

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

and Bellwood Realty, Inc., the developer and contract purchaser,
James C. Martin and Elsie Martin, legal owners, 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 R-10 zone to an R-A zone; for the following reasons:

Said property is erroneously classified R-10, the appropriate
zoning classification thereof under applicable planning principles
being R-A; Furthermore, there is a present need in the area for
additional apartment dwellings, a use to which the subject property
is most adaptable.

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 ~~RECLASSIFICATION~~ RECLASSIFICATION

~~the purpose of erecting and operating a building, the use of which is not permitted by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.~~

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

I or we, agree to pay expenses of above reclassification 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.

Bellwood Realty, Inc.

By James C. Martin and Elsie Martin, Legal Owners
Contract Purchaser
Address: S/o M. William Adelson
whose address is set forth below.

M. William Adelson, Petitioner's Attorney
Address: 1035 Maryland National Bank Bldg.,
Baltimore 2, Md. PL 2-6652

ORDERED BY The Zoning Commissioner of Baltimore County, this 8th day
of February, 1963, that the subject matter of this petition be advertised as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out 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 19th day of May, 1963, at 1:00 o'clock

at 1:00 o'clock

at 1:00 o'clock

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at 1:00 o'clock

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

the above Reclassification should be had; and it further appearing that by reason of

a Special Exception for a should be granted.

IT IS ORDERED BY the Zoning Commissioner of Baltimore County this

day of 1963, that the herein described property or area should be and

the same is hereby reclassified, from a zone to an R-A zone; and

zone, and/or a Special Exception for a should be and the same is

granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition

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Zoning Commissioner of Baltimore County

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IT IS ORDERED BY the Zoning Commissioner of Baltimore County this



May 20, 1963

Hon. John G. Rose
Zoning Commissioner of Baltimore County
County Office Building
Towson 4, Maryland

Re: Case No. 5840 - Petition for
Reclassification from "R-10"
Zone to "R-A" Zone, S.S. Dogwood
Road and W.S. of the new location
of Belmont Avenue, First District,
James C. Martin and Elsie Martin, Owners
and Bellwood Realty, Inc., Contract
Purchaser, Petitioners

Dear Mr. Rose:

Please enter an appeal to the County Board of Appeals
from the decision of the Zoning Commissioner dated May 7,
1963, denying the reclassification requested in the above
entitled case. This appeal is taken pursuant to Section 23-26,
Title 23, Baltimore County Code, as enacted by Bill No. 80
approved June 10, 1960.

James C. Martin
James C. Martin
Elsie Martin
Elsie Martin
Owners and Appellants

BELWOOD REALTY, INC.

By James C. Martin,
Contract Purchaser and Appellant
c/o M. William Adelson
1035 Maryland National Bank Building
Baltimore 2, Maryland
Plaza 2-6652



M. William Adelson
ATTORNEY AND COUNSELLOR AT LAW
1035 MARYLAND NATIONAL BANK BUILDING
BALTIMORE 2, MARYLAND

April 9, 1963

Mr. John G. Rose
Zoning Commissioner of Baltimore County
County Office Building
Towson 4, Maryland

Re: Property of Bellwood Realty
and James C. and Elsie Martin,
S. W. Corner Dogwood Road and
Belwood Avenue

Dear Mr. Rose:

Petitioners in the above matter hereby withdraw
their application for special exceptions to use the property
for two ten-story elevator buildings and also withdraw
their application for the variances requested to enable
the construction and utilization of said elevator apart-
ment buildings. Petitioners, however, desire to continue
pursuance of their petition for reclassification of the
property from an R-10 to an R-A zone.

Yours very truly,

M. William Adelson
M. William Adelson
Attorney for the Bellwood
Realty, Inc., James C.
Martin and Elsie Martin

WFS:cms

Co: Mr. George Gavrelis

RE: PETITION FOR RECLASSIFICATION : BEFORE
from an R-10 zone to an R-A zone, : COUNTY BOARD OF APPEALS
S/S Dogwood Road and W/S of new : OF
location of Belmont Avenue, : BALTIMORE COUNTY
First District, :
James C. Martin and :
Elsie Martin, Owners, and : No. 5840
Bellwood Realty, Inc., :
Contract Purchasers, Petitioners :

ORDER OF DISMISSAL

Petition of James C. Martin and Elsie Martin, Owners, and Bellwood Realty,
Inc., Contract Purchasers, for reclassification from an R-10 Zone to an R-A Zone of prop-
erty located on the south side of Dogwood Road and the west side of the new location of
Belmont Avenue in the First District of Baltimore County.

Whereas the County Board of Appeals is in receipt of a letter dated June 1,
1965 from the attorney representing the petitioners-appellants in the above entitled matter,

Whereas the said attorney for the said petitioners requests that the appeal
filed on behalf of said petitioners, be dismissed and withdrawn as of June 1, 1965.

It is hereby ORDERED this 8th day of June, 1965 that said appeal
be dismissed without prejudice as of the aforementioned date.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin
William S. Baldwin, Chairman

W. Giles Parker
W. Giles Parker

E. Bruce Alderman
E. Bruce Alderman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 24, 1963
FROM: Mr. George E. Gavrelis, Deputy Director

SUBJECT: Case No. 5840 - Petition for Reclassification from R-10 to R-A Zone, South side of Dogwood
Road and W.S. of the new location of Belmont Avenue. Being property of James C. Martin,
1st District

REMARKS: Monday, May 6, 1963 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject
petition for reclassification from R-10 to R-A zoning. It has the follow-
ing advisory comments to make with respect to pertinent planning factors:

1. It is the understanding of the Planning staff that the subject
petition has been amended prior to advertising simply to seek re-
classification to R-A zoning and that the Special Exception for
high-rise apartments with variances has been abandoned at this time.
2. In making recommendations for comprehensive rezoning of this portion
of the County, the Planning Staff, the Planning Board, and, subsequently,
the County Council took cognizance of the Beltway and Security
Boulevard. Non residential - commercial and industrial zoning was
affirmed on the easterly side of the Beltway. Industrial zoning was
created to the west of the Beltway along the extension of Security
Boulevard and along Belmont Avenue. Industrial zoning along Belmont
Avenue terminated at a street some 1500 feet southerly from Dogwood
Road. It is pertinent to note that the industrial zoning was not
own buffering and transition.
3. The area to the north of Zone 1-W-1-R-2 was recommended for R-10 zoning
and affirmation of the predominate character of residential develop-
ment in the area. The Beltway was considered as a stopping point
north of the industrial zoning for more intensive residential uses
simply because access to the Beltway is possible only at Liberty Road
and Security Boulevard.

MWA:DH8

CEB:bms

DOLLENBERG BROTHERS

Registered Professional Engineers & Land Surveyors
708 WASHINGTON AVENUE AT YORK ROAD
TOWSON 4, MD.

Zoning Description

All that piece or parcel of land situate, lying and being in the RA
Second Election District of Baltimore County, State of Maryland and
described as follows to wit:

Beginning for the same at the corner formed by the intersection
of Belmont Avenue as shown on State Bonds (comprising of Maryland 1844, 1845,
1846 and 1847) and running thence and binding on the south side of Dogwood Road
North 76 degrees 24 minutes East 210 feet, thence leaving said road and
following course and distances viz: South 13 degrees 36 minutes East 150
feet, North 76 degrees 24 minutes East 120 feet, North 10 degrees 01
minute East 670.4 feet and North 74 degrees 46 minutes East 120 feet to
the west side of the new location of Belmont Avenue and thence binding
on the westernmost side of said avenue the three following courses and
distances viz: North 9 degrees 10 minutes East 645 feet, North 35 degrees
30 minutes East 57 feet and North 13 degrees 36 minutes East 15 feet to
the place of beginning.

Containing 4.22 Acres of land more or less.



INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 17813
DATE 5/29/63

TO: Eugene P. Smith, Esq.,
3015 Maryland National Bank Bldg.,
Baltimore 2, Md.

BILLED BY: Office of Planning & Zoning
119 County Office Bldg.,
Towson 4, Maryland

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01622			
		Cost of appeal in matter of petition of Jas. C. Martin, et al	\$70.00
		PAID - Baltimore County, Md. - Office of Finance	
		5-1163 9528 * * * TIL -	70.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: April 19, 1963
Posted for: Reclassification from R-10 to P-A
Petitioner: James C. Martin
Location of property: S/S. of Regwood Rd. & W/S. of The New
Location of Belmont Ave.
Location of Signs: 1 Belmont Ave. located on N. side of Regwood Rd.
Remarks: 1 Belmont Ave. located on N. side of Regwood Rd. South side of Belmont Ave.
Posted by: J. Martin Date of return: April 25, 1963

PETITION FOR
ZONING
RECLASSIFICATION

1st District
SCHOOLING: From R-10 to R-A
LOCATION: South side of
Dugwood Road and the West
side of the New Location of Belmont Avenue

DATE & TIME: MONDAY,
MAY 6, 1963 at 1:00 P.M.

PUBLIC HEARING: Room
301, County Office Building,
Towson, Maryland

The Zoning Commissioner of
Baltimore County, by
authority of the Zoning Act
and Regulations of Baltimore
County, will hold a
public hearing:

Concerning all that parcel
of land in the First District
of Baltimore County

Beginning for the same
at the corner formed by the
intersection of the south
side of Dugwood Road with
the west side of the new
location of Belmont Avenue

as shown on State Road
Commission of Maryland Plat
No. 17813 and running
thence and binding on the
south side of Dugwood
Road North 78 degrees 24

minutes West 210 feet,
thence bearing said road
and binding on the outline
of the land of James C.
Martin and wife the four

following courses and distances
viz: South 13 degrees
16 minutes West 150
feet, North 78 degrees 24

minutes East 150 feet,
South 10 degrees 01 minute
East 670.4 feet and North
74 degrees 45 minutes East
150 feet to the west side of
the new location of Belmont
Avenue and thence binding
on the westernmost side of
said avenue the three following
courses and distances viz:
North 9 degrees 00 minutes
East 645 feet, North 33
degrees 20 minutes West
57 feet and North 13
degrees 16 minutes East
15 feet to the place of beginning.

Containing 4.20 Acres of
land more or less.

Being the property of
James C. Martin & Wife
Martin, as shown on plat
plan filed with the Zoning
Department.

By Order Of
John G. Rose
Zoning Commissioner Of
Baltimore County

April 19

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

April 22, 1963

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, 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 One Week, that is to say
the 22nd day of April, 1963, that is to say
the same was inserted in the issues of

April 19, 1963.

THE BALTIMORE COUNTIAN

By: Paul J. Morgan
Editor and Manager

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 17755
DATE 5/6/63

TO: Cash

BILLED BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01622			
		Advertising and posting of property for James C. Martin	\$2.46
		PAID - Baltimore County, Md. - Office of Finance	
		5-1163 9528 * * * TIL -	52.46

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 16414
DATE 2/6/63

TO: Money Order #0657280

BILLED BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01622			
		Petition for Reclassification for James C. Martin	\$0.90
		PAID - Baltimore County, Md. - Office of Finance	
		5-1163 9528 * * * TIL -	52.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

SITE PLAN LEGEND

- PAVING
- SCREENING AREA
- SHRUBS
- PARKING SPACES
- NO. OF SPACES
- CONCRETE WALLS

TABULATIONS

EXISTING USE OF PROPERTY:
HOME, OFFICE & STORAGE OF CONTRACTOR EQUIP.
PROPOSED USE OF PROPERTY:
GARDEN TYPE APARTMENTS
EXISTING ZONING OF PROPERTY:
R-10
PROPOSED ZONING OF PROPERTY:
RA

NET AREA OF PROPERTY - 4.20 ACRES

GROSS AREA OF PROPERTY - 4.82 ACRES

TOTAL NO. OF APTS. ALLOWED NET 420 x 16 = 75

TOTAL NO. OF APTS. ALLOWED GROSS 432 x 16 = 77

TOTAL NO. OF PARKING SPACES REQUIRED 75

TOTAL NO. OF PARKING SPACES PROPOSED 79



THEODORE DAVIS, JR., A
Julia
1026 CATHEDRAL STREET
BALTIMORE 1, MARYLAND
Telephone PL 2-1774

- SITE PLAN -

APARTMENT PROJECT
340 E. BELMONT AVE. & DORWOOD ROAD
2ND DISTRICT - BALTO. COUNTY, MD.
BELLWOOD REALTY INC.
DEVELOPERS

JAMES C. MARTIN
OWNER
6817 DORWOOD RD.
BALTIMORE 7, MARYLAND
THEODORE DAVIS
ARCHITECT

1026 CATHEDRAL ST. BALTO., MD.
DATE 2-8-63
BY J. DAVIS
DRAWN BY J. DAVIS
PER. NO. NJ (A)

