

CC: Lewis E. Stengel, Esquire
Union News Bldg.
Towson-4, Md.

CIDJ

RE: PETITION FOR RECLASSIFICATION FROM "A"
RESIDENCE ZONE TO "S" COMMERCIAL ZONE
AND FROM "A" RESIDENCE ZONE TO "D" COMMERCIAL
ZONE - TRAPPE ROAD - 12th District -
PETER AIELLO AND JOHANNAN AIELLO, PETITIONERS

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location petition should be granted in part. The part hereby reclassified being described as follows:

Beginning 15' west of the intersection of the north side of Trappe Road and the west side of Merritt Avenue, if extended northerly, and running thence westerly on the north side of Trappe Road 117', thence northerly parallel with Trappe Road 400', thence east at right angles 115', thence south 325' to the place of beginning.

The remainder of said petition and the land therein described being left for the future determination of the Zoning Commissioner of Baltimore County.

It is ORDERED by the Zoning Commissioner of Baltimore County this 14th day of November, 1948, 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" residential to "E" commercial zone.

APPROVED: MARCH 23 1949
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
By J. H. Kuhn
President

MALCOLM H. DILL, DIRECTOR

PETITION FOR RECLASSIFICATION #1299

LOCATION - N. side of Trappe Road 15' west of Merritt Avenue 12th District
PRESENT ZONING - "A" Residence PROPOSED ZONING - "E" Commercial
DATE REQUESTED - Sept. 22, 1948 DATE OF REPLY - October 4, 1948

Because of the location of the tract involved, this petition is as important as any that has been brought to the attention of the Planning Commission. Our highway and community studies indicate that this locality may well become the heart of the whole area. The proposed highway will follow the course of the Little River Creek, with new North Point Road on the north. The tract lies very close to the proposed highway in this area. The Circumferential Expressway is expected to extend from Moffatt Avenue to the south. The proposed highway will cross the Expressway just west of the intersection of Trappe Road with Morris and also just west of the intersection of the proposed highway with Morris. The importance of these three streets, together with the nearness of the Circumferential route and the proposed highway, make this locality a very important site. It will eventually be at about the center of the business district for the entire area.

[illegible]

We feel that there is some question as to the wisdom and necessity of reasoning

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:—

1. or we, Peter M. and Johanna Melby, legal owner & of the place situated on the North side of Trappe road near Tunnel #1, Section 6 of Baltimore County, Maryland. Beginning 10 feet west of the intersection of the North side of the above mentioned road with the South side of the same road, and running thence easterly on the North side of Trappe road crossing a 50 foot Trappe road in all 128 feet, thence southerly 425 feet thence westerly and Southeasterly approximately 90 degrees 70 minutes 30 seconds to the intersection of the North side of a 16 foot Alley 260 feet to intersect the North 70 degrees 15 minutes with the 50 foot line of the above mentioned, thence Southerly approximately 90 degrees 70 minutes 30 seconds to the intersection of the North side of the said alley as shown on the map attached hereto and approved by Act A. 1889, chapt. 8, dated Dec. 10, 1910, on file with Mining Department

#1

Johanna Bello legal owner

ORDERED By the Zoning Commissioner of Baltimore County, this 20th day of September, 1942, 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 Beardsley Bldg., in Towson, Baltimore County, on the 22nd day of September, 1942, at 2 o'clock P. M.

Testing Commissioner of Baltimore County

the second parcel commercial at this time in view of the fact that it is not continuous with the first parcel. Its general location, however, appears logical for future business.

Considered merely in the light of existing conditions, reasoning for group housing would not appear justifiable because of its remoteness from main traffic routes, public transportation, shopping facilities, etc. In view of the statements previously made, however, as to the future probability of this area's becoming a focal point of the community, the proposed introduction of the relatively high density inherent in group housing appears appropriate.

We wish to make it clear that general approval of the proposed rezoning does not imply approval of the tentative street layout as submitted. Mr. Aiello understands this and has stated his willingness to make revisions of the design.

Malcolm H. Dill,
Director

CC: Charles H. Doing
Christian H. Kahl
Nathan L. Smith
William W. MacVicar
John K. Ruff
John M. McFall
H. Ridgely Warfield

status of the above firstly and secondly describe
it to the Zoning Law of Baltimore County, from a
Local Zone; and
the above described property be so classified, pursuant to

Reasons for Re-Classification:

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 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.

Johanna A. Ellis
Johanna A. Ellis
Legal Owner
Address 7012 Alden Road, Ellicott City,
Baltimore 8, Maryland.

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of September, 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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the 4th day of October, 1948 at 11:00 a.m.

Zoning Commissioner of Baltimore County

\$43.00 ✓

RECEIVED of Lewis E. Stengel, attorney for Peter Aiello, petitioner, the sum of Forty Three (\$43.00) Dollars, being cost of petition for reclassification, advertising and posting of property Trappe Road. 12th District of Baltimore County.

Zoning Commissioner

Hearing:
Monday, Oct. 4, 1948
11:00 a.m.

PAID
SEP 17 1948
COUNTY COMMISSIONER
OF BALTIMORE COUNTY
BY *[Signature]*

REC'D SEP 28 1948

41299

CERTIFICATE OF PUBLICATION

TOWSON, MD. Sept. 27 1948

THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of two successive weeks before the 4th day of October 1948., the first publication appearing on the 17th day of September 1948.

The UNION NEWS

W. Fumock Keyser
Manager.

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification of Zone "A" Residence Zone to an "C" Commercial Zone of the parcels of land and fully and secondly described and, trap no. "A" Residence Zone to a "C" Commercial Zone of the parcel fully 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 Lockard Building, Towson, Baltimore County, Maryland.

On Monday, Oct. 4, 1948

to determine whether or not the following described property should be reclassified as aforesaid, (if reclassified, the fully and secondly described parcels are: Approved Commercial use and the thirdly described parcel for Group Houses), to wit:

All those three parcels of land on the north side of Trappe Road, in the 12th District of Baltimore County, to wit:

First Parcel:
(Approved Commercial Use)
Beginning 75' west of the intersection of the north side of Trappe Road and the west side of Merritt Ave. if extended northerly and running thence westerly on the north side of Trappe Road crossing a 30' proposed road in all 24' thence northerly 109', thence easterly 150' southeasterly, crossing the 30' proposed road heretofore mentioned and bordering on the north side of a 12' alley, 25' to intersect the N 29° 41', east 185.25 feet line of the whole property, thence southerly, reversing said line 245' beginning. Being Parcel No. 1 as shown on plat filed with the Zoning Dept.

Second Parcel:
(Approved Commercial Use)
Beginning 75' west of the intersection of the north side of Trappe Road and west side of Merritt Ave. if extended northerly and running thence westerly, binding on the north side of Trappe Road, 245' to the east side of a proposed 30' road, thence northerly, binding on the east side of said proposed 30' road 150', thence easterly 150', thence northerly 50', thence easterly parallel to Trappe Road 350', thence southerly 50', thence easterly 50', thence 150' to beginning. Being parcel No. 2 as shown on plat filed with the Zoning Dept.

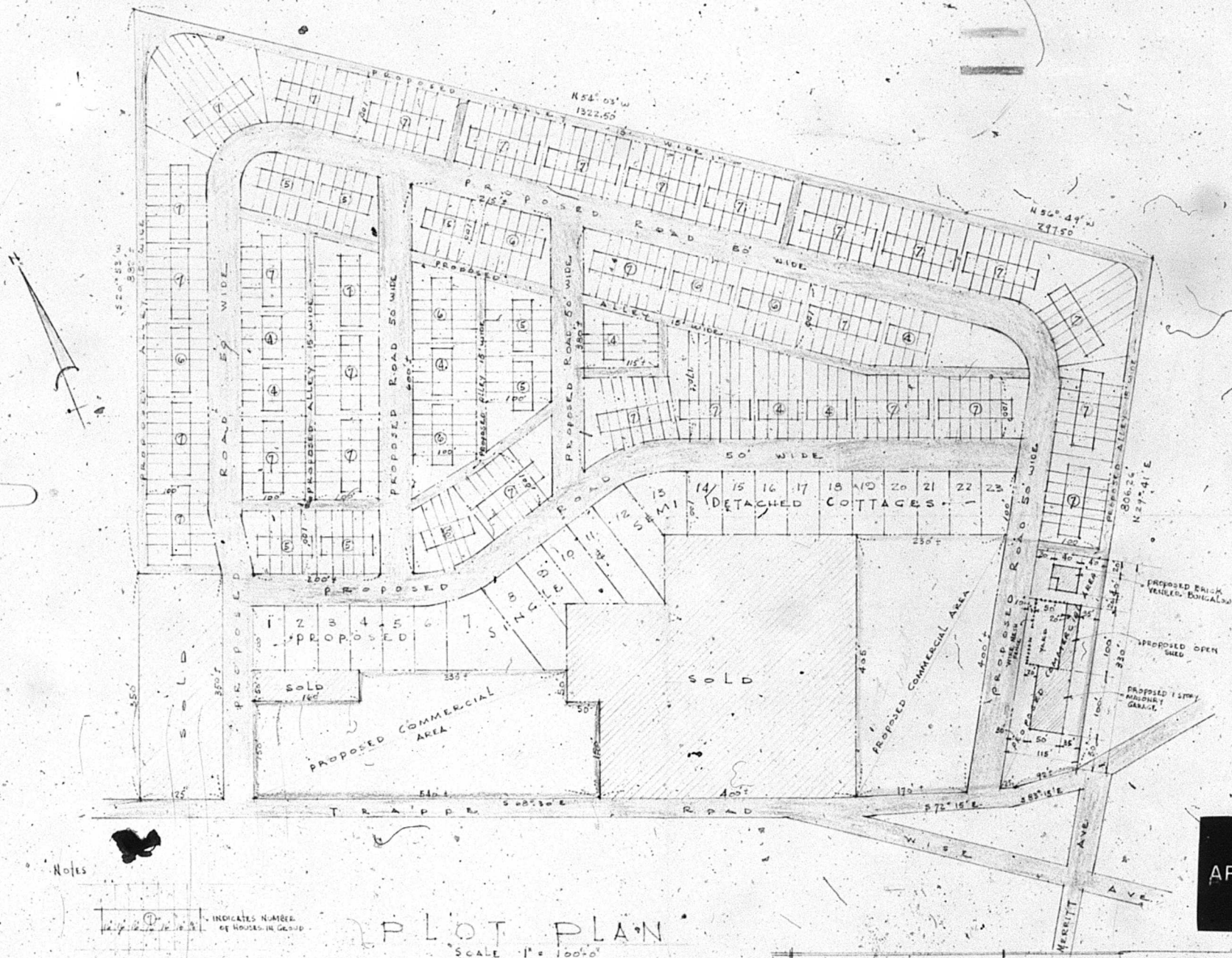
Third Parcel:
Beginning 141' northerly from Trappe Road and 12' westerly from Merritt Ave. if extended northerly and running thence N 29° 41' east 461.35', thence N 50° 45' west 321.50', thence N 50° 45' west 1322.50', thence S 29° 41' west 327', thence easterly, parallel to Trappe Road, 122' to the west side of a proposed 30' road, thence southerly binding on said road 150', thence easterly across said road and binding on the rear of lots Nos. 1 to 4, 400'. thence northerly and easterly binding on the rear of lots Nos. 4 to 22, 233' more or less, to the west side of a proposed 30' road, thence easterly crossing said road 150' to the place of beginning. Being parcel No. 3 as shown on plat filed with the Zoning Dept.

By Order of
Chas. H. Doig
Zoning Commissioner
of Baltimore County
Sept. 17-24

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

1299

District 12 Date of Posting Sept 24/48
Posted for: Commercial & Group houses
Petitioner: Peter & Johannah Aiello
Location of property: Northwest corner of Trappe Road & Merritt Ave if extended
Location of Signs: 1 sign 100 feet north of Trappe Road and 5 signs north side of Trappe Road
Remarks: 45-100-150-700-780 feet west of Merritt Ave if extended
Posted by Harry L. Partin Signature Date of return Sept 24/48



Notes

INDICATES NUMBER OF HOUSES IN GROUP

HOUSES 16'-0" ± OF PARTY TO ± OF PARTY WALL

35'-0" ROW HOUSES IN THIS DEVELOPMENT

PLOT PLAN

SCALE 1" = 100'-0"

APPROVED PLAN

PROPOSED
SUB-DIVISION PLAN
FOR
MR. PETER AIELLO



OFFICE OF
HAL A. MILLER, A.I.A.
ARCHITECT
337 ST. PAUL PLACE BALTIMORE 2, MD.
COMM. 48
DATE 9-9-62
CHECKED
REVIEWED
DWG. SK-7