1873

#1873

MAP #1-B

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:—

I, James M. Fincham, legal owner... of the property situate at the southeast corner of Dogwood Road and Belmont Ave. in the 1st District of Balto. Co., thence easterly, on the south side of Dogwood Road, 311.75 feet, thence S 29° 15' west 410 feet; thence N 60° 44' west 290 feet; thence N 29° 40' west 103.17 feet to the east side of Belmont Avenue and thence northerly, binding on the east side of Belmont Avenue, 310 feet to beginning,

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an J.R.E.S. zone to an Comm. zone.

Reasons for Re-Classification: Necessary in Comm. Use (STORES)

Size and height of building: front.....feet; depth.....feet; height.....feet.

Front and side set backs of building from street lines: front.....feet; side.....feet.

Property to be posted as prescribed by Zoning Regulations.

I, ..., agree to pay expenses of above re-classification, 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.

James M. Fincham
Legal Owner

Address Woodlawn, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of November, 1950, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a new spaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the 18th day of December, 1950 at 2:00 o'clock P. M.

Zoning Commissioner of Baltimore County

(over)

S 18 NS

JAMES M. FINCHAM
S. E. Cor. Dogwood Road & Belmont Ave.
1st Dist.

1873

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of.....

.....the above re-classification should be had.

It Is Ordered by the Zoning Commissioner of Baltimore County this.....day of .....19....., that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from a.....zone to a.....zone.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of.....

.....the above re-classification should NOT be had:

It Is Ordered by the Zoning Commissioner of Baltimore County, this.....day of .....19....., that the above petition be and the same is hereby denied and that the above described property or area be and the same is hereby continued as and to remain a.....zone.

Zoning Commissioner of Baltimore County

Approved.....

County Commissioners of Baltimore County

Date 2/15/51 2:00

By A. Augustine Muller
President

1873

MAP #1-B

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE - S. E. COR. DOGWOOD ROAD AND BELMONT AVE. 1st District, JAMES M. FINCHAM, PETITIONER

This petition is for the reclassification of the property located at the southeast corner of Dogwood Road and Belmont, near Woodlawn, from an "A" Residence Zone to an "E" Commercial Zone to permit the erection of a community shopping center.

At the present time this area is rather sparsely settled. However, the petitioner has plans for the development of a rather large tract adjacent to the area sought to be zoned.

Evidence adduced at the hearing was to the effect that there exists a need for shopping and banking facilities in this vicinity. It was pointed out that the shopping facilities at Woodlawn are wholly inadequate and that no parking space is available and that the residents of this area must go into the City. The petitioner also pointed out that no banking facilities are available to the people of this area except those in Baltimore City and that he has contacted a building association which will provide banking service and which has indicated it will locate on the property in question.

From the evidence introduced at the hearing it is the opinion of the Zoning Commissioner that a community need exists for such services in this area and that the reclassification of this property would not be detrimental to the health, safety and general welfare of the community, therefore:

It is this 4th day of January, 1951, ORDERED by the Zoning Commissioner of Baltimore County, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from an "A" Residence Zone to an "E" Commercial Zone, subject, to the provision of at least two and one-half square feet of off-street parking area for every square foot of land to be covered by commercial buildings, and subject, also, to the approval of the plot plan by the Planning Commissioner of Baltimore County.

Augustine J. Muller
Zoning Commissioner of Baltimore County

Approved:

County Commissioners of Baltimore County

By A. Augustine Muller
President

Date: Feb 9, 1951

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY 1873

Towson, Maryland

District 1 Date of Posting Dec 29/50

Posted for: Commercial

Petitioner: James M. Fincham

Location of property S.E.corner Dogwood & Belmont Ave

Location of Signs south side of Dogwood 10-100-190 feet east of Belmont Ave

Remarks:

Posted by Harry E. Garside (signature) Date of return Dec 29/50

NOTICE OF ZONING PETITION FOR RECLASSIFICATION
1st District

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or re-classification from an "A" Residence Zone to an "E" Commercial Zone of the property hereinafter described, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act, and Regulations of Baltimore County, will hold a public hearing at the Zoning Office, in the Reckord Building, Towson, Baltimore County, Maryland:

On Monday, December 18, 1950 at 2:00 p. m.

to determine whether or not the following mentioned and described property should be changed or re-classified as aforesaid (or Approved Commercial Use, to wit:

All that parcel of land at the southeast corner of Dogwood Road and Belmont Ave. in the 1st District of Balto. Co., thence easterly, on the south side of Dogwood Road, 311.75 feet, thence S 29° 15' west 410 feet; thence N 60° 44' west 290 feet; thence N 29° 40' west 103.17 feet to the east side of Belmont Ave. and thence northerly, on the east side of Belmont Ave., 310 feet to beginning. Being property of James M. Fincham as shown on plat plan filed with the Building's and Zoning Department.

By Order of Chas. H. Doing
Zoning Commissioner
of Baltimore County

Dec. 1-8.

OFFICE OF RECD DEC 5 1950

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS, Reisterstown, Md. — THE COMMUNITY PRESS, Dundalk, Md. — THE HERALD-ARGUS, Catonsville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

December 9, 1950

THIS IS TO CERTIFY, that the annexed advertisement of Charles H. Doing Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 9th day of December, 1950, that is to say the same was inserted in the issues of December 1 and 8, 1950.

THE BALTIMORE COUNTIAN

By P. T. Morgan
Editor and Manager.

NOTICE OF ZONING PETITION FOR RECLASSIFICATION
1st District

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or re-classification from an "A" Residence Zone to an "E" Commercial Zone of the property hereinafter described, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act, and Regulations of Baltimore County, will hold a public hearing at the Zoning Office, in the Reckord Building, Towson, Baltimore County, Maryland:

On Tuesday, January 9, 1951 at 11:00 a. m.

to determine whether or not the following mentioned and described property should be changed or re-classified as aforesaid for Approved Commercial Use, to wit:

All that parcel of land at the southeast corner of Dogwood Road and Belmont Ave. in the 1st District of Balto. Co., thence easterly, on the south side of Dogwood Road, 311.75 feet, thence S 29° 15' west 410 feet; thence N 60° 44' west 290 feet; thence N 29° 40' west 103.17 feet to the east side of Belmont Ave. and thence northerly, on the east side of Belmont Ave., 310 feet to beginning. Being property of James M. Fincham as shown on plot plan filed with the Buildings and Zoning Department.

By Order of
AUGUSTINE J. MULLER,
Zoning Commissioner
of Baltimore County.

Dec. 22-29.

RECD DEC 27 1950 OFFICE OF #1873

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS, Reisterstown, Md. — THE COMMUNITY PRESS, Dundalk, Md. — THE HERALD-ARGUS, Catonsville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

December 30,

THIS IS TO CERTIFY, that the annexed advertisement of Augustine J. Muller, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 30th day of December, 1950, that is to say the same was inserted in the issues of December 22 and 29, 1950.

THE BALTIMORE COUNTIAN

By P. T. Morgan
Editor and Manager.

November 30, 1950

$26.00

RECEIVED of James M. Fincham the sum of Twenty Six ($26.00) Dollars, being cost of petition for reclassification advertising and posting of property, southeast corner of Dogwood Road and Belmont Avenue, 1st District of Baltimore County.

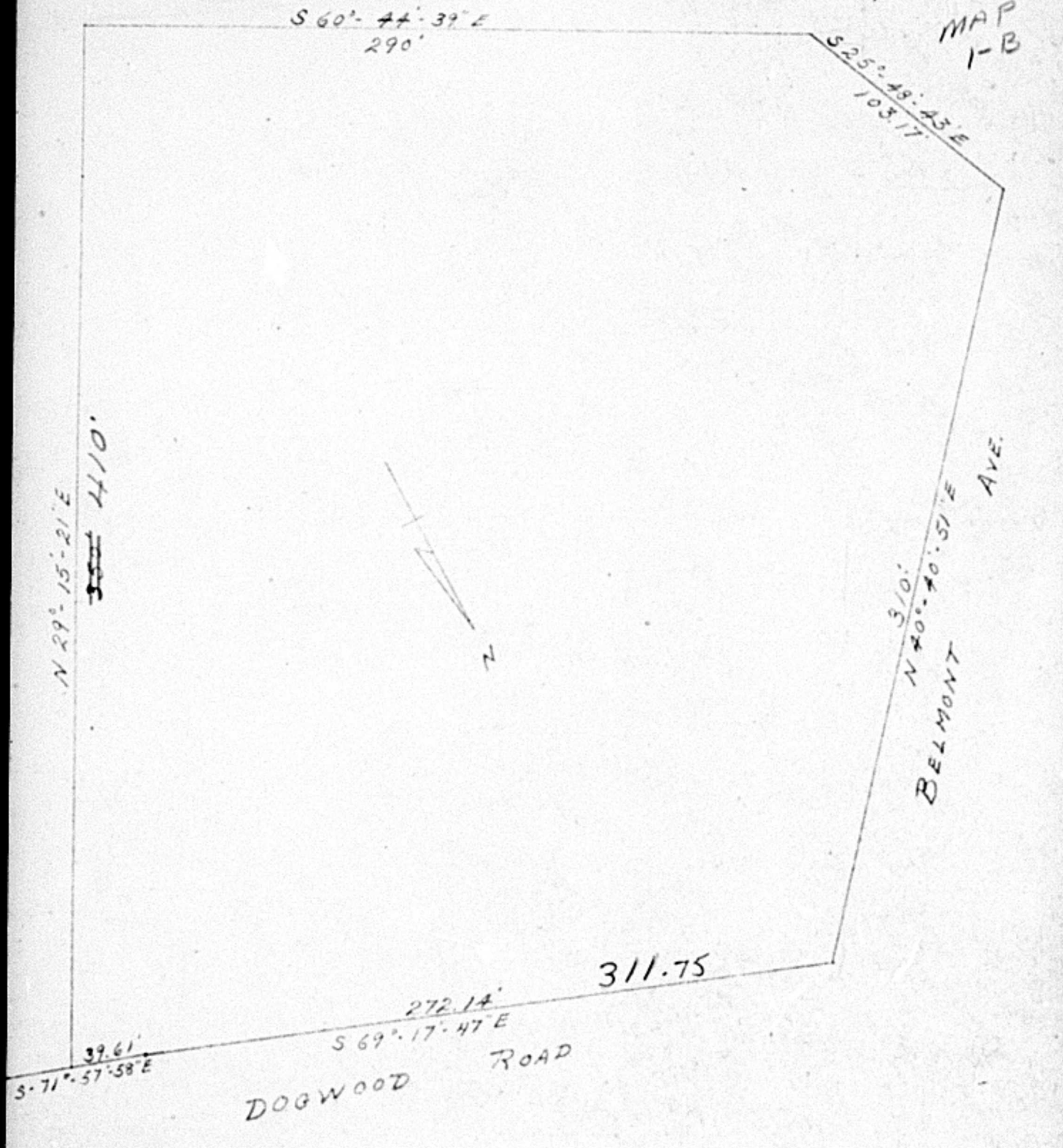
Zoning Commissioner

Hearing:
Monday, Dec. 18, 1950
at 2:00 P. M.

PAID
NOV 5 1950
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

#1873

MAP 1-B


S 60°-44'-39" E
290'
S 25°-49'-43" E
103.17'
N 29°-15'-21" E
411.0'
N 20°-40'-51" E
310'
BELMONT AVE.
N
311.75
272.14'
S 69°-17'-47" E
39.61'
S 71°-57'-58" E
DOGWOOD ROAD

Note:
The requirements of sections 72A, 72B & 72C of Article 17 of the Annotated code of Md. 1939 Edition (Titles Clerks of Courts, Sub Titles Clerks of Circuit Courts) as far as they relate to the making of this plat and setting the markers have been complied with.

BROOKLAWN DEVELOPEMENT CO.
James M Fincham President

#214 RE
REGISTERED PROFESSIONAL ENGINEER

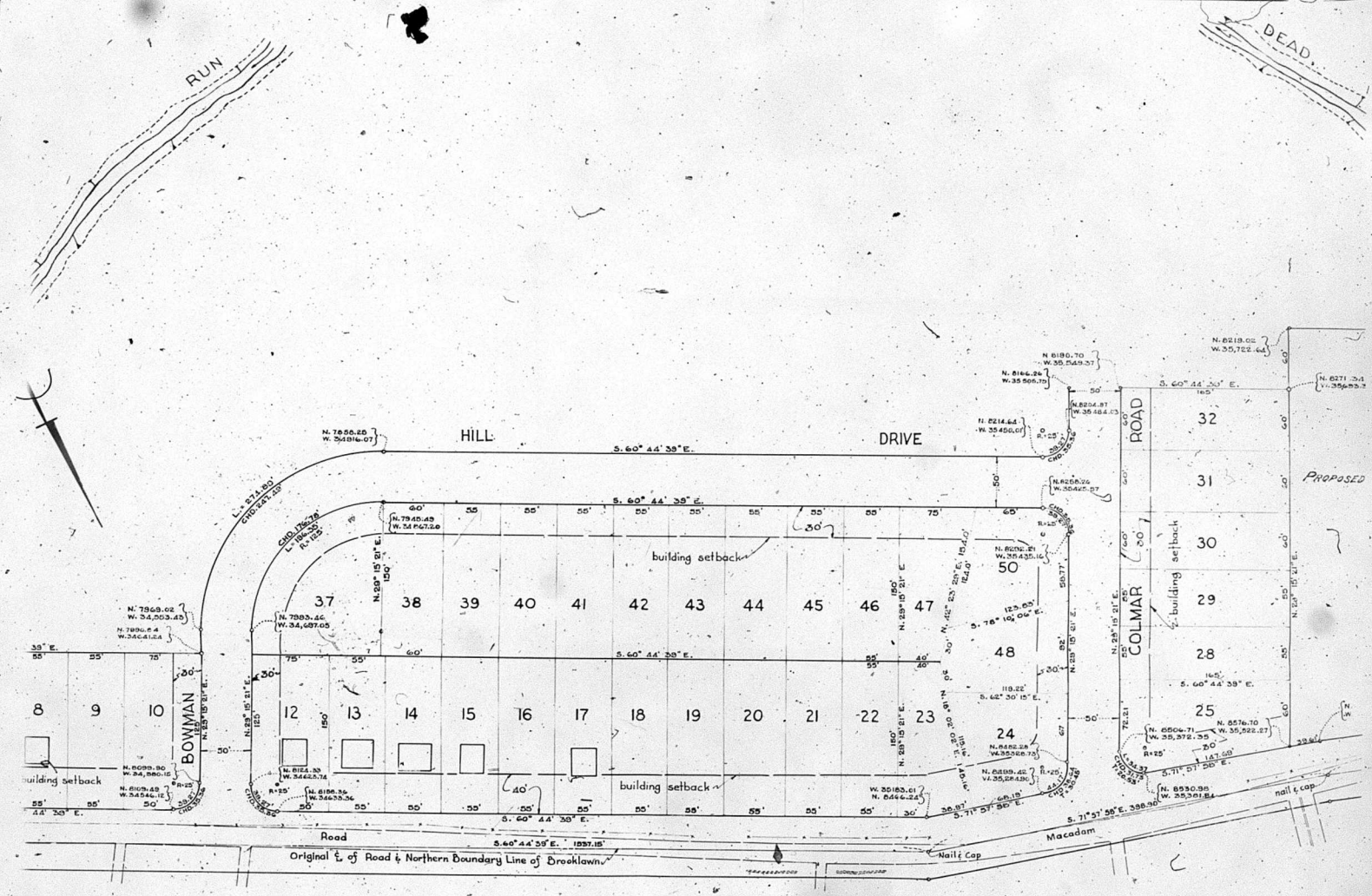
We, the undersigned, owners of the property shown and described hereon, hereby adopt this plan of subdivision.

October 24, 1950.

Witness:
John W. Fincham
As to both

James M. Fincham
James M. Fincham
Elizabeth J. Fincham
Elizabeth J. Fincham

A P
Bro
A DE
BROOKLAW
ELECT. DIST
Scale 1" = 50'



A PLAT OF Section 'A'

Brooklawn

A DEVELOPEMENT OF

BROOKLAWN DEVELOPEMENT CO.

ELECT. DIST. BALTIMORE COUNTY.

Scale 1" = 50' September ,1950

...s of the
...bed hereon,
...subdivision.

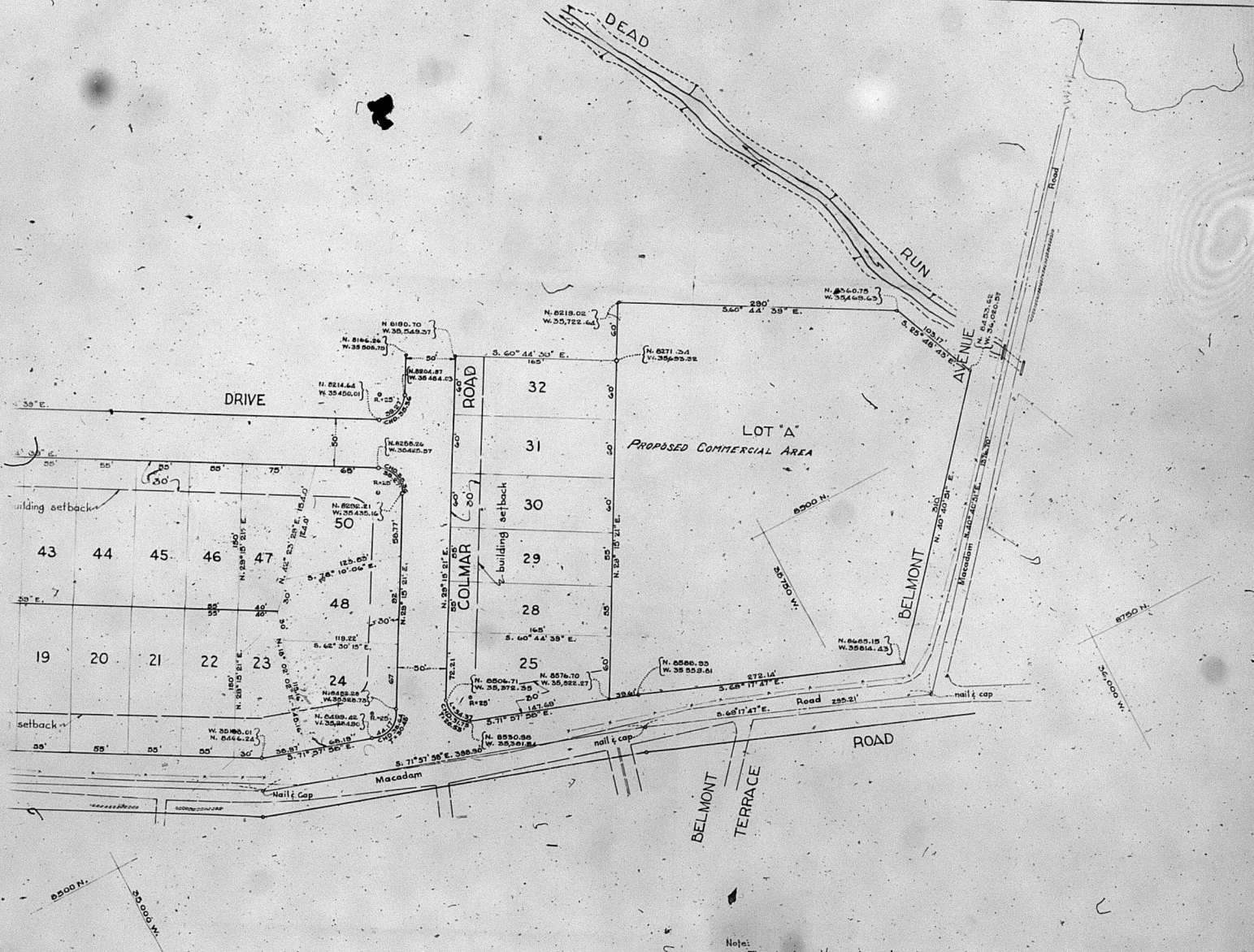
...mes M. Fincham

...James M. Fincham

...Elizabeth J. Fincham

BALTIMORE COUNTY, MD.
APPROVED FOR STREET ALI...

Roads Engineer



CO.
COUNTY,
mber ,1950

Note:
The streets and/or roads as shown hereon and the mention thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the Grantors of the deed to which this plat is attached, their heirs & assigns.

Note:
Coordinates shown on the Plat are based on the Coordinate System established by the METROPOLITAN DISTRICT OF BALTIMORE COUNTY.

BALTIMORE COUNTY HIGHWAYS DEPARTMENT
APPROVED FOR STREET ALLIGNMENT AND LOCATION
J. Lee Griffith — Roads Engineer
Sept 26th 1950 — Date

APPROVED FOR BALTIMORE COUNTY PLANNING COMMISSION
Theodore W. Diggs — DIRECTOR
Sept. 26, 1950 — DATE

BROOKLAWN DEVELOPEMENT
812 PARK AVENUE
BALTIMORE MARYLAND