

BOARD OF ZONING APPEALS
OF BALTIMORE COUNTY
and
JACOB L. FRIEDMAN and
ALFRED W. GIESKE

This is an appeal from the action of the Zoning Board approving the special permit for a cabin camp or tourist motel on the north-west side of Edgewood Avenue Extended in Baltimore County.

The appellants lay great emphasis upon the potential fatality in the operation of a hotel or automobile court. I am not impressed with this argument. The court must take judicial notice of the fact that hotels are now an established, recognized, highly respectable and modern form of inn utilized by literally millions of motorists traveling by automobile. In many sections of the country hotels have been developed into hostels comparable in luxury to the accommodations offered in the very best metropolitan hotels. They can be conducted either properly or improperly - with the highest standards or with no standards at all - depending upon the persons operating such establishments and the laws regulating such places.

The applicant in the case at bar is concluded to be a man of excellent character and standing and there is no reason to suppose that his conduct of the proposed court work will deviate in any particular from the highest standards of morality. A change to court work can be used for laudable purposes to one that could be made with equal effect against hotels, shore properties and even automobiles. Albeit any human institution can be perverted from its legal and proper purposes to become an offense to the moral standards and good taste of the community, it is most regrettable, however, the fact that in the great majority of instances human beings are decent and law-abiding. The Court believes that there is no reason to single out motels as a moral menace

True Community.

The action of the Board will be affirmed.

December 28, 1950

panis or other dangers, will not tend to overcrowd land and cause undue concentration of population, will not interfere with adequate provisions for schools, parks, water, sewerage, transportation and other public requirements, conveniences and improvements. The Board will sign an Order in accordance with this opinion.

[Signature]
 Chairman
 Earl P. Amigo.
 [Signature]
 Board of Zoning Appeals
 of Baltimore County

IN THE MATTER OF
Petition of
Jacon L. Friedman

For a Special Permit

To The Landing Commissioner of Baltimore

JACOB L. FRIEDMAN _____ Legal Coun.

ALFRED W GIESKE Contract Purchaser.

herely petition for a Special Permit, under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, agreeable to Chapter 877 of the Acts of the General Assembly of Maryland of 1943, for a certain permit and use, as provided under said Regulations and Act, as follows:

A Special Permit to use the land (and improvements now or to be erected thereon) hereinafter described for _____

TERREST MOTEL (CABIN CAMP)
All that parcel of land in the 1st District of Balto. Co., on the
northeast side of Edmondson Ave. S.W. beginning 3749' northwest
of Rolling Road, thence N 220' west, on the northeast side of
Edmondson Ave. thence N 220' west, thence N 220' east 246.90', thence S
65' 38' east 245' and thence S 220' east 290.07' to beginning.
Being property of Jacob L. Friedman as shown on plot plan filed with
the zoning Department.

Alfred W. Smith
 Contract Purchaser
 126 Cherrydale Road.
 Catonsville, Baltimore 28-Md.

Joseph Friedman
 Local Owner
 49 E. Franklin Bldg.
 Address

ORDER

Upon the foregoing petition, it is this 26th
day of July, 1950, by the Circuit Court for Baltimore County
ORDERED:

That the Board of Zoning Appeals of Baltimore County be and it is hereby granted an extension of time for answering petition in this case until after 15 days after the final disposition by this Court of the motion hereinbefore filed to dismiss.

J. Howard Murray
Judge

True Copy Test

T. Craden Silcott
Clerk.

RE: PETITION FOR A SPECIAL PERMIT FOR
CABIN CAMP, OR TOURIST MOTEL,
NORTHEAST SIDE OF EDWARDS AVENUE,
EXTENDED, Beg. 3749 ft. N. W. Rolling
Road, 1st District of Idaho. Co.
Jacob L. Friedman, Legal Owner,
Alfred W. Glenske, Contract Purchaser

Upon hearing on appeal from the Order of the zoning Commissioner of Baltimore County, dated November 3, 1960, granting the petition for a special permit, in the above matter, to use the property for a Cabin Camp or Tourist Hotel, and it appearing from the facts and evidence adduced at the appeal hearing that the granting of this petition for the use aforesaid, will not adversely affect the health, safety, morals and the general welfare of the community.

Therefore:

It is this 20th day of May, 1960, ORDERED by the Board of Zoning Appeals of Baltimore County, that the Order of the Zoning Commissioner of Baltimore County granting the petition for a special permit is hereby affirmed, subject, however, to a setback of 60 feet for any buildings to be erected thereon from the northeast side of Edmonston Avenue, Extended. /

[Signature]
 Chairman
 [Signature]
 [Signature]
 Board of Zoning Appeals
 of Belknap County

ORDERED by the Zoning Commissioner of Baltimore County this 13th day of September, 1946.

that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning, Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 7th day of October, 1949, at 10:00 o'clock A. M.

Upon hearing on the within petition for special permit to use the property as described therein for Motor Court, after the required advertisements and posting of property, and it appearing that by reason of the fact that both sides of the highway, both east and west of the lot in question, are interspersed with business enterprises, some of which are nonconforming uses and some being in rather large reclassified commercial zones in which additional businesses are destined to spring up as to render it undesirable if not wholly unsuitable for normal residential use, the petition should be granted.

A properly conducted Cabin Camp or Motor Court will not be detrimental to the health, safety, morals and the general welfare of the community any more so than commercial use of the land is ready authorized. To refuse to allow this particular use, in this vicinity, would be discriminating and arbitrary. However, in this highway viewed to the maintenance of the highway, the competitive open country and its efficiency and safety for fast moving traffic ought not to be interfered with by further commercialization.

It is this 3rd day of November, 1949, ORDERED by the Zoning Commissioner of Baltimore County, that the aforesaid petition for special permit for Cabin Camp or Motor Court be and the same is hereby granted, subject to the requirements as prescribed by the Zoning Regulations and Restrictions for Baltimore County.

Charles D. King
Zoning Commissioner
of Baltimore County

OPINION OF THE BOARD OF ZONING
APPEALS OF BALTIMORE COUNTY

This is an appeal by the North Rolling Road Improvement Association, Incorporated, et al, protestants, from the order and decision of the Zoning Commissioner of Baltimore County, dated November 3, 1949, by which order the petition for special permit for a Cabin Camp, or Motor Court, was granted.

The case came on for hearing before the Board, testimony was taken, petitions for and against the petition for the special permit filed with and considered by the Board and came 1 for both sides heard. The property which is the subject of the petition is located on the northeast side of Almonson Avenue, Extended, beginning 3749 feet north west of Holling Road, thence northwesterly, on the northeast side of Almonson Avenue, Extended, 220 feet, on the northeast side east 249.60 feet, thence S 63° 38' east 410 feet and thence S 22° 30' west 490.07 to beginning. The petition for a special permit in this case is for the purpose of using the property described therein for a Cabin Camp or Tourist Hotel. On both sides of the highway, east and west of this lot, are a number of business enterprises, some enjoying a nonconforming use and there have been reasons for nonconforming use. The Board feels that this property is not well adapted for residence purposes and that the granting of this permit for a Cabin Camp, or Hotel, will not adversely affect the health, safety, morals and/or the general welfare of the community.

The Board, therefore, finds that the granting of the special permit will not create congestion in the roads and streets and alleys, will not lessen safety from panic,

PEYITION FOR ZOWING RECLASSIFICATION
#1543-T

Location - N.E.s. Edmondson Avenue extended
Owner - Jacob L. Friedman
Special Permit - Tourist Motel (cabin camp)
Date Received - September 16, 1949

Date of Reply - October 6, 1941

The comment made in connection with Petition #1542 applies equally to this request for a special permit for a tourist motel - the two tracts being adjoining.

While it is true that a tourist motel by its nature must seek a location adjoining main highways, there seems to be no reason why this particular locality is to be preferred over any other possible one. Therefore, in view of the expected future interchange in this vicinity, it seems desirable to discourage to the fullest extent possible any further roadside development, at least from this site westward to the section where its descent to the Patapago River Bridge goes into a deep cut. This cut, together with the gradient of the road, makes it undesirable to promote any type of roadside use.

Malcolm H. Dill, Director
Baltimore County Planning Commission

September 14, 1949

\$18.00 ✓

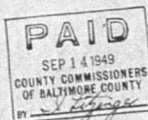
RECEIVED of Alfred W. Gieske, the sum of Eighteen (\$18.00) Dollars, being cost of petition for special permit, advertising and posting of property Edmondson Avenue, Ext'd., 1st District of Baltimore County.

Zoning Commissioner

Hearings:

Friday, Oct. 7, 1949

at 10:00 a.m.



August 5, 1950

\$10.40 ✓

RECEIVED of John Oason Turnbull, the sum of Ten Dollars and Forty Cents, being cost of certified copies of petition and other papers filed in the matter of petition of Alfred W. Gieske for motel on northeast side of Edmondson Avenue, northwest of Rolling Road, 1st District

Zoning Commissioner



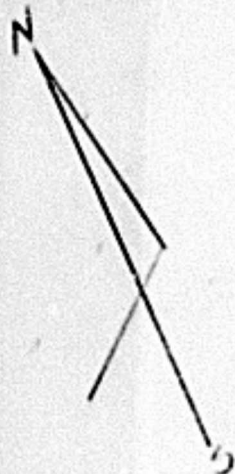
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1543

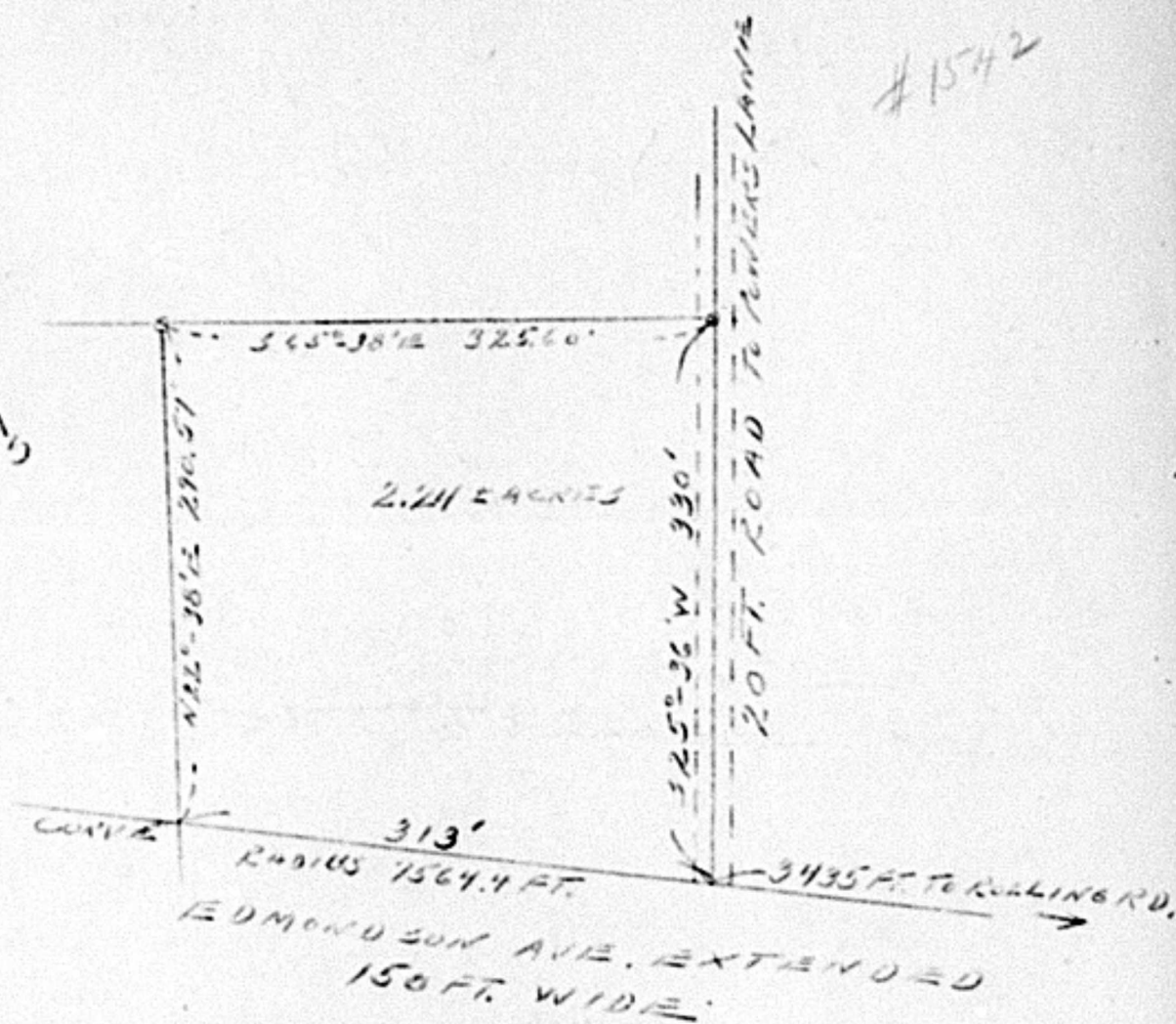
Date of Posting: Sept 14/49

District: 1
Posted to: Tourist Motel
Petitioner: Jacob L. Friedman
Location of property: Northeast side Edmondson Ave Ext'd
3149' west of Rolling Road
Location of Signs: Northeast side of Edmondson Ave Ext'd
3849' west of Rolling Road
Remarks: Harry C. Larkins
Posted by: Harry C. Larkins Date of return: Sept 16/49

NO PLAT
IN
THIS FOLDER



#1542



PLAT SHOWING LOT TO BE RE-ZONED
1ST. DIST. BALTO. CO., MD.

SCALE 1"=100' AUG. 1949

R.C. NORRIS, REG. SURVEYOR

POWERS LANE

562.75
64-56E

WPL 508/220

RTS. 1384/24

S18-21W

261.13

POWERS LANE

12.13

ROAD

PIPE

565.38E 571.0

3.76 ACRES

SCALE 1/IN = 100 FT
AUGUST 1947

J. Milton Green
Registered Engr & Surveyor
TOWSON - 4 MARYLAND

S25-36W 330.1

20 FT

SPIKE

557.24E 563.25
563.5

EDMONDSON AVE

482.4

N 22-38E

PIPE

249.9

ROAD 30 FT WIDE

STAKE