

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

ALICE M. BETTS, legal owner of the property situate on the northwestern side of Delmar Ave., at "Cedar Crest", in the 15th District of Balto. Co., beginning 100' southwest of Armatost Road, thence southwesterly, on said side of Delmar Ave., 70' with an average rectangular depth northwesterly or 169' and binding on the southernmost side of Sparrows Point Boulevard, being part of lots Nos. 2, 6 and 7, on the plat of "Cedar Crest", Plat Book 10, folio 103

hereby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an **1st Commercial** zone to an **1st Residential** zone.

Reasons for Re-Classification: **Desire to erect a store front building, store and residence combined, residence on second floor.**
Character of use for which above property is to be used: **Restaurant and Inn.**

Plans for building not yet prepared.
Size and height of building: front.....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, we agree to pay expenses of above re-classification, advertising, posting, etc., upon filing of this petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Princess E. Betts
Alice M. Betts
Legal Owner
Address *Linnell Ave., Ches. Terrace*
Sparks Hill Rd.

ORDERED by The Zoning Commissioner of Baltimore County, this **6th** day of **February**, **1946**, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in a newspaper 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 Rockland Bldg., in Towson, Baltimore County, on the **28th** day of **February**, **1946**, at **10** o'clock A.M.

James E. Betts
James E. Betts
Zoning Commissioner of Baltimore County
(over)

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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.

It is Ordered by the Zoning Commissioner of Baltimore County this **12th** day of **March**, **1946**, that the above described property or area should be and the same is hereby reclassified, from and after the day 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 **location and not being a continuation of an adjacent** zone, an existing commercial zone.....the above reclassification should NOT be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this **12th** day of **March**, **1946**, 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.

James E. Betts
Zoning Commissioner of Baltimore County

Approved.....
County Commissioners of Baltimore County

Date..... By..... President

February 6, 1946

Herbert L. Wynne, Esq.,
Towson Building,
Towson - 4, Md.
Dear Mr. Wynne: **Re: Petition for Re-classification.**
From 1st Commercial Zone to 1st Residential Zone - N W side Delmar Ave. "Cedar Crest"
Princess E. Betts, & Alice M. Betts, Petitioners

I have today passed my Order, as Zoning Commissioner, denying the petition for reclassification in the above matter. I am compelled to deny this petition for the following brief reasons:

This petition seeks the reclassification of the lot of land on the northwest side of Delmar Avenue, at "Cedar Crest" and fronting northwesterly by and having a frontage on Sparrows Point Boulevard, to be used for the erection of a building as a restaurant and inn. "Cedar Crest" is a cottage development exclusively used for residential purposes there being no existing commercial use in that development.

On the westernmost side of Sparrows Point Boulevard and running from this Avenue southerly, as well as the property on the east side of Sparrows Point Boulevard for a considerable distance north of this Avenue, if extended southerly, and southerly therefrom to Old North Point Road, is zoned for light industrial use. On the southwesternmost side of Old North Point Road from River Drive Road, to a point approximately 1000 feet southeast of Sparrows Point Road, at "Sageview", is zoned for the development of "Cedar Crest".

The light industrial and commercial areas above defined should provide ample locations for any use existing or light industrial or commercial uses to meet present demands as also any reasonable future needs and no public interest or service now requires any such desired use areas be further established.

It should be apparent that the granting of this petition would serve only a personal interest, it is not necessary for the public need or convenience and the granting of which, if adopted in individual instances, would tend to

\$10.00

RECEIVED of **Princess E. Betts and wife**, the sum of **Eighteen (\$18.00)** Dollars, being cost of petition for reclassification, advertisement and posting of property, **Northwestern side of Delmar Ave., 10th District of Baltimore County**, pursuant to petition being filed for reclassification.

Zoning Commissioner.

Hearings:
Tuesday, February 28, 1946
at 10:00 o'clock a.m.

PAID
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COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

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break down proper and considerate zoning and create conditions as chaotic as existed before the establishment of zoning and such indiscriminate and individual zoning would be "spot zoning" which is to be avoided and is looked upon with disfavor by zoning authorities. I quote a portion of an editorial recently appearing in the Morning Sun:

"If a residential area is to be maintained, it cannot be sprinkled with lots turned to commercial use - a smattering of these little (petitions) are the products of individuals, every one of whom desire for personal reasons, to have his property covered by zoning regulations other than those covering the neighborhood generally, now socially, if any great portion of these bills were enacted, the result would be a serious breakdown in zoning."

The petition in this case, as indicated above seeks to have zoned commercially an isolated area not connected with or adjoining any such existing areas, with no evidence of any public need to justify its approval and would, if granted, and as stated above, be a glaring example of "spot zoning".

For the above reasons I am denying this petition.

Very truly yours,

Zoning Commissioner.

JTB:lh
cc: Mr. Michael Naragowicz,
2826 Ingham Ave., Balto. - 10, Md.
cc: Carroll L. Royston, Esq.,
Offutt Bldg., Towson - 4, Md.

P.37 AM appeal may be taken within ten days from the above date

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ZONING DEPARTMENT - BALTIMORE COUNTY, MD.
Certificate of Posting of Re-Classification of Special Permit Notice
15 District
Date of Posting Property Feb 9/46
Date of Hearing Feb 11 1946
Location of Sign on Property 18
Northwest side of Delmar Ave.
Location of property Northwest side Delmar Ave.
Map of Northwest side Delmar Ave.
By Clerk of Special Permit Petition on Restaurant and Inn.
Petitioner **Princess E. Betts and Alice M. Betts**
Remarks.....
Inspector making notice: *Harry E. Carter*

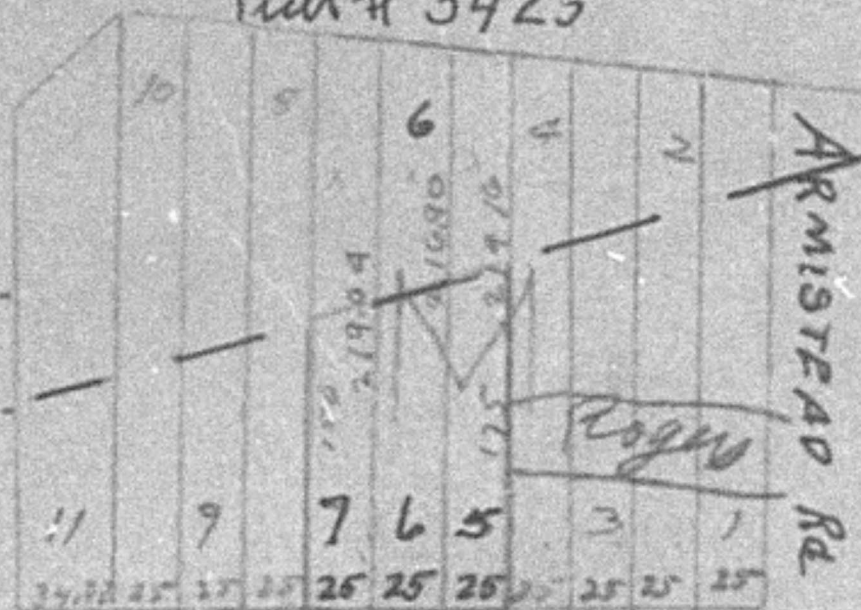
CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 28th day of February, 1946, the first publication appearing on the 28th day of February, 1946.

TOWSON, MD.
THE JEFFERSONIAN
Manager
Cost of Advertisement, \$.....

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See State Roads Comm
Plat # 3425



DELMAR AVE

Revised Plat of
Cedar Crest
PB 10-103
Scale 1"=100'