

December 4, 1944

Original papers filed in Circuit Court for appeal to the Court of Appeals of Maryland

MICROFILMED

RECD MAR 10 1949

Mr. Charles H. Ding  
Zoning Commissioner  
Towson 4, Maryland

Re: Petition for Reclassification from an "A" Residence Zone to a "C" Residence Zone - 1/2 side Wentworth Road & Queen Anne Drive, Inter-City Land Co. Petitioner

Mr. Commissioners:

You will please enter an appeal to the Board of Zoning Appeals of Baltimore County from your decision of March 2, 1949 denying the petition filed by Inter-City Land Co., in the above case and forward the papers to the Board of Zoning Appeals of Baltimore County.

Inter-City Land Co.

Accountant

Dated this 8th day of March, 1949.

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RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO A "C" RESIDENCE ZONE - S. E. COR. WENTWORTH ROAD AND QUEEN ANNE DRIVE, INTER-CITY LAND COMPANY, PETITIONER

The appeal in the above case having come on for hearing, testimony having been taken, the petitioner and counsel for the petitioner, having been heard and the entire matter fully considered:

It is this 9th day of April, 1949, by the Board of Zoning Appeals of Baltimore County, ORDERED that the property described in the petition, be and the same is hereby reclassified, effective with and from the date of this Order, from an "A" Residence Zone to a "C" Residence Zone.

Samuel H. Brown  
Chairman  
Charles H. Ding  
President  
Carl H. Gault

Approved:

County Commissioners of Baltimore County

By: *[Signature]*  
President

Dated: April 11, 1949

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Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Inter-City Land Company legal owner... of the property situate

beginning for the same at the corner formed by the intersection of the east side of Queen Anne Drive and the south side of Wentworth Road running thence 200 feet (east side of Queen Anne Drive 76 feet more or less, thence westerly 111 feet more or less thence northerly 75 feet more or less to the south side of Wentworth Road thence thence thence on the south side of Wentworth Road 120 feet to the place of beginning.

herely petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an "A" Residence zone to an "C" Residence zone.  
Reasons for Re-Classification: Apartment building

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

Inter-City Land Company  
by: *[Signature]*  
President  
Legal Owner  
Address: \_\_\_\_\_

ORDERED BY The Zoning Commissioner of Baltimore County, this 17th day of November 1948, 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 Reckerd Bldg., in Towson, Baltimore County, on the 5th day of December 1948, at 3:00 o'clock P. M.

*[Signature]*  
Zoning Commissioner of Baltimore County

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OPINION OF THE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

This is an appeal by the Inter-City Land Company, William Barnes Hall, President, from the order and decision of the Zoning Commissioner of Baltimore County dated November 11, 1948 by which order the petition for reclassification of the property described in the petition, from an "A" Residence Zone to a "C" Residence Zone, was denied.

The case came on for hearing before the Board, testimony was taken and the petitioner and counsel for the petitioner heard. There were no protests. The property which is the subject of the petition is located at the southeast corner of Wentworth Road and Queen Anne Drive. The testimony disclosed that in the same block of Queen Anne Drive on the west side is zoned "C" Commercial. It is also a fact that there is a "C" Residence Zone at the northeast corner of Queen Anne Drive and Millcrest Avenue, which block adjoins the block in which the property in this petition is located, therefore, in the opinion of the Board the lower classification applied for in this petition is justified.

The Board also finds that the lowering of the classification would not create congestion in the roads, streets and alleys, would not lessen safety from fire, panic, traffic and other dangers, would adversely affect the health, morals and/or general welfare, will not cause overcrowding of land or undue concentration of population, will not interfere with adequate provision for schools, parks, water, sewerage and transportation and other public requirements, conveniences and improve-

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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 \_\_\_\_\_

It is Ordered by the Zoning Commissioner of Baltimore County this \_\_\_\_\_ day of \_\_\_\_\_ 1949, 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.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location, being in an "A" Residence Zone, the granting of which would be "spot zoning"

It is Ordered by the Zoning Commissioner of Baltimore County, this 20th day of March 1949, 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 an "A" Residence zone.

*[Signature]*  
Zoning Commissioner of Baltimore County

Approved \_\_\_\_\_  
Date \_\_\_\_\_  
County Commissioners of Baltimore County  
President

ments.

The Board, therefore, will pass an Order in accordance with this opinion reclassifying the property described in said petition from an "A" Residence Zone to a "C" Residence Zone.

*[Signature]*  
Chairman  
*[Signature]*  
President  
*[Signature]*  
Board of Zoning Appeals of Baltimore County

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 9  
Posted for: Apartment Building  
Petitioner: Inter-City Land Co.  
Location of property: southeast corner of Queen Anne Drive and Wentworth Road  
Location of sign: southeast corner of Queen Anne Drive and Wentworth Road  
Remarks: \_\_\_\_\_  
Posted by: Harry C. Gault  
Date of Posting: Nov 24/48  
Date of return: Nov 24/48

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CERTIFICATE OF PUBLICATION

NOTICE OF REVISED PETITION FOR RECLASSIFICATION OF THE ABOVE DESCRIBED PROPERTY...

TOWNSHIP: *[Signature]*  
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 \_\_\_\_\_ day of \_\_\_\_\_ 1948, the first publication appearing on the \_\_\_\_\_ number 1948.  
THE JEFFERSONIAN  
Manager

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December 6, 1956

\$35.00

RECEIVED of Severn River Construction Company, petitioner, the sum of Thirty-five (\$35.00) dollars, being cost of petition for Reclassification, advertising and posting property on the Southwest corner of Wentworth and Hillway Avenues, Ninth District of Baltimore County.

Thank you.

Zoning Commissioner  
of Baltimore County

HEARING:

Monday, January 7, 1956  
at 11:00 A. M.

Room 106  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland

RECEIVED  
DEC 6 1956

COMPTROLLER'S OFFICE  
8/10

01.000-810.00  
01.000-425.00

November 22, 1948

\$18.00

RECEIVED of Michael Paul Smith, Attorney for Inter-City Land Company, the sum of Eighteen (\$18.00) Dollars, being cost of petition for reclassification, advertising and posting of property, southeast corner of Queen Anne Drive and Wentworth Road, 9th District of Baltimore County.

Zoning Commissioner

Hearing:

Monday, Dec. 6, 1948  
at 3:00 p. m.

PAID  
NOV 22 1948  
COUNTY COMMISSIONERS  
OF BALTIMORE COUNTY  
BY *R. H. [Signature]*

March 15, 1949

\$22.00

RECEIVED of Michael Paul Smith, Attorney for Inter-City Land Company, the sum of Twenty Two (\$22.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the Order of the Zoning Commissioner denying the petition for reclassification of property on the southeast side of Wentworth Road and Queen Anne Drive, 9th District of Baltimore County.

Zoning Commissioner

PAID  
MAR 15 1949  
COUNTY COMMISSIONERS  
OF BALTIMORE COUNTY  
BY *[Signature]*



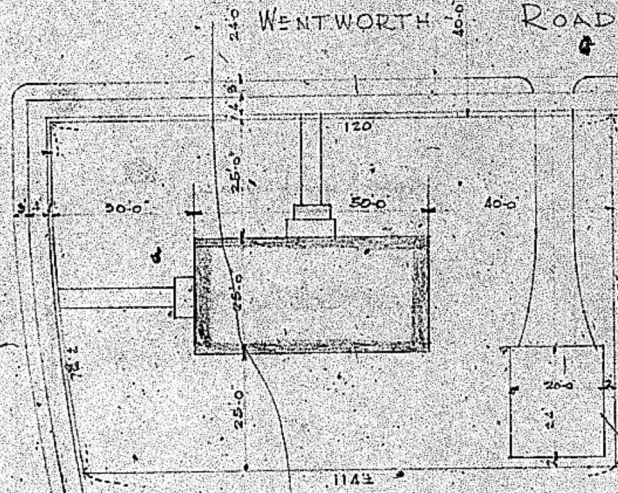
QUEEN ANNE DRIVE

DARLINGTON DRIVE

QUEEN ANNE DRIVE

WENTWORTH ROAD

SCALE 1"=100'



SCALE 1"=20'

SITE OF PROPOSED  
 FOUR FAMILY APARTMENT  
 HARFORD PARK  
 9TH DISTRICT

SEPTEMBER 25, 1948

W.M. DARNES HALL

