

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE - S. S. Waldman Ave., 50 ft. West of Kuffer Avenue, 15th District of Baltimore County, Delbert W. Martindell and Dorothy J. Martindell, Petitioners

Appeal in the above entitled matter coming on for hearing on July 30, 1950 before the Board of Zoning Appeals of Baltimore County from an order and decision of the Zoning Commissioner of Baltimore County dated June 27, 1950 denying the petition for reclassification of the property described therein from an "A" Residence Zone to an "E" Commercial Zone, and it appearing from the facts and evidence adduced at the appeal hearing that the granting of this petition would be detrimental to the safety, health and the general welfare of the community, therefore:

It is this 27th day of July, 1950, ORDERED by the Board of Zoning Appeals of Baltimore County that the order of the Zoning Commissioner denying the petition be and the same is hereby affirmed.

Earl L. Leigh
Board of Zoning Appeals
of Baltimore County

MICROFILMED

OPINION OF THE BOARD OF ZONING
AFFAIRS OF BALTIMORE COUNTY

This is an appeal by Delbert W. Martindell and Dorothy J. Martindell, his wife, owners of the property described in the petition from the order and decision of the Zoning Commissioner of Baltimore County dated the 27th day of June 1950, by which order 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 on behalf of the petitioners and there were no protestants.

The property which is the subject of the petition is located on the south side of Waldman Avenue, in the 15th District of Baltimore County. The petitioners desire to use this property for a store and watch repairing. The Board is of the opinion that there is no need for this reclassification since the repairing of watches could be done in his home without any reclassification and there are not sufficient residences to warrant the establishment of a store in this locality. Waldman Avenue is a narrow street and is inadequate to accommodate additional traffic which would be brought to this community by the establishment of a store which would, therefore, create a traffic hazard. The Board also feels that to reclassify this property at this location would be "spot zoning" and not in the interest of the health, safety and the general welfare of the community. The Board, therefore, will sign an Order in accordance with this opinion.

Earl L. Leigh
Board of Zoning Appeals
of Baltimore County

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Filed 15 Date of Posting May 12/50
Posted for Commercial
Petitioner Delbert W. Martindell
Location of property South side of Waldman Ave. 50'
West of Kuffer Ave
Location of signs South side of Waldman Ave. 100' West
of Kuffer Ave
Noted by Harry E. Cartside
Signed by Harry E. Cartside Date of return May 12/50

NOTICE OF ZONING PETITION FOR RECLASSIFICATION
15th District
Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change of reclassification, from an "A" Residence Zone to an "E" Commercial Zone of the property located and described, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing at the Zoning Office, in the Record Building, Towson, Baltimore County, Maryland, on Friday, May 26, 1950, at 2:00 P. M.
To determine whether or not the following described and described property should be changed or reclassified for Approved Commercial Use, to wit:
All that parcel of land on the south side of Waldman Ave., 11th District of Baltimore County, beginning 25 feet west of Kuffer Ave., thence westerly, on the south side of Waldman Ave. 100 feet with a rectangular depth southerly of 200 feet being lot 156, 157 and 158 on plat of Chesapeake Terrace filed with the Building and Zoning Department.
By Order of Earl L. Leigh, Zoning Commissioner of Baltimore County
May 21, 1950

OFFICE OF
THE BALTIMORE COUNTIAN
Baltimore, Md. THE COMMUNITY PRESS
Dundalk, Md.
THE HERALD-ARGUS
Catonville, Md.
No. 1 Newburg Avenue CATONVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of Charles H. Boring, Jr., 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 13th day of May, 1950, that is to say the same was inserted in the issues of May 5-12, 1950

THE BALTIMORE COUNTIAN
By P. J. Morgan
Editor and Manager.
MICROFILMED

REC'D JUL 7 1950

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE - S. S. Waldman Ave., 50 ft. W. Kuffer Ave., 15th District - Delbert W. Martindell, Petitioner

Mr. Commissioner:

Please enter an appeal to the Board of Zoning Appeals of Baltimore County from your order denying the petition for reclassification, in the above matter, and transmit all papers to said Board.

Delbert W. Martindell
Delbert W. Martindell
Petitioner

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:
I, Delbert Walter Martindell, owner of the property situate LOTS 134 & 135 on the south side of Waldman Avenue, in the 15th District of Balto. Co., beginning 50 feet west of Kuffer Avenue, thence westerly, on the south side of Waldman Ave. 100 feet with a rectangular depth southerly of 200 feet. Being lots 134 and 135 on plat of Chesapeake Terrace

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from apartment zone to an "E" Commercial zone
Reasons for Re-Classification Additional Commercial Use
(See Records 12200)

Size and height of building: front 32 feet; depth 32 feet; height 12 feet.
Front and side setbacks of building from street lines: front 36 feet; side 2 feet.
Property to be posted as prescribed by Zoning Regulations.

I, Delbert W. Martindell, 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 of Baltimore County.

Delbert Walter Martindell
Dorothy J. Martindell
Legal Owner
Address 7325 Waldman Ave
Baltimore 17 Md.

ORDERED BY The Zoning Commissioner of Baltimore County, this 4th day of May, 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 Record Bldg., in Towson, Baltimore County, on the 28th day of May, 1950, at 2:00 o'clock P. M.
Zoning Commissioner of Baltimore County
(over)

MICROFILMED

July 7, 1950

RECEIVED OF Delbert W. Martindell the sum of Twenty (\$20.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner of Baltimore County denying the petition for reclassification of property on the south side of Waldman Avenue, 50 feet west of Kuffer Avenue, 15th District of Baltimore County.

Zoning Commissioner

PAID
JUL 1 1950
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
W. L. Jeffers

MICROFILMED

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 27th day of JUNE, 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 apartment zone to an "E" Commercial zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location, Waldman Avenue being inadequate for additional traffic, which would cause congestion in the roads and streets and create a traffic hazard; also because a reclassification of this lot would be "spot zoning"

the above reclassification should not be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this 27th day of JUNE, 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.

Charles H. Boring, Jr.
Zoning Commissioner of Baltimore County

Approved _____
Date _____
County Commissioners of Baltimore County
President _____

PAID
MAY 3 1950
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
W. L. Jeffers

MICROFILMED

