

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

Re: Petition for Reclassification for
Stum B. Sobeloff - #65-109-2

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On behalf of the Petitioner in the above captioned case it is requested that the Petition be withdrawn without prejudice.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 Wednesday, November 15, 1964 at 10:00 A.M. All parties will be notified of this withdrawal by copies of this letter.

Very truly yours,

A. Don Hennegan, Jr.

AOLJ:meen

cc: Donald N. Rothman, Asst.
Ernest C. Trimble, Esq.

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Irene E. Soboleff, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-10 and R-20 zone to an R-A zone, for the following reasons:

Error in original map.

Change in character of neighborhood.

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: _____

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.

Memo E. Sobeloff
Simon E. Sobeloff
~~James E. Sobeloff~~
Irene E. Sobeloff (Legal Owner)
Contract purchaser
Address _____
Address: Ridgeway, Maryland
Owen Hennegan, Jr., Petitioner's Attorney
823 S.W.

Address 406 Jefferson Building (4)
Valley 5-7500

Valley 5-7500
ORDERED BY The Zoning Commissioner of Baltimore County, this 2nd day of September, 1964, 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 105, County Office Building in Towson, Baltimore County, on the 14th day of October, 1964, at 1:00 o'clock.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO John G. Rose, Zoning Commissioner Date September 30, 1964

FROM...George E. Gavrells, Director

SUBJECT 465-109-R. R-10 and R-20 to R-A. Northwest corner of Bellona Avenue and Brookside Lane. Being property of Simon E. and Irene F. Scheloff.

9th District

HEARING: 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 use or potential land uses has changed in the area since the adoption of new comprehensive zoning regulations. The new use of the name of the subject property is in the 6th District rather than the 9th District as addressed in the original hearing. Will bearing on the petition and its legal and technical base?
2. The planning staff notes that the subject property does have direct contact with the Sellway. However, access to the subject property is not complete. Access is provided with Charles Street or the intersection of Charles Street and Sellona Avenue. The planning staff notes that access to the subject property when it is developed and that access via Sellona Avenue is simply a driveway. The planning staff notes that along Sellona Avenue between the subject property is an access road for the subject property. The planning staff will consider the subject case not as an extension of apartment zoning potentials granted to the subject but rather as a separate case. The planning staff is intervening single family residences separating this property from the subject property.

3. 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.

GEG: bms

Levey, Kate
 John C. Glaze
 Associates
 George W. Beale
 Robert W. Fisher
 Leonard R. Elser
 Norman E. Heston
 Paul Low
 Paul S. Steiner

NATZ, CHILDS & ASSOCIATES, INC.
 Engineers - Surveyors - Site Planners
 2129 N. Charles St., Baltimore, Maryland 21218
 Bklyn. 3, 7-3500

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 Bellona Avenue

Victor Smith
 Walter J. Koenig
 Highgate
 Structures
 Development
 Investigations
 Reports
 #65-169 R
 MHP
 5E13-C
 RA
 9/24/64

Beginning for the same at a point on the center line of Bellona Avenue at the distance of 990 feet, more or less, as measured along 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, the first point, from Simon E. Soboleff and wife to Wilburt C. Davison and wife, dated August 22, 1923 and recorded among the Land Records 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. Soboleff 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 distances, (1) N. 06° 49' E., 689.76 feet, (2) N. 06° 59' E., 331.10 feet and (3)

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 974 Date of Posting: Sept 26, 1944
 Posted for: Richardson, Sam R. P.O. Box 6, Ardmore, Okla.
 Petitioner: Richardson, Betty
 Location of property: Wichita, Kan. Under a Mr. Richardson Loan
 Location of Sign: Ch. Richardson, Box 4 of Office, Ar. P.O. Box 6, Ardmore, Okla. Box 1, Richardson, P.O. Box 200, Judge, Lawton, Okla.
 Remarks: Ch. Richardson, 172 E. 6th St. Ardmore
 Posted by: Signatures Date of return: Oct 1, 1944

TELEPHONE 833-3000	BALTOHORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON 4, MARYLAND	No. 25332 DATE 3/16/54
Messrs. Hennegan, Chipman & Kimmel 700 Jefferson Building Towson 4, Md.	Bldg. Zoning Department of Baltimore County	
DEPOSIT TO ACCOUNT NO.	01-612	TOTAL AMOUNT \$59.00
QUANTITY	STENCH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
—	Petition for Reclassification for Item 4. Sobaloff	\$9.00 —
	PAID — Baltimore County, Md. — Office of Finance	
	Y-416 2-2-7 • 25332 TTP—	\$0.00
3		
IMPORTANT: MAKE CHECKS PAYABLE TO BALTOHORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND IN PAY RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.		

N. 27° 46' E., 120 feet, more or less to the southern right way line of
the Baltimore County Beltway as shown on a plat by the Maryland State
Roads Commission, No. 10570, Contract No. B-635-4-415, dated
December 16, 1953 and revised February 17, 1954, thence binding along the
said southern right of way line westerly 1130 feet, more or less to the tenth line
of said last mentioned land, thence binding on a part thereof S. 56° 22' W.,
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. 1805, Folio 326, was conveyed by Simon E. Soboleff 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) N. 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 center
line of Beltown Avenue, thence binding thereon and on a part of the outline of
said land herein secondly referred to the two following courses and distances
to-wit: (1) S. 88° 45' E., 30 feet, more or less and (2) S. 84° 48' 00" E., 495 feet,
thence, binding on the center line of said road to the place of beginning.

GAV:sbr 10/7/63 J. O. #62042

6. _____

September 4, 1954

#65-100R

MAR 11 ✓
M 4
SERIAL C
RA
9/6/54

MALDEN COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOMDON 4, MALDEN

A. Owen Hennegan, Jr., Esq.
400 Delaware Building
Baltimore, Maryland
21206

Simon Scheloff
7/4 Ave. William Ave.
Providence, R.I.
Bellevue, Tenn. 37015
SUBJECT: Bellevue, Tenn. 37015

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

DEPARTMENT OF ENGINEERING

1. Water and sewer are available, however, a study will be required to determine their adequacy.
2. A flood plain reservation will be required. The extent of the reservation will be determined after a study has been made.

FIRE BUREAU

Will submit written comment at a later date.

The following members had no comment to make:

- Office of Planning & Zoning
- Recreation & Rehabilitation Commission
- State Lands Commission
- Bureau of Traffic Engineering
- Health Department
- Industrial Development Commission
- Court of Claims
- Buildings Department

Yours very truly,

James E. Oyer
Chief of Permit and
Petition Processing

ZONED "R-1"
APARTMENT BUILDING UNDER CONSTRUCTION

ZONED "R-10"
RESIDENTIAL USE

JUDGES LANE
(PRIVATE ROAD)

BELLONA LANE

EX. 12" W. SAN. DRAIN 55-1574
185 1075 A.C.

BALTIMORE
WESTERN
COUNTY

BELTWAY

EX. 12" R/W SAN. SEWER

EX. 12" R/W SAN. SEWER

50 YEAR FLOOD PLAIN

50 YEAR FLOOD PLAIN

PENNSYLVANIA RAILROAD
HARRISBURG BRANCH

ZONED "R-10"
NO USE

ZONED "R-10"
RESIDENTIAL USE

BROOKSIDE
(PRIVATE)

Portion of Property to Remain Residential



