,
thence (93) S 80° 12' 30" W 8.50' feet,
thence (94) S 80° 12' 30" W 8.50' feet,
thence (95) S 80° 12' 30" W 8.50' feet,
thence (96) S 80° 12' 30" W 8.50' feet,
thence (97) S 80° 12' 30" W 8.50' feet,
thence (98) S 80° 12' 30" W 8.50' feet,
thence (99) S 80° 12' 30" W 8.50' feet,
thence (100) S 80° 12' 30" W 8.50' feet,
thence (101) S 80° 12' 30" W 8.50' feet,
thence (102) S 80° 12' 30" W 8.50' feet,
thence (103) S 80° 12' 30" W 8.50' feet,
thence (104) S 80° 12' 30" W 8.50' feet,
thence (105) S 80° 12' 30" W 8.50' feet,
thence (106) S 80° 12' 30" W 8.50' feet,
thence (107) S 80° 12' 30" W 8.50' feet,
thence (108) S 80° 12' 30" W 8.50' feet,
thence (109) S 80° 12' 30" W 8.50' feet,
thence (110) S 80° 12' 30" W 8.50' feet,
thence (111) S 80° 12' 30" W 8.50' feet,
thence (112) S 80° 12' 30" W 8.50' feet,
thence (113) S 80° 12' 30" W 8.50' feet,
thence (114) S 80° 12' 30" W 8.50' feet,
thence (115) S 80° 12' 30" W 8.50' feet,
thence (116) S 80° 12' 30" W 8.50' feet,
thence (117) S 80° 12' 30" W 8.50' feet,
thence (118) S 80° 12' 30" W 8.50' feet,
thence (119) S 80° 12' 30" W 8.50' feet,
thence (120) S 80° 12' 30" W 8.50' feet,
thence (121) S 80° 12' 30" W 8.50' feet,
thence (122) S 80° 12' 30" W 8.50' feet,
thence (123) S 80° 12' 30" W 8.50' feet,
thence (124) S 80° 12' 30" W 8.50' feet,
thence (125) S 80° 12' 30" W 8.50' feet,
thence (126) S 80° 12' 30" W 8.50' feet,
thence (127) S 80° 12' 30" W 8.50' feet,
thence (128) S 80° 12' 30" W 8.

TOWSON, MD August 26 1971

THE JEFFERSONIAN.

Manager.

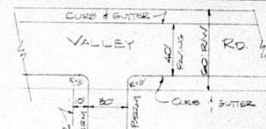
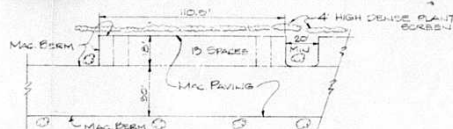
Cost of Advertisement, \$.....



GENERAL NOTES

1. Total area of property equals 98.48 Ac.
2. Existing zoning of property "R-40" (R.O.P)
3. Existing use of property "No Use" & "Farm Use"
4. Proposed zoning of property "R-40" (R.O.P) & "B-L"
5. Proposed use of property "Neighborhood Shopping Center" & "Garden Apts"
6. Shopping Center Data:
 - A. Area equals 20.00 Ac.
 - B. Total floor area equals 219,200 Sq. Ft.
 - C. Required parking equals 1,036 Units
 - D. Proposed parking equals 1100 Units
7. Apartment Site Data:
 - A. Gross area equals 75.48 Ac.
 - B. No. of density units allowed = 1259
 - C. No. of density units prop. = 1032
 - D. Required parking = 1878 (195,1032)
 - E. Proposed parking = 1878 units
8. Water & Sanitary Sewer to be extended to site
9. Green Spring Valley Road to be improved with 40' turning C&G within a 20' R.W.

TYPICAL 11 UNIT STRUCTURE L.T.S.



TYPICAL PARKING BAY

ENTRANCE DETAIL

SCALE: 1"=30'

68.80 N55°44'55"W

23.55 N60°40'25"W

99.00 N72°45'25"W

TYPICAL PARKING BAY FOR SHOPPING CENTER

SCALE: 1"=30'



PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY

FALLS ROAD & GREENSPRING VALLEY ROAD

Election District 2

Baltimore County, Maryland

April 19, 1971



M.P. 20
20 W. H.C.
15-C
6/2/71

MATZ	PHILIPS	CHURCH	12/74
20200	20200	20200	20200
20200	20200	20200	20200
20200	20200	20200	20200