#77-250-SPH
#231

PETITION FOR SPECIAL HEARING

77-250-SPH

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Monumental Properties, 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 for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amusement game center as a commercial recreation enterprise in a BM zone/co instead of the required B.L zone with a special exception

and an amendment to the Baltimore County Zoning Map

located with a frontage on the northeast corner of North Point Boulevard and Eastern Avenue

Ave[illegible] of Eastpoint Shopping Center.

See attached description

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

I, or we, agree to pay expenses of above Special Hearing 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

Richard L. Pearlstone, Asst. Vice Pres.
Monumental Properties, Inc.
Legal Owner

Address 25 S. Charles Street
Baltimore, Maryland 21201

John B. Howard
Herbert R. O'Conor, III
Petitioner's Attorney

Protestant's Attorney

Address 409 Washington Avenue
Towson, Maryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 19th day of April, 1977, 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 7th day of June 1977, at 1:00 o'clock P. M.

Zoning Commissioner of Baltimore County

(over)

APR 19 '77 PM

OFFICE OF PLANNING & ZONING

ORDER RECEIVED For Filing
Date
By

77-250-SPH

RE: PETITION FOR SPECIAL HEARING for an Amusement Game Center as a commercial recreation enterprise in a B.M. zone
NE corner North Point Boulevard and Eastern Avenue
15th District
Monumental Properties, Inc.
Petitioner

: BEFORE
: COUNTY BOARD OF APPEALS
: OF
: BALTIMORE COUNTY
: No. 77-250-SPH

OPINION

This case comes before the Board on an appeal by the Petitioner from a decision of the Deputy Zoning Commissioner. In this instance, the Petitioner seeks a special hearing for an interpretation of the zoning regulations. It is the Petitioner's argument that the proposed amusement game center should be considered a commercial recreation enterprise and, therefore, permitted in the existing B.M. zone. The subject property is the Eastpoint Shopping Mall which is located at the northeast corner of North Point Boulevard and Eastern Avenue, in the Fifteenth Election District of Baltimore County. This property is currently owned by Monumental Properties, Inc.

In the past several years the Board has been asked this similar question in a few cases. Depending upon the particulars of each proposed amusement game center, it is the judgment of the Board that if the particular proposal is limited the existing zoning regulations can be fairly and equitably interpreted so as to treat the proposed amusement game center as a commercial recreation enterprise and, hence, allowable as a matter of right in a B.M. zone. As an example the Board might point to case #75-106-X, in which the owners of the Security Shopping Center in the First Election District of Baltimore County petitioned for such an amusement game center. The Board interpreted the regulations so as to allow this use in a B.M. zone, subject to a series of restrictions. After having been in operation under these restrictions as imposed by the Board, this particular use has proven to be an acceptable land use in the B.M. zone in this instance. On the other side of the coin, there have been several instances where the Board has not allowed amusement game centers, and perhaps one of the distinguishing elements has been the capability of the particular shopping center owner to provide the necessary security and enforcement of the particular restrictions so as to allow the proposed amusement game center

---

to operate without any problems from loitering or disorderly conduct aspects. In this instance the Board is satisfied that, subject to a series of restrictions that will be imposed, the amusement game center can compatibly operate as a commercial recreation enterprise in the existing B.M zone at this particular location. It is important, and the Board would wish to point out, that in making this interpretation it is not blanketly finding that such amusement game centers may deem to be commercial recreation enterprises and allowed as a matter of right in a B.M. zone, but the Board, after carefully weighing the proposal in this particular instance, is satisfied that, subject to the restrictions which will be imposed, such an amusement game center can operate and such land use be fairly interpreted as a commercial recreation enterprise in a B.M. zone.

Therefore, for the reasons set out above, the Board will find in this instance that the proposed amusement game center in this particular shopping center, subject to the restrictions of this finding, should be interpreted as a commercial recreation enterprise and, subject to the restrictions imposed herein, a building permit for this use should not be denied based upon zoning.

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 18th day of April, 1979, by the County Board of Appeals, RULED that the amusement game center, as proposed at the subject property, is a commercial recreation enterprise, and a request for a building permit for such an amusement game center should not be denied based upon zoning. This finding is subject to the following restrictions:

1. The proposed amusement game center shall not exceed 1,500 square feet in size and shall contain no more than thirty (30) machines in operation at any one time.
2. This game room shall be open for business only between the hours of 10 a.m. and 9:30 p.m., Monday through Saturday.

---

3. The Petitioner shall take all security measures necessary to prevent loitering and disorderly conduct detrimental to the adjacent businesses and neighborhood.
4. Before said building permit is issued, the Petitioner must submit to the County Board of Appeals the final plans for this proposal. It will be necessary for the Board to approve these final plans before any such building permit shall be issued.

Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

Robert L. Gilland

June 22, 1977

John B. Howard, Esquire
409 Washington Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
NE/corner of North Point Boulevard and Eastern Avenue - 15th Election District
Monumental Properties, Inc. - Petitioner
NO. 77-250-SPH (Item No. 231)

Dear Mr. Howard:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

GEORGE J. MARCINAK
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

ZONING DESCRIPTION

EASTPOINT SHOPPING CENTER

Being known as the property situated on the northeast corner of Northpoint Boulevard and Eastern Avenue, located in the Fifteenth Election District, otherwise known as the Eastpoint Shopping Center.

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
A PROFESSIONAL ASSOCIATION
409 WASHINGTON AVENUE
P. O. BOX 5517
TOWSON, MARYLAND 21204

JAMES D. C. DOWNES
JAMES N. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL O. C. TRACY, JR.
JOHN H. ZINK, III
JOSEPH C. WICK, JR.
HENRY B. PECK, JR.
HERBERT R. O'CONOR, III

RES: 494-1111
AREA CODE 301

June 30, 1977

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

Re: Petition for Special Hearing
N/E Corner of North Point Boulevard and Eastern Avenue - 15th Election District
Monumental Properties, Inc. - Petitioner
No. 77-250-SPH (Item No. 231)

Dear Mr. DiNenna:

Kindly enter an appeal to the County Board of Appeals of Baltimore County on behalf of the Petitioner, Monumental Properties, Inc., 25 South Charles Street, Baltimore, Maryland 21201 from the Order of the Deputy Zoning Commissioner dated June 22, 1977.

Enclosed please find my check in the amount of $40.00 in payment of the fee for this appeal.

Very truly yours,

John B. Howard

JBH/sc
Enclosure

cc: John W. Hessian, III, Esq.
People's Counsel

JUN 30 '77 PM

OFFICE OF PLANNING & ZONING

April 18, 1979

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Md. 21204

Re: Case No. 77-250-SPH
Monumental Properties, Inc.

Dear Mr. Howard:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart, Adm. Secretary

Encl.

cc: John W. Hessian, III, Esquire
Mr. J. E. Dyer
Mr. S. E. DiNenna
Mr. L. H. Graef
Mr. J. Hoswell

JUN 25 1979

RE: PETITION FOR SPECIAL HEARING
NE/corner of North Point Boulevard and Eastern Avenue - 15th Election District
Monumental Properties, Inc. - Petitioner
NO. 77-250-SPH (Item No. 231)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

::: ::: :::

This matter comes before the Deputy Zoning Commissioner as a result of a Petition requesting a Special Hearing to permit an amusement game center as a commercial recreation enterprise in a B.M. Zone instead of the required B.R. Zone with a Special Exception.

Testimony on behalf of the Petitioner clearly indicated that he is aware of the provisions of the Baltimore County Zoning Regulations regarding the subject matter, i.e., an "amusement park" is permitted in a B.R. Zone only by Special Exception.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, the Petition does not meet the requirements of Section 236, Use Regulations, B.R. Zone and should be denied. Moreover, an "amusement park" (amusement game center) is permitted only as a Special Exception in a B.R. Zone (Section 236.4), and is not a permitted use in a B.M. Zone (Section 233) nor can it be permitted therein as a Special Exception (Section 233.4).

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 22nd day of June, 1977, that the Special Hearing to permit an amusement game center as a commercial recreation enterprise in a B.M. Zone should be and the same is hereby DENIED.

Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE June 22, 1977
BY

RE: PETITION FOR SPECIAL HEARING
NE/corner of North Point Blvd. and Eastern Ave., 15th District

MONUMENTAL PROPERTIES, INC., Petitioners

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 77-250-SPH (Item #251)

:::::::

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr.
Deputy People's Counsel

John W. Hessian, III
People's Counsel
County Office Building
Towson, Maryland 21204

I HEREBY CERTIFY that on this 9th day of June, 1977, a copy of the above Order was mailed to John B. Howard, Esquire and Herbert R. O'Conor, III, Esquire, 409 Washington Avenue, Towson, Maryland 21204, Attorneys for Petitioners.

John W. Hessian, III

JUN 9 '77 PM
ZONING

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date May 31, 1977

FROM Norman E. Gerber, Acting Director of Planning

SUBJECT Petition #77-250-SPH. Petition for Special Hearing for an Amusement Game Center as a commercial recreation enterprise in a B.M. Zone.
Northeast corner of North Point Boulevard and Eastern Avenue.
Petitioner - Monumental Properties, Inc.

15th District

HEARING: Monday, June 13, 1977 (1:00 P.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Acting Director of Planning

NEG:JGH:rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

John B. Howard, Esquire
Herbert R. O'Conor, III, Esquire
409 Washington Ave.
Towson, Maryland 21204

Item No. 231

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 19th day of April, 1977

S. Eric DiNenna
Zoning Commissioner

Petitioner Monumental Properties, Inc.
Petitioner's Attorney John B. Howard, Esquire / Herbert R. O'Conor, III, Esquire

Reviewed by Nicholas B. Commodari
Planning & Zoning Associate III

cc: James S. Spamer and Associates
Engineers and Surveyors
8017 York Road
Towson, Maryland 21204

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG
111 W. Chesapeake Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Chairman

MEMBERS

BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

June 6, 1977

John B. Howard, Esquire
Herbert R. O'Conor, III, Esquire
409 Washington Avenue
Towson, Maryland 21204

RE: Special Hearing Petition
Item No. 231
Petitioner - Monumental Properties Inc.

Dear Messrs. Howard and O'Conor:

The Zoning Plans 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.

Located on the northeast corner of North Point Boulevard and Eastern Avenue, the subject property is currently improved with the Eastpoint Shopping Center.

This Special Hearing is being requested in order to challenge the interpretation of the Zoning Commissioner concerning the location of an amusement game center in the current B.M. zoning classification. It has been the long standing policy of this office to allow said use as a Special Exception only in a B.R. zone.

John B. Howard, Esquire
Herbert R. O'Conor, Esquire
Page 2
Item No. 231
June 6, 1977

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,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: James S. Spamer and Associates
Engineers and Surveyors
8017 York Road
Towson, Maryland 21204

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

May 19, 1977

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

Re: Item #231 (1976-1977)
Property Owner: Monumental Properties, Inc.
N/E cor. North Point Blvd. & Eastern Ave.
Existing Zoning: B.M.-C.T.
Proposed Zoning: Special Hearing to allow an amusement game center in a B.M. zone
District: 15th

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.

General:

Baltimore County highway and utility improvements are not directly involved.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #231 (1976-1977).

Very truly yours,

DONALD W. TUCKER, P.E.
Acting Chief, Bureau of Engineering

DWT:EAM:FWR:ss

E-NW & F-NE Key Sheets
1-3 SE 20 & 21 Pos. Sheets
SE1 E & F Topo
96 Tax Map

JUN 25 1979

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494 3211

May 20, 1977

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

Dear Mr. DiNenna:

Comments on Item #231, Zoning Advisory Committee Meeting, April 19, 1977, are as follows:

Property Owner: Monumental Properties, Inc.
Location: NE/C North Point Blvd and Eastern Ave.
Existing Zoning: B.M. C.T.
Proposed Zoning: Special Hearing to allow an amusement game center in a B.M. zone
Acres:
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

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

Very truly yours,

John L. Wimbley
Planner III
Project and Development Planning

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

May 18, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, MD 21204

Re: Item 231 - ZAC - April 19, 1977
Property Owner: Monumental Properties, Inc.
Location: NE/C North Point blvd. & Eastern Ave.
Existing Zoning: B.M. - C.T.
Proposed Zoning: Special Hearing to allow an amusement game center in a B.M. zone
Acres:
District: 15th

Dear Mr. DiNenna:

No traffic problems are anticipated by the request to allow an amusement game center in a B.M. zone.

Sincerely,

Michael S. Flanigan
Associate Traffic Engineer

MSF/jlf

baltimore county
department of health
TOWSON, MARYLAND 21204

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

May 5, 1977

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

Dear Mr. DiNenna:

Comments on 231, Zoning Advisory Committee Meeting, April 19, 1977, are as follows:

Property Owner: Monumental Properties, Inc.
Location: NE/C North Point Blvd. & Eastern Ave.
Existing Zoning: B.M. - C.T.
Proposed Zoning: Special Hearing to allow an amusement game center in a B.M. zone.
Acres:
District: 15th

Metropolitan water and sewer exist.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD/RJW/fth

baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
CHIEF

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

Attention: Nicholas B. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Monumental Properties, Inc.

Location: NE/C North Point Blvd & Eastern Ave.

Item No. 231 Zoning Agenda April 19, 1977

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 or _____ 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 _____ EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(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 "Life Safety Code", 1970 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

(x) 8. Amusement area is prohibited from enclosed mall area which serves as a means of emergency egress. Noted and Approved.

REVIEWER: Planning Group
Special Inspection Division

Battalion Chief
Fire Prevention Bureau

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEYFFERT
DIRECTOR

19, 1977

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

Dear Mr. DiNenna:

Comments on Item # 231 Zoning Advisory Committee Meeting, April 19, 1977 are as follows:

Property Owner: Monumental Properties, Inc.
Location: N/S/C North Point Blvd. & Eastern Ave.
Existing Zoning: B.M. - C.T.
Proposed Zoning: Special Hearing to allow an amusement game center in a B.M. zone.

Acres:
District: 15th

The items checked below are applicable:

(X) A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.

(X) B. A building permit shall be required before construction or alteration can begin.

( ) C. Three sets of construction drawings will be required to file an application for a building permit.

(X) D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit, for alterations.

( ) E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

( ) F. No comment.

( ) G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham
Plans Review Chief
CEB:rrj

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: April 19, 1977

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

Z.A.C. Meeting of: April 19, 1977

RE: Item No: 231
Property Owner: Monumental Properties, Inc.
Location: NE/C North Point Blvd. & Eastern Ave.
Present Zoning: B.M.-C.T.
Proposed Zoning: Special Hearing to allow an amusement game center in a B.M. zone

District: 15th
No. Acres:

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

N. Nick Petrovich,
Field Representative

NNP/bp

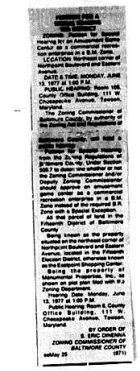
JOSEPH S. WIZOREK, PRESIDENT
E. DAVARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOLTON

THOMAS M. KOCH
MRS. LORRAINE T. HANIGAN
NORMAN D. ELLISON

ALVIN LORECK
REV. MELVIN A. SHIMM, JR.
RICHARD W. TEMPLE, JR.

ROBERT Y. DubeE, SUPERINTENDENT

JUN 25 1979



OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 June 3 19 77

Petition for Special Hearing

THIS IS TO CERTIFY, that the annexed advertisement of

was inserted in the following:

- ☐ Catonsville Times
- ☐ Dundalk Times
- ☒ Essex Times
- ☐ Suburban Times East
- ☐ Towson Times
- ☐ Arbutus Times
- ☐ Community Times
- ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for 1 successive weeks before the 13 day of June 19 77, that is to say, the same was inserted in the issues of

May 25, 1977

STROMBERG PUBLICATIONS, INC.

BY

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 26, 19 77

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time successive weeks before the 13th day of June, 19 77, the first publication appearing on the 26th day of May 19 77.

THE JEFFERSONIAN,

S. Leland Streaker
Manager

Cost of Advertisement, $

Appl ✓

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY #77-250-SPH
Towson, Maryland

District 15th Date of Posting 7-14-77

Posted for: ~~Hearing~~

Petitioner: Monumental Properties Inc.

Location of property: N/S/E/S of North Point Blvd & Eastern Ave.

Location of Signs: 1 Sign Posted on North Point Blvd. facing North Point Blvd.

Remarks:

Posted by Mel H. Hess Signature Date of return: 7/21/77

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 51798

DATE June 20, 1977 ACCOUNT 01-662

AMOUNT $45.75

RECEIVED Messrs. Cook, Howard, Downes & Tracey, P.O. Box 5517 409 Washington Ave., Towson, Md. 21204
FOR Advertising and posting of property for Monumental Properties, Inc.
#77-250-SPH

B875 PMJUN 20 45.75 MSC

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY #77-251-SPH
Towson, Maryland

District 15th Date of Posting 5-27-77

Posted for: Hearing Monday June 13th 1977 @ 11:00 AM

Petitioner: Monumental Properties

Location of property: N.W. Ser. of North Point Blvd & Eastern Ave

Location of Signs: 1 Sign Posted @ Entrance to Shopping Center from North Point Blvd.

Remarks:

Posted by Mel H. Hess Signature Date of return: 6-2-77

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 15th day of April 1977. Filing Fee $ 25.00. Received ✓ Check ___ Cash ___ Other

S. Eric DiNenna
Zoning Commissioner

Petitioner Monumental Properties Submitted by Mel H. Hess

Petitioner's Attorney Hickey Reviewed by Nan Hess

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 51824

DATE July 5, 1977 ACCOUNT 01-662

AMOUNT $40.00

RECEIVED Messrs. Cook, Howard, Downes & Tracy, 409
FROM Washington Ave., P.O. 5517, Towson, Md. 21204
FOR Cost of Appeal Monumental Properties, Inc.
#77-250-SPH

B631 PMJUL 5 40.00 MSC

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 51756

DATE May 23, 1977 ACCOUNT 01-662

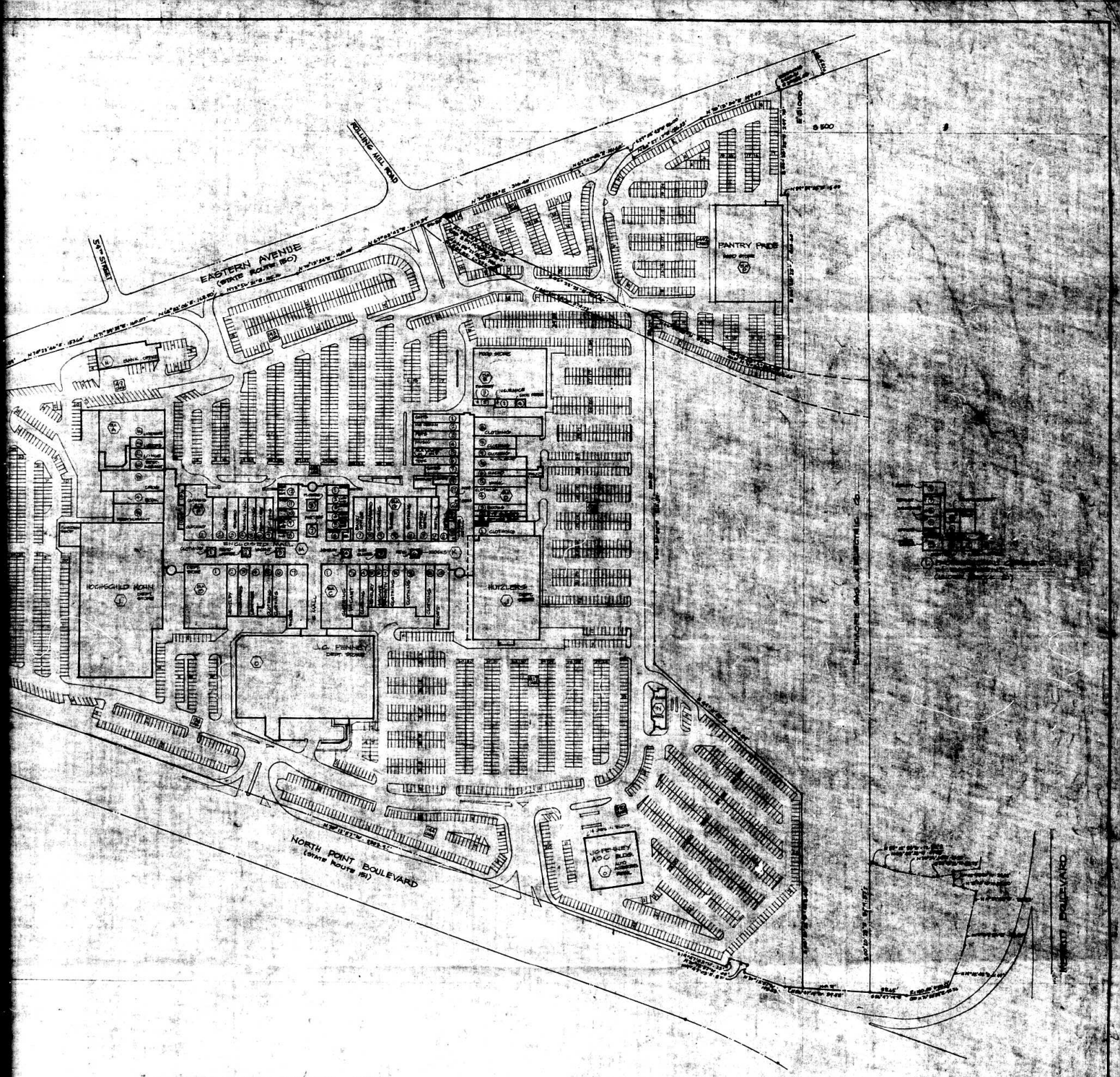
AMOUNT $25.00

RECEIVED Messrs. Cook, Howard, Downes and Tracy, 409
FROM Washington Ave., Towson, Md. 21204
FOR Petition for Special Hearing for Monumental Properties, Inc.
#77-250- SPH

B871 PMMAY 24 25.00 MSC

VALIDATION OR SIGNATURE OF CASHIER

JUN 25 1979



TOTAL PARKING PROVIDED - 4131 CARS

OWNER/DEVELOPER:
EASTPOINT MALL
25 S CHARLES STREET
BALTIMORE, MARYLAND 21201

THIS DRAWING IS BASED UPON A SERIES OF DRAWINGS PREPARED BY JAMES S. SPAMER and ASSOC.

SITE PLAN
SCALE: 1"=100'

EASTPOINT MALL

15TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

ZONING: BM CT DATE: JAN 8, 1977

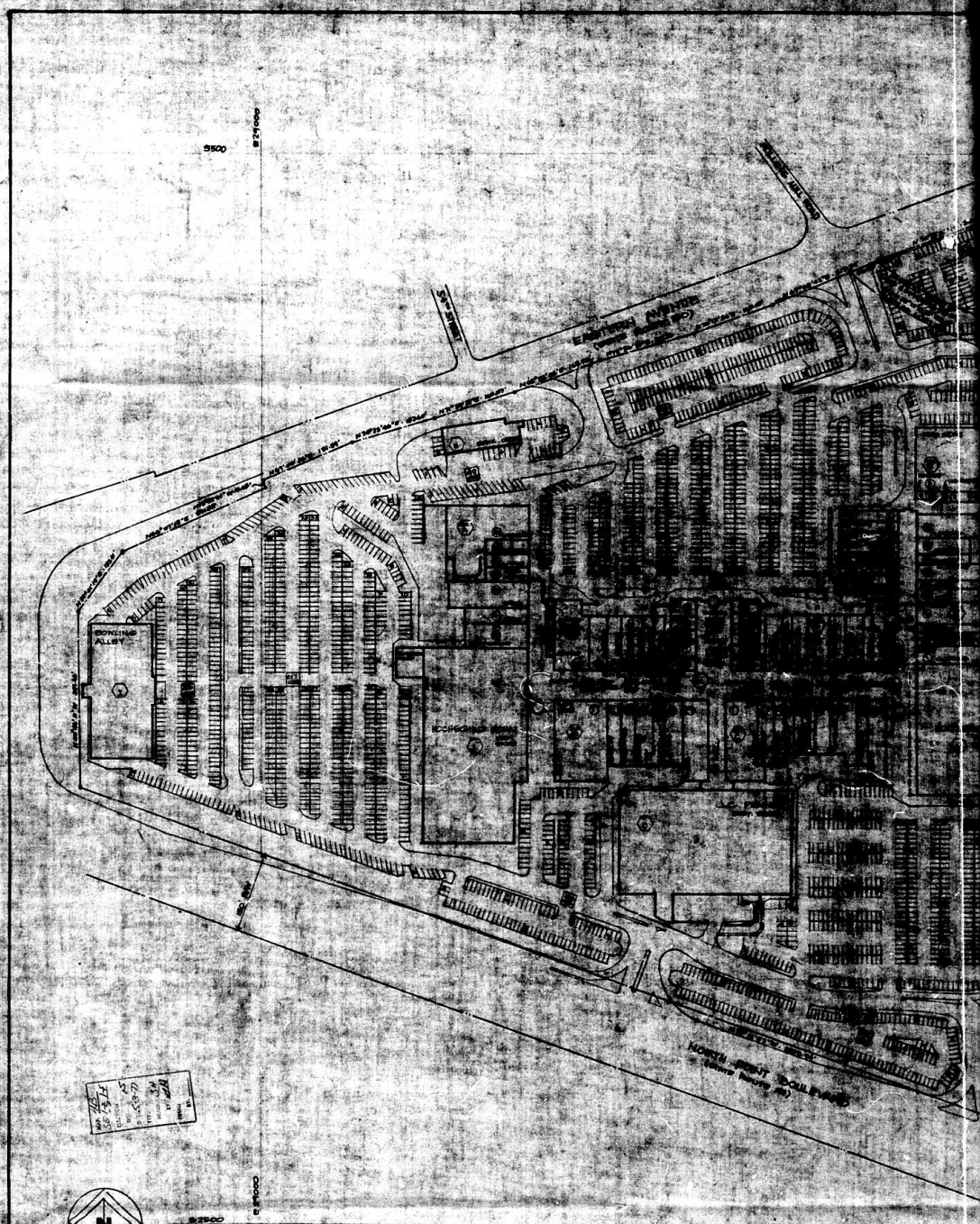
TABULATIONS

RETAIL SPACE and PARKING TABULATIONS

BLDG #	STORE #	RETAIL (SF)	CAR/RETAIL	PARKING (SPACES)
(A)	A1a	14,300	1/200	71.5
	A1b	2,136	1/200	10.7
	A1c	2,188	1/200	10.7
	A1d	2,145	1/200	10.8
	A3	7,500	1/200	37.5
	4	3,220	1/200	16.1
	A6 (Bldg)	5,441	1/50	109.5
	SUB TOT.	28,932		244.1
(B)	1	40,762	1/200	203.8
	2	3,000	1/200	15
	3	3,000	1/200	15
	4/5	3,745	1/200	18.7
	6	2,668	1/200	13.3
	7	4,010	1/200	20
	8	6,900	1/200	34.5
	SUB TOT.	64,022		320.3
(C)	1	9,410	1/200	47.3
	2/3	3,600	1/200	18
	4	2,400	1/200	12
	5	1,600	1/200	8
	6	1,683	1/200	8.4
	7	1,683	1/200	8.4
	8/9	3,467	1/200	17.3
	10/11	5,510	1/200	27.5
	12	2,400	1/200	12
	13	5,400	1/200	27
	SUB TOT.	37,203		185.9
(D)	1	5,045	1/200	25.2
	2	1,562	1/200	7.8
	3	1,760	1/200	8.8
	4	3,125	1/200	15.6
	5	2,140	1/200	11
	6	2,110	1/200	11
	7/8	2,120	1/200	10.6
	9	1,120	1/200	5.6
	10/11	3,000	1/200	15
	12/13	4,210	1/200	21.1
	14	1,063	1/200	5.3
	SUB TOT.	24,700		123.4
(E)	1	980	1/200	5
	2	675	1/200	3.4
	3	22,035	1/200	110
	4	288	1/200	1.4
	SUB TOT.	23,978		119.8
(F)	1	8,015	1/200	40
	2	3,400	1/200	17
	3	2,700	1/200	13.5
	4	2,000	1/200	10
	5	2,000	1/200	10
	6	2,000	1/200	10
	7	2,000	1/200	10
	8	1,470	1/200	7.4
	9	1,900	1/200	9.5
	10	2,000	1/200	10
	11	1,280	1/200	6.4
	12	1,600	1/200	8.0
	13	554	1/200	2.8
	14	710	1/200	3.6
	SUB TOT.	31,099		177.9

BLDG #	STORE #	RETAIL (SF)	CAR/RETAIL	PARKING (SPACES)
(G)	1	1,250	1/200	6.3
	2	1,000	1/200	5
	3	1,000	1/200	5
	4	1,000	1/200	5
	5	1,000	1/200	5
	6	1,050	1/200	5.3
	7	2,287	1/200	11.5
	8	2,000	1/200	10
	9	3,000	1/200	15
	10/11	4,000	1/200	20
	12	2,283	1/200	11.4
	13	3,500	1/200	17.5
	14	[illegible]	1/200	[illegible]
	15	700	1/200	3.5
	16	680	1/200	3.4
	17	680	1/200	3.4
	18	1,200	1/200	6
	SUB TOT.	32,319		160.7
(H)	1	2,190	1/200	11
	2 (Cinema)	2,190	1/50	44
	3	2,190	1/200	11
	4	2,190	1/200	11
	5	2,190	1/200	11
	6	2,190	1/200	11
	7	1,520	1/200	7.5
	[illegible]	[illegible]	[illegible]	102.5
(I)	[illegible]	40 LANES	[illegible]	120
(J)	[illegible]	[illegible]	1/200	[illegible]
	[illegible]	2,574	1/200	14.4
	SUB TOT.	[illegible]		[illegible]
(K)	[illegible]	[illegible]	1/200	12.5
	[illegible]	[illegible]	1/200	7.5
	SUB TOT.	[illegible]		20
(L)	[illegible]	6,184	1/200	31
	2	1,182	1/200	5.9
	3	1,190	1/200	5.9
	4	340	1/200	1.8
	5	1,120	1/200	5.6
	6	1,120	1/200	5.6
	7	1,120	1/200	5.6
	8	[illegible]	1/200	[illegible]
	9	[illegible]	1/200	[illegible]
	10	[illegible]	1/200	[illegible]
	SUB TOT.	[illegible]		[illegible]
(M)	[illegible]	[illegible]	1/200	524.5
	[illegible]	1,000	1/200	5
(N)	[illegible]	5,000	1/200	25
	SUB TOT.	10,000		[illegible]
(O)	[illegible]	[illegible]	1/200	21.28
	[illegible]	2,100	1/200	10.7
(P)	[illegible]	[illegible]	1/200	[illegible]
	[illegible]	[illegible]	1/200	82.7
	[illegible]	[illegible]	[illegible]	[illegible]
(P)	PARKS PARKS	37,200	1/200	186
	TOTAL	826,781		4,321.1

TOTAL PARKING SPACES REQUIRED = 4,321 SPACES
ZONING VARIANCE LESS 400 SPACES
ACTUAL PARKING SPACES REQUIRED = 3,921 SPACES
ACTUAL PARKING SPACES PROVIDED = 4,131 SPACES



*TOTAL PARKING PROVIDED - 4131 CARS

REVISIONS		
DATE	DESCRIPTION	BY

Jewell, Downing & Associates Architects
1206 W. Mount Royal Ave. Baltimore Md. 21217 301 669-7738

OWNER/DEVELOPER:
EASTPOINT MALL
25 S CHARLES STREET
BALTIMORE, MARYLAND 21201

THIS DRAWING IS BASED UPON A SERIES OF DRAWINGS PREPARED BY JAMES S. SPAMER and ASSOC.

SITE PLAN
SCALE: 1" = 100'

EASTPOINT MALL

15TH ELECTION DISTRICT, BALTIMORE CO
ZONING: BM CT
DATE: JAN

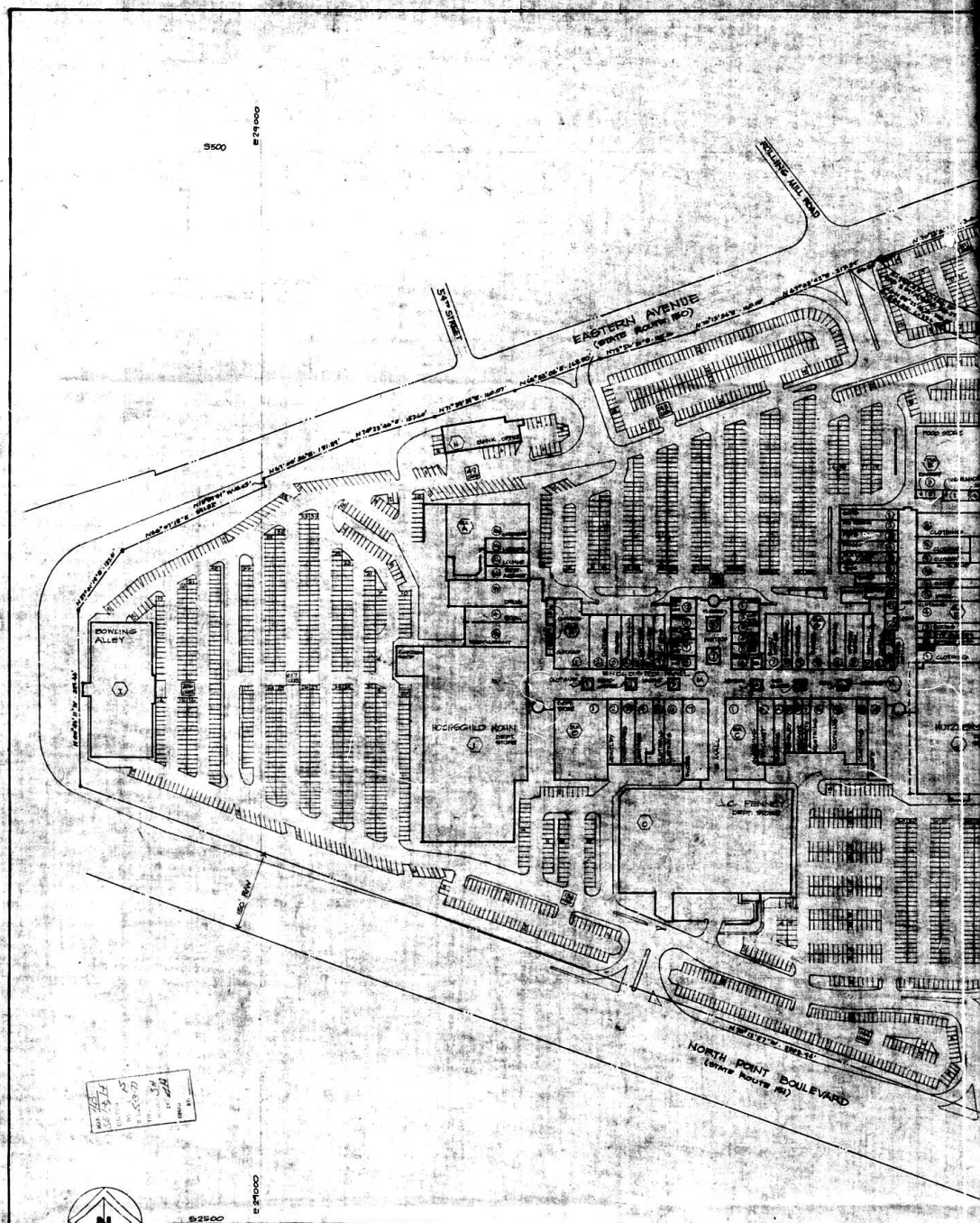
TABULATIONS

RETAIL SPACE and PARKING TABULATIONS

BLDG #	STORE #	RETAIL (SF)	CAR RATIO	PARKING (# SPACES)
(A)	A1a	4,300	1/200	21.5
	A1b	2,138	1/200	10.7
	A1c	2,138	1/200	10.7
	A1d	2,145	1/50	42.8
	A2	7,500	1/200	37.5
	A3	3,220	1/200	16.1
	B1a (BANK)	5,411	1/50	108.3
	SUB TOT	28,932		249.1
(B)	1	40,762	1/200	203.8
	2	3,000	1/200	15
	3	3,000	1/200	15
	4/5	3,745	1/200	18.7
	6	2,665	1/200	13.3
	7	4,010	1/200	20
	8	6,900	1/200	34.5
	SUB TOT	64,082		320.3
(C)	1	9,460	1/200	47.3
	2/3	3,600	1/200	18
	4	2,400	1/200	12
	5	1,600	1/200	8
	6	1,683	1/200	8.4
	7	1,683	1/200	8.4
	8/9	3,467	1/200	17.3
	10/11	5,510	1/200	27.5
	12	2,400	1/200	12
	13	5,400	1/200	27
	SUB TOT	37,203		185.9
(D)	1	5,045	1/200	25.2
	2	1,562	1/200	7.8
	3	1,750	1/200	8.7
	4	5,125	1/200	25.6
	5	2,190	1/200	11
	6	2,190	1/200	11
	7/8 (RESTAURANT)	3,750	1/150	25
	9	1,720	1/150	11.5
	10/11	3,000	1/200	15
	12/13/14	6,870	1/200	34.4
	15	1,063	1/200	5.2
	SUB TOT	34,765		227.4
(E)	1	950	1/200	5
	2	675	1/200	3.4
	3	22,025	1/200	110
	4	282	1/200	1.4
	SUB TOT	23,968		119.8
(F)	1	8,015	1/200	40
	2	3,400	1/200	17
	3	2,700	1/200	13.5
	4	2,000	1/200	10
	5	2,000	1/200	10
	6	2,000	1/200	10
	7	2,000	1/200	10
	8	1,470	1/200	7.4
	9	1,500	1/200	7.5
	10	2,000	1/200	10
	11	1,250	1/200	6.3
	12 (RESTAURANT)	1,500	1/50	30
	13	554	1/200	2.7
	14	710	1/200	3.5
	SUB TOT	35,099		177.9

BLDG #	STORE #	RETAIL (SF)	CAR RATIO	PARKING (# SPACES)
(G)	1	1,250	1/200	6.3
	2	1,000	1/200	5
	3	1,000	1/200	5
	4	1,000	1/200	5
	5	1,000	1/200	5
	6	1,050	1/200	5.3
	7	2,987	1/200	15
	8	2,000	1/200	10
	9	3,000	1/200	15
	10/11	4,000	1/200	20
	12	2,283	1/200	11.4
	13	3,500	1/200	17.5
	14 (BANK)	1,000 (DRIVE-THRU) / 2,583 (STAND)	1/200	5 / 12.9
	15	700	1/200	3.5
	16	680	1/200	3.4
	17	680	1/200	3.4
	18	1,200	1/200	6
	SUB TOT	32,319		160.7
(H)	1	2,190	1/200	11
	2 (LIQUOR)	2,190	1/50	44
	3	2,190	1/200	11
	4	2,190	1/200	11
	5	2,190	1/200	11
	6	2,190	1/200	11
	7	1,500	1/200	7.5
	SUB TOT	12,840		106.5
(I)	BOWLING ALLEY	40 LANES	3/LANE	120
(J)	HOCHSCHILD KOHN	115,250	1/200	576.3
	H/K	138,980	1/200	695
	H/K BASEMENT SHOP	2,879	1/200	14.4
	SUB TOTAL	257,079		1,285.7
(K)	KIDDIES 1-2	44,462+2,464	1/200	12.3
	KIDDIES 3-5	190+24,900	1/200	7.5
	SUB TOT	3,954		20
(L)	PEER OFF. 1	1,124	1/200	5.6
	2	1,152	1/200	5.8
	3	1,150	1/200	5.7
	4	540	1/200	1.8
	5	1,120	1/200	5.7
	6	1,120	1/200	5.7
	7	1,120	1/200	5.7
	8	1,216	1/200	6.3
	9	940	1/200	5.1
	10	1,000	1/200	5.3
	UNKNOWN	2,700	1/200	9
	SUB TOT.	15,382		44.2
(M)	MALL A (ANCHORS)	64,840	1/200	324.5
	MALL A (MISC. SPACE)	1,000	1/200	5
	MALL C	5,000	1/200	25
	SUB TOT	70,840		354.5
(N)	MISC. RETAIL (MALL)	6,578	1/200	21.5
	MISC. RETAIL (MAIN)	3,200	1/200	10.7
(O)	J.C. PENNEY	126,640	1/200	633.2
	J.C. PENNEY BASEMENT	15,800	1/200	52.7
	SUB TOT	142,440		685.9
(P)	MOVIES FREE	37,200	1/200	186
	TOTAL	803,781		4,332.1

TOTAL PARKING SPACES REQUIRED = 4,232.1 SPACES
ZONING VARIANCE LESS 400 SPACES
ACTUAL PARKING SPACES REQUIRED 3,932.1 SPACES
ACTUAL PARKING SPACES PROVIDED = 4,121 SPACES



TOTAL PARKING PROVIDED - 4121 CARS

REVISIONS		
DATE	DESCRIPTION	BY

Jewell, Downing & Associates Architects
1206 W. Mount Royal Ave. Baltimore Md. 21217 301 669 7738

OWNER/DEVELOPER:
EASTPOINT MALL
25 S CHARLES STREET
BALTIMORE, MARYLAND 21201

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SITE PLAN
SCALE: 1"=100'

EASTPOINT MALL

15TH ELECTION DISTRICT, BALTIMORE COU
ZONING: BM CT
DATE: JAN