



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

74-143-R

September 11, 1998

NationsBank, N.A., a national banking association
c/o NationsBanc Montgomery Securities, LLC
NationsBank Corporate Center - 11th Floor
100 North Tryon Street
Charlotte, NC 28255

Attention: Conduit Program Manager

Ladies and Gentlemen:

RE: Towson Place (AKA Towson Marketplace), 1238 Putty Hill Avenue, Towson, MD
21286, 9th Election District

The zoning of this 43.12-acre site, per the 1" = 200' scale zoning map numbers NE 9 & 10-B is B.L.-C.C.C. (Business, Local - Commercial, community core), M.L.-I.M. (Manufacturing, Light - Industrial, major), and D.R.-10.5 (Density Residential). Enclosed are copies of zoning case number 98-245-SPH, in which the deputy zoning commissioner granted a special hearing which sought clarification and revisions, if necessary, of restrictions in prior approved zoning case numbers IX-386 and 96-95-XA and an amendment to the site plan approved in case numbers IX-386 and 97-89-SPHX.

Also see attached sheet summarizing all prior zoning hearings held on this site. In accordance with the zoning classification and granted zoning hearings, the use of a retail shopping center, including an automotive service garage ancillary to the Montgomery Ward Department Store, complies with the Baltimore County Zoning Regulations (BCZR). Also enclosed are copies of the appropriate sections of the BCZR. A review of files in the Code Enforcement office found no current violations.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

John J. Sullivan, Jr.
Planner II, Zoning Review

c: zoning case numbers 98-245-SPH, 97-89-SPHX, 96-95-XA, 93-360-SPHA, 88-136-SPH, 79-125-X, 77-230-XA, 74-143-R, 68-83-R, and 5900

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

EUDWOOD SHOPPING PLAZA, INC., legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and 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 an "B-L" zone to an "B-M" zone; for the following reasons: error; in that the Catering Hall has occupied this location for approximately 15 years and during the adoption process of the 1971 Land Use Maps both the Baltimore County Planning Board and the Baltimore County Council erred in not placing this property in a zone which was compatible with its use; namely, a "BM" Zone.

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, a catering hall.

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.

EUDWOOD SHOPPING PLAZA, INC.
Lessee
Address: 6817 Dogwood Road
Baltimore, Maryland 21207

FREDERICK WILLIAMS
Legal Owner
Address: 190 Docket Squares
Bala Cynwyd, Pennsylvania 19004

Norton L. Goldner, Petitioner's Attorney
Address: 1711 Court Square Building
Baltimore, Maryland 21202

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day of November, 1973, 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 December, 1973, at 11:00 o'clock.

Shirley D. Kenna
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Mr. S. Eric DiNenna
Zoning Commissioner
Date: November 15, 1973

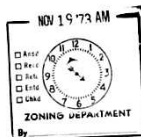
FROM: Baltimore County Planning Board

SUBJECT: Zoning Reclassification Petition

Property Owner: Eudwood Shopping Plaza, Inc.
Location: N/E corner of Goucher Boulevard and Putty Hill Avenue
Existing Zoning: B.L.
Requested Zoning: B.M.; also, a Special Exception to permit a catering hall
Acreage: 0.304
District: 9
Zoning Reclassification Cycle VI, item No. 15.

In reviewing this petition, it should be noted that the petitioner is proposing to expand Eudwood Gardens, a use that has existed at this location for approximately ten years. The Board is of the opinion that this use is appropriate here; hence, it is recommended that the petitioner's request be granted.

William D. Fromm
William D. Fromm, Secretary
Baltimore County Planning Board



RE: PETITION FOR RECLASSIFICATION
285' N of Putty Hill Road and
563' E of Goucher Boulevard -
9th District
Eudwood Shopping Plaza, Inc. -
Petitioner
NO. 74-143-R (Item No. 15)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioner requests a Reclassification from a B.L. Zone to a B.M. Zone for a parcel of property containing 14,590 square feet of land, more or less, located 285 feet north of Putty Hill Road and 563 feet east of Goucher Boulevard, in the Ninth Election District of Baltimore County.

Testimony on behalf of the Petitioner indicated that the subject property is located within the confines of what is known as the Eudwood Shopping Center. Martin's, Inc., a Maryland corporation trading as Eudwood Gardens, has maintained a catering establishment on the subject property in excess of nine (9) years.

It has been the interpretation of the Zoning Commissioner of Baltimore County that such use, a catering establishment, must fall within the classification of a B.M. Zone. For some reason, unbeknownst to the Zoning Commissioner, Eudwood Gardens has been located as stated above and has continued to be a fine use as testified to by the Petitioner and its witnesses.

Presented to the Zoning Commissioner at the time of the hearing was an agreement executed by the Petitioner, Martin's, Inc., and the Towson-Loch Raven Community Council, the provisions of which met with the approval of all parties thereto. Also, by letter of December 14, 1973, the Towson-Loch Raven Community Council, Inc., by William G. Wood, President, endorsed the granting of the subject petition. Secondly, the Baltimore County Planning Board, in its comments of November 15, 1973, recommended that the Petitioner's request be granted.

MEMORANDUM IN SUPPORT OF PETITION FOR REZONING RE-CLASSIFICATION

TO THE ZONING COMMISSION OF BALTIMORE COUNTY:

Eudwood Shopping Plaza, Inc., in support of its Petition for rezoning of that property described in the metas and bounds description filed herewith and shown on the plats attached herewith from a "B-L" Zone to a "B-M" Zone, asserts the following:

That for approximately ten years commencing in 1964, Martin's, Inc., a local catering establishment, has occupied the building which is located on the land area which is the subject of this Re-classification Petition. At the time Martin's, Inc., began its catering operations, it was not aware that its operations were a technical violation of the Baltimore County Zoning Law. Even though such was the case, no complaints were ever made by either the residents of Baltimore County nor the appropriate County Departments, concerning Martin's use. Martin's, Inc., has provided an essential service for all of the residents of Baltimore County and particularly those in the vicinity of the area in question. Recently, Martin's, Inc., because of the increased demand for its services, determined to enlarge its facilities. Upon application for the necessary building permit, Martin's, Inc., then became aware of the necessity to rezone the area occupied by it, as well as the additional area to be utilized for the enlargement of its facilities.

Martin's, Inc., alleges that there was error in adopting the 1971 Land Use Maps by both the Baltimore County Planning Board and the Baltimore County Council in not taking into consideration the use to which this lot of ground had been put for approximately eight years prior to the adoption of the map. In view of the use to which the land has been put with the obvious consent of the people of Baltimore County, evidenced by their

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgement of the Zoning Commissioner of Baltimore County, the subject property, as presently classified B.L., is incorrect and the request should be granted. This Opinion is rendered based on the circumstances surrounding this individual petition. It should not be used in the future as evidence of a substantial change in the character of the neighborhood, in as much as the use has taken place on the subject property in excess of nine (9) years.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of January, 1974, that the property should be and the same is hereby reclassified from a B.L. Zone to a B.M. Zone, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

William G. Wood
Zoning Commissioner of
Baltimore County

-2-

complete acceptance, it is argued that this area, as enlarged, should be re-classified.

Support for this Petition will be shown by the interested Baltimore County residents.

Norton L. Goldner
Norton L. Goldner
Attorney for Martin's, Inc.
and
Eudwood Shopping Plaza, Inc.

-2-

TLRCC

President
William G. Wood
Vice President
William S. Dunbar
Recording Secretary
Fred G. Schmitt
Corresponding Secretary
Robert G. Conlin
Treasurer
John W. Perry
Legal Counsel
Craig B. Murphy
Legislative Advisor
Robert E. Lashin, Jr.

Towson - Loch Raven Community Council, Inc.
p. o. box 9709 eudwood branch
Towson, Maryland 21204

December 14, 1973

Gentlemen:

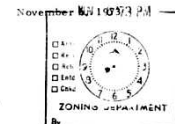
On behalf of the Towson-Loch Raven Community Council, Inc., may I express the endorsement of the involved communities as to the expressed desire of Martin's, Inc. to develop and expand their operation known as Eudwood Gardens, Inc., as outlined by their petition for zoning re-classification.

Sincerely,
William G. Wood
William G. Wood,
President

WGW:cm

CAMPUS HILLS - CROWNE VALLEY - FELLOWSHIP FOREST - KNETTSHALL - LOCH RAVEN VILLAGE - OLD HILLENDALE
PELHAM WOOD - RIDGELEIGH - TOWSON ESTATES - GLENDALE - HILLENDALE - GREENSBRIER - NORTHBROOK

County Council of Baltimore County
County Office Building, Towson, Maryland 21204



COUNCILMEN

First District
FRANCIS A. BOHLE
Second District
GARY HUGGLES
Third District
G. WALTER THIE, JR.
Fourth District
WEBSTER C. DOVE
Fifth District
HARRY J. BARTONFELDER
Sixth District
FRANCIS C. BARNETT
Seventh District
WALLACE A. WILLIAMS

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Attached herewith please find copy of Baltimore County Planning Board Resolution, certifying to the County Council that early action is manifestly required in the public interest on the petition of Eudwood Shopping Plaza, Inc. to change the zoning classification of a portion of the shopping center, located at the northeast corner of Goucher Boulevard and Putty Hill Avenue, from B.L. to B.M., which the County Council unanimously approved at their meeting on Monday, November 5, 1973.

Sincerely yours,
Herbert E. Hohenberger
Herbert E. Hohenberger
Secretary

HEH:b1

Attachment
CC: Mr. William D. Fromm

October 17, 1973
OCT 23 1973
COUNCIL OFFICE

The Honorable Harry J. Bartenfelder
Chairman, Baltimore County Council
Towson, Maryland 21204

Dear Sir:

At its regular meeting on Thursday, October 18, 1973, the Baltimore County Planning Board, under the provisions of Subsection 22-22(i) of the Baltimore County Code 1968, as amended, approved a resolution to certify to the County Council that early action is manifestly required in the public interest on the petition of Eudwood Shopping Plaza, Inc. to change the zoning classification of a portion of the shopping center, located at the northeast corner of Goucher Boulevard and Putty Hill Avenue, from B.L. to B.M.

In reviewing this petition, it should be noted that the petitioner is proposing to expand Eudwood Gardens, a use that has existed at this location for approximately ten years. The Board is of the opinion that this use is appropriate here, and, noting the support for the petitioner's request by the Towson-Loch Raven Community Council, believes that the proposed expansion would be in the best interests of the community.

Copies of the petition and of the letters addressed to the Chairman of the Planning Board are attached. I will provide additional information upon your request. Notification to the Zoning Commissioner of the Council's action on this matter is necessary so that timely action can be taken by him in accordance therewith.

Sincerely,

William D. Fromm, Secretary
Baltimore County Planning Board

WDF:JHM
cc: The Honorable Francis X. Bostle
The Honorable Gary Mader
The Honorable G. Walter Tynan, Jr.
The Honorable Webster C. Dawe
The Honorable Francis C. Barrett
The Honorable Wallace A. Williams
Mr. Herbert L. Hebenberger
Mr. S. Eric Dikenna

Attachments
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 391 JEFFERSON BUILDING 120 WEST CHESTER AVE. TOWSON, MARYLAND 21204
AREA CODE 301 TELEPHONE 436-1231 JOURNAL 436-1231

MORTON L. GOLDNER
ATTORNEY AT LAW
SUITE 1711
COURT SQUARE BUILDING
BALTIMORE, MARYLAND 21205
Area Code 301 687-7000

October 2, 1973

Charles Heyman, Esquire
Chairman
Baltimore County Planning Board
1845 Maryland National Bank Bldg.
Baltimore, Maryland 21202

Re: Application of Eudwood Shopping Plaza, Inc. for rezoning of part of the Eudwood Shopping Center from a "BL" Zone to a "BM" Zone

Dear Mr. Heyman:

In 1964, Martin Resnick, a resident of Baltimore County, formed a corporation known as Martin's, Inc., to engage in the catering business in the Baltimore Metropolitan area. Soon after forming this company, Martin's, Inc., entered into a lease with the Eudwood Shopping Plaza, Inc., for a building located in the Eudwood Shopping Center which would be utilized as a catering hall. At that time, it was assumed by Martin Resnick that the use to which the building would be put was a permissible use within that area of Baltimore County. Martin's, Inc., has continuously occupied that building up until the present time. The business established by Martin Resnick has thrived and has been accepted by the people of Baltimore County and particularly by the residents of the area in which the Eudwood Shopping Center is located.

During the Winter of 1972-73, Martin's, Inc., began active negotiations with the Eudwood Shopping Plaza, Inc., for an enlargement of its existing building. These negotiations were expensive and took a protracted period of time. As a result of the negotiations, a new lease was entered into between Martin's, Inc., and Eudwood Shopping Plaza, Inc., for the building in question, and this lease provided that the improvements to be made, which included an enlargement of the building, would be made at the sole cost of Martin's, Inc. Martin's, Inc., then went to great expense in order to secure the necessary architectural services to enable it to go forward with its project. Upon the completion of the plans, an Application was filed in Baltimore County for the necessary building permit so that construction could be undertaken. Martin's, Inc., then became aware

RECEIVED
OCT 5 1973
BALTIMORE COUNTY
OFFICE OF PLANNING

MORTON L. GOLDNER
ATTORNEY AT LAW
SUITE 1711
COURT SQUARE BUILDING
BALTIMORE, MARYLAND 21205
Area Code 301 687-7000

October 2, 1973

Charles Heyman, Esquire
October 2, 1973

Page 2:

When the Application was rejected, that the use to which its building had been put was in technical violation of the Zoning Code of Baltimore County. Although a restaurant is permitted in a "BL" Zone, a catering hall was only permitted in a "BM" Zone.

Accordingly, Martin's, Inc., has filed a Petition for Rezoning of the area in question. It should be noted that the area to be rezoned does not include the entire Eudwood Shopping Center. The only area which will be rezoned is the actual building occupied by Martin's, Inc.

Martin's, Inc., alleges that there was error in adopting the 1971 Land Use Map by both the Baltimore County Planning Board and the Baltimore County Council in not taking into consideration the open use to which this building had been put for approximately eight years prior to the adoption of that map.

Although Martin's, Inc., has acted promptly in filing its Petition for Rezoning, a great hardship will be rendered not only to the company but to the citizens of Baltimore County if the hearing on this Petition is delayed, pursuant to Baltimore County Law, until March, 1974. Martin's, Inc., expended great time and effort in preparing its architectural plans and in setting up a schedule of construction which would not unduly interfere with the operation of its business. Contemplating no undue delays, and certainly not contemplating the zoning problem which has become apparent, Martin's made known to its customers and particularly to the residents of Baltimore County and even more particularly to those people served by the Eudwood Shopping Center and Martin's Eudwood Gardens that its enlarged facility would be open in the Spring of 1974. With this in mind individuals, businesses, community groups, service organizations, and others have made arrangements and signed contracts for parties and other affairs to be held at the enlarged Eudwood Gardens. A substantial delay in the construction will cause

MORTON L. GOLDNER
ATTORNEY AT LAW
SUITE 1711
COURT SQUARE BUILDING
BALTIMORE, MARYLAND 21205
Area Code 301 687-7000

October 2, 1973

Charles Heyman, Esquire
October 2, 1973

Page 3:

undue hardship to these people in that the facility which they thought would be available will not be available.

It is interesting to note that the Towson-Loch Raven Community Council representing part of the community associations in the area immediately surrounding the Eudwood Shopping Center supports the Petition of Martin's, Inc. for rezoning and in fact will support this application for the advancement of the hearing date. These are the people who are most concerned with the construction in this area.

In view of the above, it is requested that this Honorable Board recommend to the Baltimore County Council that an appropriate ordinance be adopted allowing the hearing on this Petition to be removed from the normal cycle and advanced.

Yours very truly,
MORTON L. GOLDNER
Counsel for Martin's, Inc.

MLG:wc

cc: Mr. William Fromm
Director of Planning
Baltimore County
Jefferson Bldg.
Towson, Maryland 21204

cc: Mr. S. Eric Dikenna
Zoning Commissioner
Baltimore County
County Office Bldg.
Towson, Maryland 21204

cc: Mr. Preston Greene
Martin's, Inc.
6817 Dogwood Road
Baltimore, Md. 21207

MORTON L. GOLDNER
ATTORNEY AT LAW
SUITE 1711
COURT SQUARE BUILDING
BALTIMORE, MARYLAND 21205
Area Code 301 687-7000

October 5, 1973

Charles Heyman, Esquire
Chairman
Baltimore County Planning Board
1845 Maryland National Bank Bldg.
Baltimore, Maryland 21202

Re: Application of Eudwood Shopping Plaza, Inc. for rezoning of part of the Eudwood Shopping Center from a "BL" Zone to a "BM" Zone

Dear Mr. Heyman:

On October 2nd of this year, I wrote you in your capacity as Chairman of the Baltimore County Planning Board, with a request that the Application above be removed from the normal Baltimore County Rezoning cycle and stated in my letter several reasons for said request.

I am writing this further letter in order to more clearly state the reasons that my clients feel that this is an emergency situation. At the present time, approximately 60 residents of Baltimore County are employed by Martin's, Inc., at Eudwood Gardens on a full-time basis. Since technically the use of the Eudwood Gardens building violates the present zoning law, it is conceivable that the use could be terminated and the business closed. This would result in the loss of jobs by these 60 people, all of whom have been employed by Martin's, Inc., for a considerable period of time.

In addition, it certainly is in the best interest of the County to advance the hearing date on this matter. As a practical matter there would be no change in the use to which the building is presently being put. For the last ten years it has been occupied and operated as a catering hall. The change in zoning, if granted, would merely allow that same use to continue. The very slight change in size of the facilities would result in a far more attractive building at the Eudwood Shopping Center. The

RECEIVED
OCT 11 1973
BALTIMORE COUNTY
OFFICE OF PLANNING

MORTON L. GOLDNER
ATTORNEY AT LAW
SUITE 1711
COURT SQUARE BUILDING
BALTIMORE, MARYLAND 21205
Area Code 301 687-7000

October 5, 1973

Charles Heyman, Esquire
Chairman
Baltimore County Planning Board
1845 Maryland National Bank Bldg.
Baltimore, Maryland 21202

Page 2:

front of the building, which is being extended approximately twenty feet would be solely used for lobby and some offices on the second floor. The side of the building which is also being extended twenty feet will be partially used to increase the size of the hall and the remainder to be used to provide a closed area for the movement of trash and other debris.

I also suggest that it would be in the best interests of the County to correct the mistake that was made on the last zoning map where the existing use of this facility was not taken into consideration.

Very truly yours,

MORTON L. GOLDNER
Attorney for Martin's, Inc.

cc: Mr. William Fromm
Director of Planning
Baltimore County
Jefferson Building
Towson, Maryland 21204

cc: Mr. S. Eric Dikenna
Zoning Commissioner
Baltimore County
County Office Bldg.
Towson, Maryland 21204

cc: Mr. Preston Greene
Martin's, Inc.
6817 Dogwood Road
Baltimore, Maryland 21207

TLCRC

Towson - Loch Raven Community Council, Inc.
P.O. Box 9709 Eudwood Branch
Towson, Maryland 21204

October 18, 1973

Charles Heyman, Esquire
Chairman
Baltimore County Planning Board
1845 Maryland National Bank Bldg.
Baltimore, Maryland 21202

Re: Application of Eudwood Shopping Plaza, Inc. for Rezoning of part of the Eudwood Shopping Center from a "BL" Zone to a "BM" Zone

Dear Mr. Heyman:

As President of the Towson-Loch Raven Community Council, Inc., a representative group of the 14 major community improvement associations surrounding the general area of the Eudwood Shopping Plaza, I hereby request that the Application mentioned above be removed from the normal Baltimore County Rezoning cycles in order to advance the hearing date on this matter pertaining to a change in zoning from "BL" Zone to "BM" Zone.

It is the feeling of my Council and the presidents of the individual organizations that Martin's, Inc. has been unfairly delayed in expanding its facilities by Eudwood Shopping Plaza, Inc.. We feel that this unfair delay and additional construction costs that Martin's, Inc. must now bear certainly warrants this request to be considered as an "emergency situation".

Martin's, Inc. and Eudwood Gardens have been a contribution to our neighborhood and to the Eudwood Shopping Plaza, Inc.. Based on the separate agreement that Martin's, Inc. and Eudwood Shopping Plaza, Inc. have entered into with our Council, we at this time support their request to advance the hearing date for Rezoning, and respectfully request that you consider adhering to all procedures that might assist Martin's, Inc. in obtaining an earlier hearing date.

Sincerely,
William C. Wood, President

MLG:im

PETITION FOR ZONING REGULATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

EUDWOOD SHOPPING PLAZA, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an "BL" Zone to an "BM" Zone, for the following reasons: error in that the Catering Hall has occupied this location for approximately 10 years and during the adoption process of the 1971 Land Use Map both the Baltimore County Planning Board and the Baltimore County Council erred in not placing this property in a zone which was compatible with its use; namely, a "BM" Zone.

and (2) for a special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for, a catering hall.

Property is to be posted and advertised as provided by Zoning Regulations.

I, or we, agree to pay all expenses of above reclassification and of special Exception advertisement, 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 of Baltimore County.

MARTIN'S, INC.
1711 Court Square Building
Baltimore, Maryland 21205
Address: 6817 Dogwood Road
Baltimore, Maryland 21207

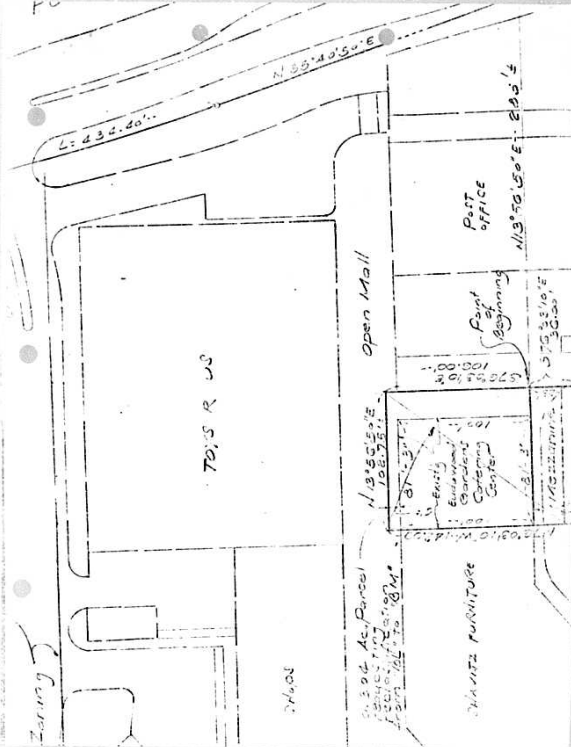
EUDWOOD SHOPPING PLAZA, INC.
By: [Signature]
Legal Counsel
Address: 6817 Dogwood Road
Baltimore, Maryland 21207

Morton L. Goldner, Plaintiff's Attorney
1711 Court Square Building
Baltimore, Maryland 21205

Plaintiff's Attorney

GRANTED By The Zoning Council of Baltimore County, Baltimore, Maryland, on the 28th day of October, 1973, that the subject matter of this petition be advanced as required by the Zoning Law of Baltimore County, in the case of general rezoning, through out Baltimore County, that property be posted, and that the hearing be held before the Zoning Commission on the 28th day of October, 1973.

CAMPUS HILLS - CROWELL VALLEY - FELLOWSHIP FOREST - KNETTSALL - LOCH RAVEN VILLAGE - OLD MILLENDALE
PULHAM WOOD - RIDGELEIGH - TOWSON ESTATES - GLENDALE - HILLFARLE - GREENHURST - HORTHERBORN
HILLGARDEN



DESCRIPTION

SITE OF "EUDOWOOD GARDENS" CATERING CENTER, EUDOWOOD SHOPPING PLAZA, NORTH OF PUTTY HILL ROAD, EAST OF GOUCHER BOULEVARD, NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR "BM" ZONING.

Beginning for the same at a point located N 13° 56' 50" E 285 feet, more or less, from a point on the north side of Putty Hill Road, 94 feet wide, as shown on the plat of Section Three, "Loch Raven Manor" recorded among the Land Records of Baltimore County in Plat Book G. L. B. 23, page 122, said point being located N 85° 40' 50" E 503 feet, more or less, from the southeast end of the gusset line connecting said north side of Putty Hill Road with the east side of Goucher Boulevard, 110 feet wide, as shown on said plat, the aforementioned beginning point being at the intersection of the outside face of the west or front wall of the existing building on the land south of the parcel being described, and the outside face of the north wall of said building, running thence along the outside face of said north wall, and continuing the same course, in all, (1) S 76° 03' 10" E 106.00 feet, thence (2) N 13° 56' 50" E 102.75 feet, more or less, to a point in line with the north

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

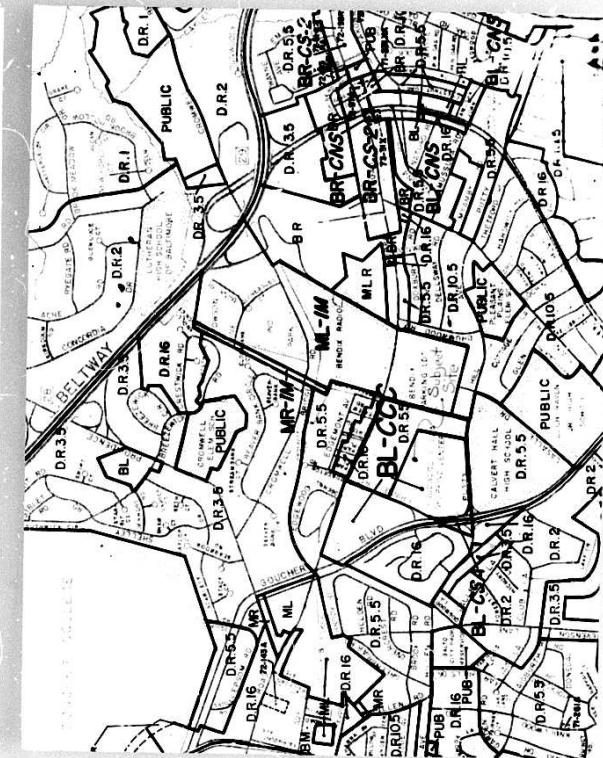
face of the north wall of the "Eudowood Gardens" building, thence to and along the north face of said last mentioned wall, and continuing the same course, in all, (3) N 76° 03' 10" W 142.00 feet, thence two courses: (4) S 13° 56' 50" W 102.75 feet, more or less, and (5) S 76° 03' 10" E 36.00 feet to the place of beginning.

Containing 14590 square feet of land, more or less.

HGW:ejq



September 17, 1973



MEMORANDUM

IN SUPPORT OF

PETITION FOR REZONING RE-CLASSIFICATION

TO THE ZONING COMMISSION OF BALTIMORE COUNTY:

Eudowood Shopping Plaza, Inc., in support of its Petition for rezoning of that property described in the metes and bounds description filed herewith and shown on the plats attached herewith from a "B-L" Zone to a "B-M" Zone, asserts the following:

That for approximately ten years commencing in 1964, Martin's, Inc., a local catering establishment, has occupied the building which is located on the land area which is the subject of this Re-classification Petition. At the time Martin's, Inc., began its catering operations, it was not aware that its operations were a technical violation of the Baltimore County Zoning Law. Even though such was the case, no complaints were ever made by either the residents of Baltimore County nor the appropriate County Departments, concerning Martin's use. Martin's, Inc., has provided an essential service for all of the residents of Baltimore County and particularly those in the vicinity of the area in question. Recently, Martin's, Inc., because of the increased demand for its services, determined to enlarge its facilities. Upon application for the necessary building permit, Martin's, Inc., then became aware of the necessity to rezone the area occupied by it, as well as the additional area to be utilized for the enlargement of its facilities.

Martin's, Inc., alleges that there was error in adopting the 1971 Land Use Maps by both the Baltimore County Planning Board and the Baltimore County Council in not taking into consideration the use to which this lot of ground had been put for approximately eight years prior to the adoption of the map. In view of the use to which the land has been put with the obvious consent of the people of Baltimore County, evidenced by their

complete acceptance, it is argued that this area, as enlarged, should be re-classified.

Support for this Petition will be shown by the interested Baltimore County residents.


MORTON L. GOLDNER
Attorney for Martin's, Inc.
and
Eudowood Shopping Plaza, Inc.

MEMORANDUM

IN SUPPORT OF

PETITION FOR REZONING RE-CLASSIFICATION

TO THE ZONING COMMISSION OF BALTIMORE COUNTY:

Eudowood Shopping Plaza, Inc., in support of its Petition for rezoning of that property described in the metes and bounds description filed herewith and shown on the plats attached herewith from a "B-L" Zone to a "B-M" Zone, asserts the following:

That for approximately ten years commencing in 1964, Martin's, Inc., a local catering establishment, has occupied the building which is located on the land area which is the subject of this Re-classification Petition. At the time Martin's, Inc., began its catering operations, it was not aware that its operations were a technical violation of the Baltimore County Zoning Law. Even though such was the case, no complaints were ever made by either the residents of Baltimore County nor the appropriate County Departments, concerning Martin's use. Martin's, Inc., has provided an essential service for all of the residents of Baltimore County and particularly those in the vicinity of the area in question. Recently, Martin's, Inc., because of the increased demand for its services, determined to enlarge its facilities. Upon application for the necessary building permit, Martin's, Inc., then became aware of the necessity to rezone the area occupied by it, as well as the additional area to be utilized for the enlargement of its facilities.

Martin's, Inc., alleges that there was error in adopting the 1971 Land Use Maps by both the Baltimore County Planning Board and the Baltimore County Council in not taking into consideration the use to which this lot of ground had been put for approximately eight years prior to the adoption of the map. In view of the use to which the land has been put with the obvious consent of the people of Baltimore County, evidenced by their

complete acceptance, it is argued that this area, as enlarged, should be re-classified.

Support for this Petition will be shown by the interested Baltimore County residents.


MORTON L. GOLDNER
Attorney for Martin's, Inc.
and
Eudowood Shopping Plaza, Inc.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 6th Zoning Cycle Item 15

Morton L. Goldner, Esq.
1711 Court Square Building
Baltimore, Md. 21202

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

Your Petition has been received and accepted for filing
this 18th day of October 1973.

S. ERIC DINENNA,
Zoning Commissioner

Petitioner: Eudowood Shopping Plaza, Inc.

Petitioner's Attorney: Morton L. Goldner
cc: Katz, Childs & Associates, Inc.
1520 Cromwell Bridge Road
Baltimore, Md. 21204

J. Michael Lawlor, Esq.
10 E. Eager Street
Baltimore, Md. 21202

Reviewed by: [Signature]
Zoning Advisory Committee

Morton L. Goldner, Esq.
1711 Court Square Building
Baltimore, Maryland 21202

RE: Reclassification Petition
6th Zoning Cycle
Item 15
Eudowood Shopping Plaza, Inc., Petitioner

Dear Mr. Goldner:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the north side of Putty Hill Road, the east side of Goucher Boulevard and the south side of Joppa Road, in the 9th District of Baltimore County.

This particular request is for a Reclassification from Business Local to Business Major for a small portion of the existing center containing an area of 14,590 square feet for the Eudowood Gardens Catering Center. This use, which has been in existence in the center for many years, is not technically permitted in a Business Local zone, in that it is not a restaurant per se, since its use as a catering center combines several uses which are permitted in a Business Major zone.

An attempt by the lessees of this property to expand has been curtailed because of this conflict

Morton L. Goldner, Esq.
Re: 6th Zoning Cycle
Item 15

within the Zoning Regulations. It should be noted there is a Variance and Special Exception petition currently pending in this office for substantial improvements to the Eudowood Plaza. A copy of the comments with regard to this expansion is included and the comments contained therein remain valid.

This petition was accepted for filing with the understanding that revised site plans reflecting all of the comments outlined on the previous zoning case will be reflected on a new overall site plan for this case.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Monday, December 17, 1973 in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between March 1, 1974 and April 15, 1974 will be forwarded to you well in advance of the date and time.

Very truly yours,
John J. Dillon, Jr.
JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJDjr.:jd

Enclosure

cc: Katz, Childs & Associates, Inc.
1520 Cromwell Bridge Road
Baltimore, Md. 21204
J. Michael Lawlor, Esq.,
10 East Eager Street
Baltimore, Maryland 21202

Baltimore County, Maryland Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Director of Engineering
ELLSWORTH H. DIVER, P.E. CHIEF

October 11, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #15 (October 1973-April 1974 - Cycle VI)
Property Owner: Eudowood Shopping Plaza, Inc.
285' N/W of Putty Hill Rd., 563' E. of Goucher Blvd.
Existing Zoning: D.R. 3.5 and B.L.
Proposed Zoning: B.M.
No. of Acres: 13.485 Acres District: 9th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways

No additional improvements are proposed for the existing public roads serving the Shopping Center. Therefore, this office has no comment.

Storm Drainage

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Duration of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Soil Moisture Control

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Water and Sanitary Sewers

Public water and sewer services are existing to serve this site. Therefore, this office has no further comment.

Very truly yours,

Ellsworth H. Diver
ELLSWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

ENCLOSURE 100
MS 9 4 10 2 703

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. DIRECTOR
WM. T. MELZER DEPUTY TRAFFIC ENGINEER

October 24, 1973

Mr. S. Eric DiNenna
County Office Building
Towson, Maryland 21204

Re: Item 15 - October 1973 to April 1974 - Cycle Zoning VI
Property Owner: Eudowood Shopping Plaza
North side of Putty Hill Avenue, 563 feet east of Goucher Boulevard
B.M.
District 9

Dear Mr. DiNenna:

The subject petition should have no major effect on trip density.

Very truly yours,

[Signature]
C. Richard Moore
Assistant Traffic Engineer

CRM/pk

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204
823-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Eudowood Shopping Plaza, Inc.

Location: 285' N/W of Putty Hill Road, 563' E. of Goucher Blvd.

Item No. 15 Zoning Agenda Tuesday, October 2, 1973

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____
- () 4. EXCEEDED the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1973 Edition prior to occupancy. Site plans are approved as drawn.
- () 6.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: [Signature] Noted and Approved: [Signature]
Planning Group Special Inspection Division Deputy Chief Fire Prevention Bureau

ms
4/16/73

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 19, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Reclassification, Zoning Advisory Committee Meeting, October 2, 1973, are as follows:

Property Owner: Eudowood Shopping Plaza, Inc.
Location: 285' NE of Putty Hill Ave., 563' E of Goucher Blvd.
Present Zoning: D.R. 3.5 & B.L.
Proposed Zoning: B.M.
No. Acres: 43.485
District: 9

Metropolitan water and sewer are available.

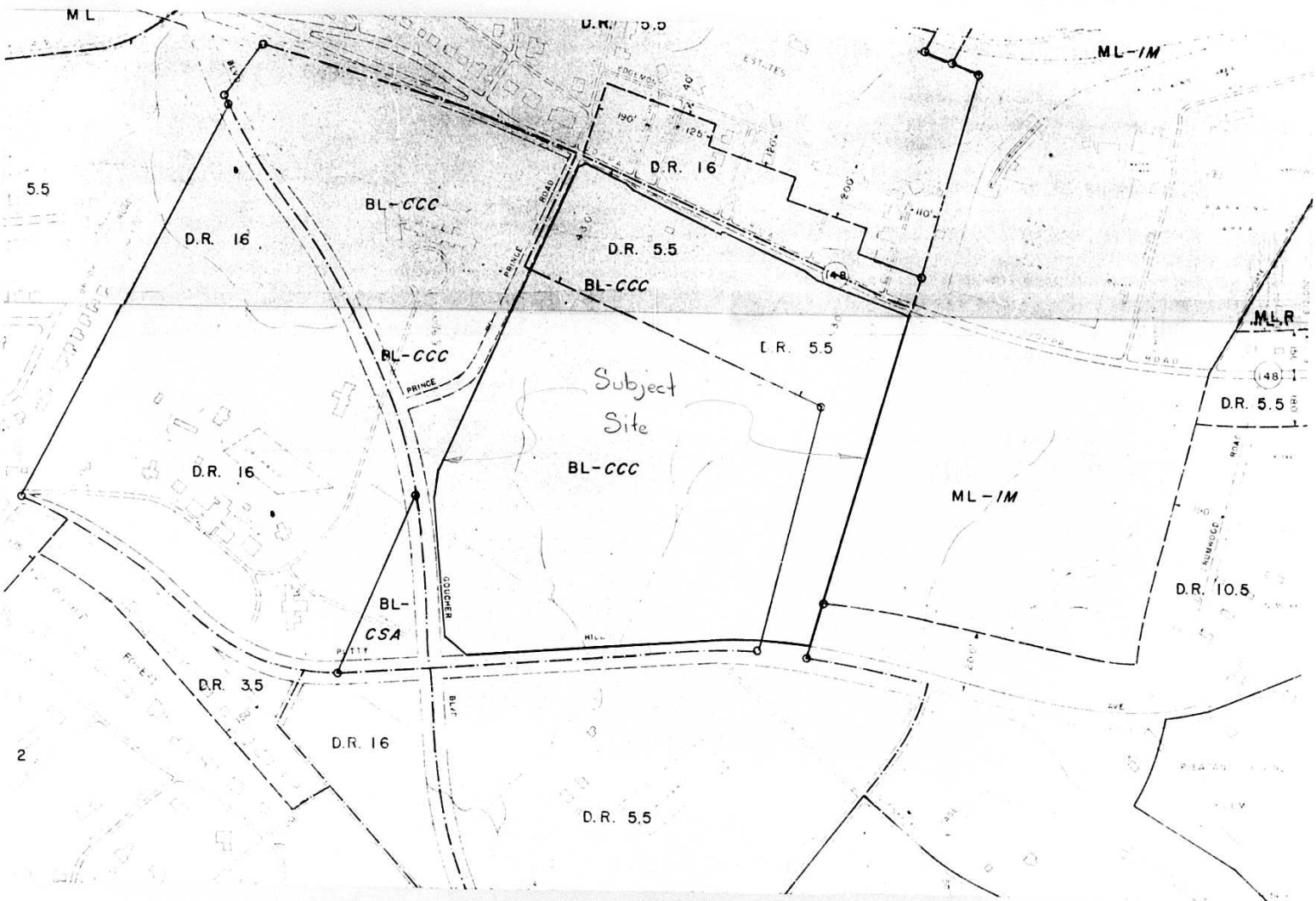
Food Service Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health for review and approval.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Very truly yours,

[Signature]
Thomas H. Devita, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mnp
cc: L.A. Schuppert
W.L. Phillips





GENERAL NOTES

1. Total Area of Site: 43,435 Ac.
2. Existing Zoning of Property: "DR 5.5" 181"
3. Area of Site requesting reclassification: 181" Ac.
4. Existing use of Property: Shopping Center.
5. Existing use of site requesting reclassification: "Centering Establishment (C)"
6. Proposed Zoning of site requesting reclassification: "CM"
7. Proposed use of site requesting reclassification: "Centering Establishment"
8. off Street Parking Data:
 - A. Existing Building area = 327,202 sq. ft.
 - 1) Retail Space = 343,102 sq. ft.
 - 2) Office, Bank, & Garages = 1715 sq. ft.
 - 3) Existing Parking = 1300 sq. ft.
 - 4) Road Services - 100 = 1305 sq. ft.
 - 5) Road Services & 100 = 313 sq. ft.
- Existing Total Retail Sp. = 2160 sq. ft.
- Existing Parking Sp. = 2724 sq. ft.
- C. Catering Establishment = 325 sq. ft.
- D. Additional Area to Mezzanine Office = 2303 sq. ft. required = 2303 sq. ft.
- E. Total Parking Required = 2303 sq. ft.
- F. Total Existing Parking = 2724 sq. ft. = 2712 sq. ft.
- G. Excess Parking on Site = 320

All Utilities are existing to site

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
AT
EUDWOOD SHOPPING PLAZA
6601 GOUCHER BLVD.
BALTO. G. Md.
Dec 17, 1973



Maria Childs & Associates Inc.
1800 Commercial Drive NW
Tomball, Md. 21064

