

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE - S. W. Cor. Portship and Ridgeway Roads, 12th District, Baltimore County, Adam R. Smith and Ethel M. Smith, Petitioners

OPINION OF THE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

Appeal in the above entitled matter coming on for hearing on May 29, 1950 before the Board of Zoning Appeals of Baltimore County from an Order of the Zoning Commissioner of Baltimore County, dated May 2, 1950, denying the petition for reclassification of the property described therein from an "A" Residence Zone to an "E" Commercial Zone, and its appearing from the facts and evidence adduced at the appeal hearing that the granting of this petition would be detrimental to the safety, morals and the general welfare of the community, therefore:

It is this 13th day of July 1950, ORDERED by the Board of Zoning Appeals of Baltimore County that the Order of the Zoning Commissioner of Baltimore County denying the petition be and the same is hereby affirmed.

*Chas. J. Carter*  
 Board of Zoning Appeals  
 of Baltimore County

I dissent from the above Order:  
*Samuel H. Hines*  
 Chairman

This is an appeal of Adam R. Smith and Ethel M. Smith, his wife, legal owners, of the property described in the petition from the order and decision of the Zoning Commissioner of Baltimore County, dated May 2, 1950, by which order the property described in the petition for reclassification, from an "A" Residence Zone to an "E" Commercial Zone was denied.

The case came on for hearing before the Board, testimony was taken, petitions for and against the reclassification were filed and considered by the Board.

The property, which is the subject of the petition, is located at the southwest corner of Portship and Ridgeway Road, Dundalk, in the Twelfth District of Baltimore County. The purpose which the petitioners have in mind is to establish a Sea Food Store. The evidence before the Board shows that there is a commercial zone on Holabird Avenue about 275 feet from this property which has not been fully utilized and the Board feels there is no need for further commercialization in this area. The street on which this property is located is narrow as well as the adjoining streets and the Board feels that there would further congest the roads and streets and create a real traffic hazard; also by virtue of the location the Board is of the opinion that to grant this reclassification would be "spot zoning".

The Board will, therefore, sign an order refusing this reclassification in accordance with this opinion.

I dissent from the above opinion:  
*Chas. J. Carter*  
 Board of Zoning Appeals  
 of Baltimore County

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE - S.W. COR. PORTSHIP AND RIDGEWAY ROADS, 12th District of Baltimore County, Adam R. Smith and Ethel M. Smith, Petitioners

Mr. Commissioner:

Please enter an appeal from your decision of May 2, 1950 denying the petition for reclassification from an A Residence Zone to "E" Commercial Zone. In the above matter, and transmit all papers in connection therewith to the Board of Zoning Appeals of Baltimore County.

*Adam R. Smith*  
*Ethel M. Smith*

Filed May 8, 1950

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County - Adam R. Smith and Ethel M. Smith, legal owners, of the property situate at the southeast corner of Portship and Ridgeway Roads, in the 12th District of Balto. Co., thence westerly, on the south side of Ridgeway Road, 60 feet with a rectangular depth southerly of 100 feet and binding on the west side of Portship Road. Being lot No. 3, Section 6 on plat of Lorraine Park.

I hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "A" Residence Zone to an "E" Commercial Zone.  
 Reasons for Re-Classification: *Increased business volume*  
*(See Form Z-102A)*

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.

Now we, agree to pay expenses of above re-classification, 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.

*Adam R. Smith*  
*Ethel M. Smith*  
 Legal Owners  
 Address: *6925 Ridgeway Rd.*

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of April 1950, 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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Beekman Bldg., in Towson, Baltimore County, on the 28th day of April 1950, at 11:00 o'clock A. M.

*Chas. J. Carter*  
 Zoning Commissioner of Baltimore County  
 (over)

\*BASIC COPY  
 "LONG RECLASSIFICATION" DIVISION  
 "BUREAU OF ZONING" DIVISION  
 168

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, the granting of which would cause congestion in the roads and streets and create a traffic hazard and be "spot zoning". There is a large commercial zone on Holabird Avenue just 275 feet from the property which has not been fully utilized and there is no need for further commercialization.

It is Ordered by the Zoning Commissioner of Baltimore County this 13th day of July 1950, 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" Residence Zone to "E" Commercial 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, the granting of which would cause congestion in the roads and streets and create a traffic hazard and be "spot zoning". There is a large commercial zone on Holabird Avenue just 275 feet from the property which has not been fully utilized and there is no need for further commercialization.

It is Ordered by the Zoning Commissioner of Baltimore County, this 2nd day of May 1950, 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.

*Chas. J. Carter*  
 Zoning Commissioner of Baltimore County

PAID  
 MAY 3 1950  
 COUNTY COMMISSIONERS  
 OF BALTIMORE COUNTY  
*Chas. J. Carter*

#1697

May 8, 1950

\$22.00

RECEIVED of Adam Smith the sum of Twenty Two (\$22.00) Dollars being cost of petition for reclassification, advertising and posting of Baltimore County from the decision of the Zoning Commissioner denying the petition for reclassification of property, Portship and Ridgeway Roads, 12th District

Zoning Commissioner

\$22.00

RECEIVED of Adam R. Smith the sum of Twenty (\$22.00) Dollars being cost of petition for reclassification, advertising and posting of Baltimore County, southwest corner of Portship and Ridgeway, 12th District of Baltimore County.

Zoning Commissioner

Hearing:  
 Petity, April 28, 1950  
 at 11:00 a.m.

PAID  
 APR 3 1950  
 COUNTY COMMISSIONERS  
 OF BALTIMORE COUNTY  
*Chas. J. Carter*

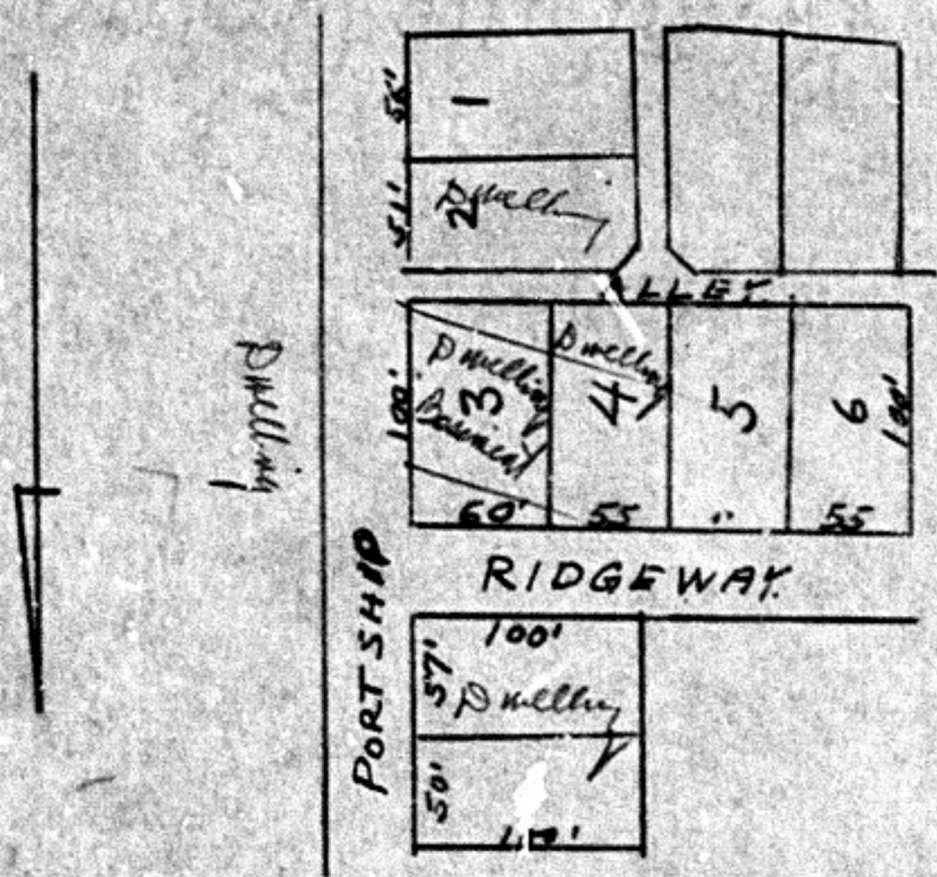
NOTICE OF ZONING PETITION FOR RECLASSIFICATION  
 518 BROAD  
 Pursuant to petition filed with the Zoning Commissioner of Baltimore County for the change of reclassification from an "A" Residence Zone to an "E" Commercial Zone, the property hereinafter described, the Zoning Commissioner of Baltimore County by authority of Baltimore County will hold a public hearing at the Zoning Office, Baltimore County, Maryland, on Friday, April 28, 1950 at 11:00 A. M. To determine whether or not the following mentioned and described property should be reclassified as shown on attached for Approval Commercial Zone, to wit: All that parcel of land at the southwest corner of Portship and Road, 60 feet with a rectangular depth southerly of 100 feet and binding on the west side of Portship Road, being lot No. 3, Section 6 on plat of Lorraine Park, and with the Building and Zoning Department.  
 By Order of Chas. H. Deitz, Zoning Commissioner of Baltimore County  
 Apr. 24.

APR 11 1950 OFFICE OF THE BALTIMORE COUNTIAN  
 THE COMMUNITY NEWS  
 Baltimore, Md.  
 THE HERALD-ARISE  
 Dundalk, Md.  
 THE COMMUNITY PRESS  
 Catonsville, Md.  
 No. 1 Newburg Avenue  
 CATONSVILLE, MD.

April 15, 1950  
 THIS IS TO CERTIFY, that the annexed advertisement of *Charles H. Deitz, 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 2 successive weeks before the 15th day of April, 1950, that is to say April 7-14, 1950  
 THE BALTIMORE COUNTIAN  
 By *P. S. Morgan*  
 Editor and Manager.

CERTIFICATE OF POSTING  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District: 12 Date of Posting: April 14, 1950  
 Posted for: Commercial  
 Petitioner: Adam R. Smith  
 Location of property: southwest corner of Portship & Ridgeway Road  
 Location of signs: southwest corner of Portship & Ridgeway Road  
 Remarks:  
 Posted by: *Harvey C. Lortie* Date of return: April 14, 1950



Lot No 3  
 SECTION 6  
 Plat of  
 LORRAINE PARK.