RE: PETITION FOR RECLASSIFICATION PETITION FOR RECLASSIFIATION From "R-10" and "R-20"to "R-A" Zone, N/M Cor. Bellona Ave. and Brookside Lane, 8th Dist., Simon E. Sobeloff BEFORE ZONING COMMISSIONE BALTIMORE COUNTY ORDER OF DISMISSAL The petitioner in the aforegoing case has withdrawn his petition and the matter is dismissed without prejudice. 199 Car Zoning Commisssioner Baltimore County



Honorable John G. Rose Zoning Commissioner County Office Building n. Maryland - 21204

Re: Petition for Reclassification for Simon E. Sobeloff - #65-109-R

Mr. Commissioner:

On behalf of the Petitioner in the above captioned case it is requested that the Petition be withdrawn without prejudice.

This case is set for hearing on Wednesdry, November 18, 1964 at 10:00 a.m. All parties are being notified of this withdrawal by copies of this letter,

ce: Donald N. Rothman, Esq. Ernest G. Trimble, Esq.

65-109 R PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Simon E. Sobeloff and I, or we, Irene E. Sobeloff Simon 2. Sobelott and
1, or we. Irene E. Sobelott. legal owners. of the property situate in Estimore #9

County and which is described in the description and plat attached hereto and made a part hereof, 526.5 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 R-10 and R-20 9/30/64 ...zone; for the following reasons: R-A

Error in original map.

Change in character of neighborhood.

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

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore Min E. Sorely

Address Riderwood, Maryland a Com A. Owen Hennegan, dr.

John Bey 825 SSI Protestant's Attorney

11118/64

Irene E. Sobeloff Legal Owner

Simon E, Sobeloff

Address 406 Jefferson Building (4)

ner er fillian

ORDERED By The Zoning Commissioner of Baltimore County, this _____2od_______day, 196.4+, 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 Commissione, of Baltimore County in Room 106, County Office Building in Towson, Baltimore ..day of .. October 1964 ... at 1:00 o'cloc

County, on the SEP 2 - 64 14th. 1 new dale 10:00Am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

John G. Rose, Zoning Commissioner September 30, 1964

FROM George E. Gavrelis, Director

SUBJECT465-109-R. R-10 and R-29 to R-A. Northwest corner of Bellona Avenue and Brookside Lane. Being property of Simon E. and Irene E. Sobeloff.

9th District

Wednesday, October 14, 1964 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 and R-20 to R-A zoning. It has the following advisory comments to make with respect to pertinent planning factors:

- 1. The planning staff notes that the manner of land usage or potential land usages has changed in the area since the adoption of new comprehensive roung maps. In fact a review of the mags indicates that the sub-latificity and the comprehensive roung and the latificity and the comprehensive rounds of the comprehensive rounds. The comprehensive results of the c
- and its legal and tecnnical base?

 2. The planning staff notes that the subject property does have direct contact with the Bellvey. However, access to the property is well removed from the Bellvey Interchange with Charles Street or the intersection of Charles Street and Belloma Avenue. The property of the property when it is developed and that access with Belloma Property when it is developed and that access with Belloma Lamis is simply a minor alternative route. Interventing along belloma Avenue there is not the many and the street of the subject as an extension of apartment soning potentials granted in the vicinity but rather as dadaces separating this property from points of accessibility and from other apartment soning.
- The planning staff questions the ability of Bellona Avenue and also its intersection with Charles Street to absorb the additional residential and service traffic caused by an increase of residential densities here.

ATZ, CHILDS & ASSOCIATES, INC. Line Note Endorse - Servery - See Planer 2129 N. Chales St. - Baltimore, Marshad 21218 HOpline 7-3700

Paul Lee Paul S. Sueton

DESCRIPTION

NORTH SIDE BELLONA AVENUE, WEST SIDE CHARLES

STREET PROPERTY, EIGHTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

> Existing Zoning: "R-10 and "R-20" Proposed Zoning: "R-A"

Beginning for the same at a point on the center line of Bellons Avenue at the distance of 990 feet, more or less, as measured alone said center line of Bellona Avenue, from the intersection thereof with the northwest side of Charles Street Extended, said beginning point being at the end of the fourth line of the land described in the deed, from Simon E. Sobeloff and wife to Wilburt C. Davison and wife, dated August 22, 1923 and recorded among the ords of Baltimore County in Liber W. P. C. No. 577, Folio 381, running thence binding reversely on the fourth, third and second lines of said deed the two following courses and distances (1) N. 06 * 49' E., 527 feet more or less, and (2) S. 81° 10' E., 314.50 feet to a point on the first line of the land which by deed dated February 27, 1923 and recorded among the aforesaid Land Records in Liber W.P.C. No. 569, Folio 286 was conveyed by Edwin W. Levering and wife to Simon E. Sobeloff and wife, thence binding on part of said first line, the second line and a part of the third line of said last mentioned land, the three following courses and d tances, (1)

N. 06 * 49' E., 689.76 feet, (2) N. 06 * 59' E., 331.10 feet and (3)

#65-109 R

Water Sopply

Sourcego Drainago Highneys

Structure Development

mor

Se1.3-C

RA

9/30/4

N. 27 * 46' E., 120 feet, more or less to the southern right of way line of MAP 1 the Baltimore County Beltway as shown on a plat by the Maryland State SE1.3-C Roads Commission, No. 10570, Contract No. B-635-4-415, dated December 16, 1953 and revised February 17, 1954, thence binding along the RA tenth line said southern right of way line westerly 1130 feet, more or less to the of said last mentioned land, thence binding on a part thereof S. 56 * 22' 330 feet, more or less, to the beginning of the parcel of land, which by deed dated October 10, 1950 and recorded among the aforesaid Land Records in Liber T.B.S. No. 1885, Folio 326, was conveyed by Simon E. Sobeloff and wife to the County Commissioners of Baltimore County, thence binding reversely on the fifth and fourth lines of said last mentioned deed the two following courses and distances, (1) S. 33* 38' E., 200.00 feet and (2) S. 10* 45' W., 348.57 feet to the beginning of the thirteenth line of the outline of the land herein secondly referred to, thence binding on a part of said outline the five following courses and distances, (1) S. 88° E., 365.50 feet, (2) S. 27° 24' E., 97.71 feet, (3) S. 79* 49' E., 73.60 feet, (4) S. 02° W., 365.80 feet and (5) M. 88° W.,

289.60 feet to a point on a line parallel to and 175 feet easterly from the

westernmost outline of the land herein secondly referred to thence, binding

on said parallel line S. 02 ° 00' 00" W., 870 feet, more or less, to the cente

line of Bellona Avenue, thence binding thereon and on a part of the outline of

said land herein secondly referred to the two following courses and distances En (11'5, 88" 45' E., 30 feet, more or less and (2) S. 84" 48' 00" E., 495 feet, Source or less, to the place of beginning.

10/7/63 J. O. #62042

65-109-R

\$50.00

5000

CERTIFICATE OF POSTING NG DEPARTMENT OF BALTIMORE COUNTY

Date of Folding
r R. 16 f. R. 20 To R. H. 4. Billona Mr. f. Bardanda Lane
1
1 K. Mars ms. & Brookende Lane
THE PARTY OF THE P
Den d of Italian act. (2.11/5 hullown)
But the 1 & her tour
3 W deed such Judges Jane
E of SIUN 2 TIME
Date of return: Oct 11964
Date of return OLF 11964
Right

BALTOORE COUNTY, MAROLAND No. 25332 OFFICE OF FINANCE DATES/16/64

Division of Collection and Receipts
COURT HOUSE

OTH

PAID - tellinore County, Mil. - Office of Fles 9-2164 6287 6 25332 MP-

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.

eptember 4, 1954

HALTINGKE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING TOWSON L. MARCHAND

A. Owen Hennegan, Jr., Esq. 106 Jefferson Building Baltimore, Maryland 21201

501.3-6 RA 9/30/14 SUBJECT: Reclass. fr

#65-109R

MAP V

ATZ, CHILDS & ASSOCIATES, INC.

N. Charles St. - Baltimore 17, Maryland

#65-109R

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

BUREAU OF ENGINEERING

1. Mater and sower are available, however, a study will be required to determine

A fload plain reservation will be required. The extent of the recorvation will be determined after a study has been made.

Will submit written comment at a later date

The following members had no comment to make:

Office of Flanning & Zoning Redevelopment & Mebabilitation Commission State Roads Commission Bureau of Traffic Engineering Eureau of Traffic Eng Health Pepartment Industrial Developmen Hourd of Education Haildings Department

Yours very truly.

James E. Dyer Chief of Permit and Petition Processing

\$65-109P INTER OFFICE CORRESPONDENCE TO Mr. James A. Dyer, Chairman Zoning Advisory Committee Date September 2, 1964 FROM Lt. Charles F. Morris, Sc. Fire Bureau

SUBJECT. Sinca Sobploff - 2th Matrict

N/W Corner Bellona Ave. & Brookside Lane
R 10 - R 20 to R A 5E1.3-C 9/30/64 Mater mains, noters, and fire hydrants shall be of an approved type and invalled in accordance with the 1954 edition of the Saltiere Gounty Stundard Design Remual. Speaker of fire hydrant is 500 feet tidance capart as measured along an improved road and within 300 feet from any deelling. Proposed element partners buildings indicate a need for further variantion by the Satisfact Control of the Saltiery Salties Salties of the Salties Sa

TOWSON, MD....... 9stober 39,...... 19.64...

THE JEFFERSONIAN, G. Leanh Standy

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed

day of November 19_64, the assexpublication appearing on the 30th day of October

Cost of Advertisement, \$....

RAITIMORE COUNTY MARYLAND

TONING: From R-10 and R-2 CERTIFICATE OF PUBLICATION

The Zeeled Commissioner of Bai-timere Centric partherity of the more Centric partherity of the more Centry, with hold a public hearing; all that parted is lasd in the Eighth District of Bullimere Centry. Erroped Zeeles: "R-9" and "R-9" Regislate for "R-9". and published in Towson, Baltimore County, Md., amountmeasure of ... 1 time xxxxxxxiccxxxccxxxbefore the ... 18th

PETITION FOR
RECLASSIFICATION
9th DISTRICT
ZONING: From R-10 and R-20
to R-A Zone.
LOCATION: Northwest corner
of Belions Avenue and Brookside

and the state of t

THE BALTIMORE COUNTIAN No. I Newburg Avenue

CATONSVILLE MD. September 28, 1964.

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 succession weeks before the 25th day of September, 1964, that is to say the same was inserted in the issues of

OFFICE OF

September 25, 1954. THE BALTIMORE COUNTIAN

By Paul J. Morgany
Editor and Monager.
R. M.

ADALANCE SERVING CONTROL OF THE STREET WEIGHT AND THE STREET WEIGHT AND THE STREET STR

OFFICE OF DUNDALK, MD., November 1

The Community Press

THIS IS TO CERTIFY, that the annexed advertisement of "Simon E. Sobeloff"

was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week

1 1964 : that is to say, 27th day of October the same was inserted in the issues of 10-28-64

ESTATE OF P. G. STROMBERG,

By Mrs. Palmer Price Mrs. Palmer Price

PETITION FOR RECLASSIFICATION, WIR DOTTRICT. THOM, WIN DEPERCY.

EONIDIO: From B-10 and R-20

LOCATION: Northwest cerner of
Bellman Avenue and Breedings
14, 1944 at 1:00 P. M.

PUBLIC EXCLASION LINES, October
19, 1944 at 1:00 P. M.

Champacha V. L. Champacha, Venne, Townen,

Haryland B. Venne, Townen,

Haryland B. Venne, Townen,

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 25, 19 54 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 1. Man successive weeks before the 14th ... appearing on the 25th day of September 19.64

> THE JEFFERSONIAN, G. Frank Structor

Cost of Advertisement, \$....

CERTIFICATE OF POSTUM NG DEPARTMENT OF BALTIMORE COUNTY

Date of Posting Oct 31 1965 Posted for: Reclara destin Petitioner: Sumon & Lothboll Location of property. 11 W 1202 of Allena Car i Dorhande lene Location of Signa Dels Brookerde lane 235 N. d Ballona lans

2 Mstullow act 210 Ed probable Ford

secondly referred is, theree bind-ing on a part of said outline the five following courses and distances. (I) S. 85 degrees E., 365,50 feet. (2) S. 27 degrees 24' E., 97,71 feet. (3) S. 79 degrees 49' E., 73,60 feet. (4) S. 02 degrees grees W., 365,50 feet and (5) N. 85 degrees W., 289,60 feet to 1 color on a limit

3 signs

A Bosse Date of return: 1/01 5 1969



