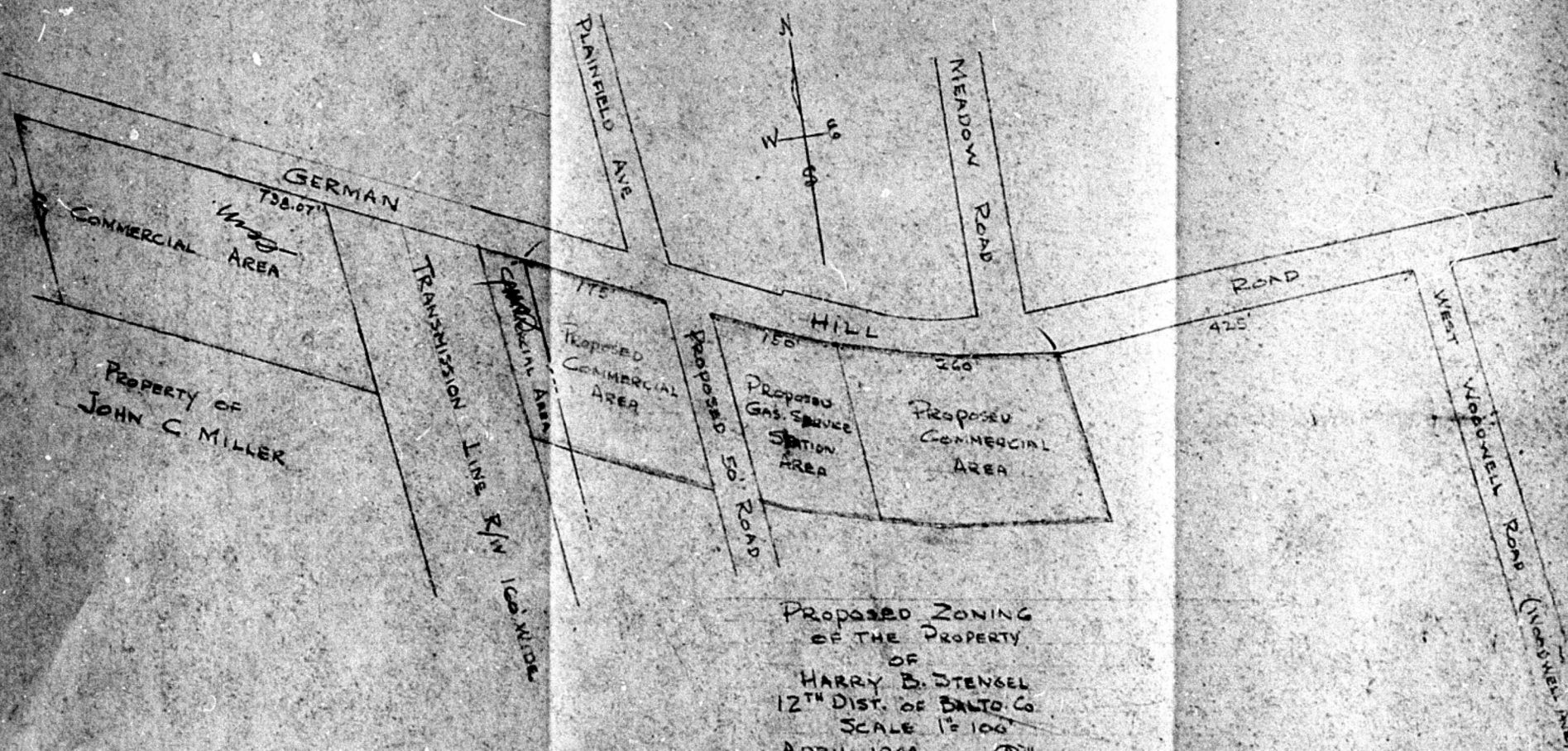




PROPOSED ZONING
OF THE PROPERTY
OF
HARRY B. STENGEL
12TH DIST. OF BALTO. CO.
SCALE 1" = 100'
APRIL 1948

March 8, 1956

Re: Petition for Reclassification from an "A" Residence Zone to an "E" Commercial Zone and Special Permit for Gasoline Service Station - S.S. German Hill Road near Gray Manor, 12th District - Harry B. Stengel.
Petitioner

Dear Mr. Adams:

On June 7, 1949, the Board of Zoning Appeals of Baltimore County granted its order that the special permit requested in the above petition be granted its use the property secondly described in the above petition and the same was property secondly described in the petition as a Gasoline Service Station. The side of German Hill Road beginning 681 feet West was described as "w" on the south section Westerly side of the proposed 50 foot road with a depth of 200 feet which property is now the Southeast corner of German Hill Road and Plainfield Road, Plainfield Road has been built since the date of the above order.

The Petitioner was Harry B. Stengel who has since died and the property now belongs to my sister, Helen S. Mills, and myself.

The Petitioner was Harry B. Stengel who has since died and the property now belongs to my sister, Helen S. Mills, and myself.

I understand that the above special permit for Gasoline Service Station expires on March 31, 1956. I hereby request that the above special permit be extended for the period of one (1) year.

Very truly yours,

LEWIS E. STENGEL

LES:meh

March 21, 1949

\$22.00

RECEIVED of Lewis S. Stengel, Attorney for
Harry B. Stengel, petitioner, the sum of Twenty Two
(\$22.00) Dollars, being cost of appeal to the
Board of Zoning Appeals of Baltimore County from
the decision of the Zoning Commissioner denying the
petition for reclassification, from an "A" Residence
Zone to an "R" Commercial and Special Permit for
"sealine service station, property on south side of
German Hill Road, 11th District of Baltimore County.

Zoning Commissioner

PAID
MAR 18 1949
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY *J. L. Taylor*

1363-5

12 _____ Date of Posting: Dec 28/48
 Issued for: Commercial & Gasoline Service Station
 Paymaster: Harry B. Stingle
 Location of property: South side of German Hill Road 425 west of
West Woodwell Road
 Location of house: South side German Hill Road 575 - 675 - 775
West of Woodwell Ave
 Remarks: _____
 Posted by: Harry C. Gutside _____ Date of return: Dec. 28/48
 Signature

41363-9

TOWSON, MD., Jan. 3rd, 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 11th day of January 1944, the first publication appearing on the 6th day of December 1943.

The UNION NEWS

The UNION NEWS
to Lemack Keyser
Manager

[illegible]

RE: PETITION FOR RECLASSIFICATION FROM
AN "A" RESIDENCE ZONE TO "B" COMMERCIAL
ZONE AND SPECIAL PERMIT FOR
GASOLINE SERVICE STATION - 3.5
GERMAN HILL ROAD, NEAR GRAY MANOR,
18th District of Baltimore County,
HARRY B. STENGEL, PETITIONER.

The appeal in the above case having come on for
hearing before this Board, the case submitted and the entire
matter having been fully considered:

It is this 20 day of June 1949, by the
Board of Zoning Appeals of Baltimore County, ORDERED, first,
that the entire parcel of land first described in the
petition, filed with the Zoning Commissioner of Baltimore
County, be reclassified from an "A" Residence Zone to an
"B" Commercial Zone and, second, that the special permit
requested, in said petition, be granted to use the property
secondly described for gasoline service station. It is further
ORDERED that at least two and one-half (2½) square feet of
off-street parking area be provided for every square foot of
land to be covered by commercial buildings.

Chairman
Carl L. Dingle
Board of Zoning Appeals
of Baltimore County

Approved:

County Commissioner
of Baltimore County

By *John F. Smith*
President

Secretary *John F. Smith*

It is this 20 day of March, 1950, ORDERED
by the Zoning Commissioner of Baltimore County
that the aforesaid special permit for a gasoline
service station, be and the same is hereby re-
newed for a period of one (1) year beginning
March 11, 1950 and ending March 11, 1951.

Charles W. Stengel
Zoning Commissioner
of Baltimore County

RE: PETITION FOR RECLASSIFICATION FROM "A"
RESIDENCE ZONE TO "B" COMMERCIAL ZONE
AND SPECIAL PERMIT FOR GASOLINE SERVICE
STATION - SOUTH SIDE GERMAN HILL ROAD,
NEAR GRAY MANOR - 18th DISTRICT -
HARRY B. STENGEL, PETITIONER.

Upon hearing on petitions (1) for reclassification of the
entire parcel of land first described therein from an "A"
Residence Zone to an "B" Commercial Zone and (2) for Special
Permit to use the property secondly described, in said petition,
for gasoline service station, and it appearing by reason of
location, being in a heavily settled community adjoining a large
existing commercial area, which has not as yet been used, but
which is in area to supply the commercial needs of the community
for a long time.

The right-of-way width of this road in front of the tract
in question varies from 10' to 15'. As a future thoroughfare of
importance it should have a right-of-way width of 70' and preferably
80'. With no prospect of immediate improvement of this street it
would not give satisfactory access to a commercial area of consider-
able size. Therefore, it would seem that further commercial zoning
along this street or road should be deferred until the development
of the surrounding area warrants the stringing out of a commercial
some 125' in length, which the granting of this petition would
accomplish. Therefore, the said petition should be DENIED.

It is this 20 day of March, 1950, ORDERED by the Zoning
Commissioner of Baltimore County that the aforesaid petitions, the
(1) for reclassification from an "A" Residence Zone to an "B" Commercial
Zone and (2) for Special Permit for gasoline service station, be and
the same are hereby denied and the property described in said petition
remain an "A" Residence Zone.

Charles W. Stengel
Zoning Commissioner
of Baltimore County

OPINION OF THE BOARD OF ZONING APPEALS
OF BALTIMORE COUNTY

This is an appeal from the decision of the Zoning
Commissioner of Baltimore County dated the 8th day of March,
1949, denying the petition of the applicant, Harry B. Stengel,
for reclassification of that parcel of land described in the
petition and for special permit to use the property secondly
described in said petition for gasoline service station.

The Board heard the testimony in this case and
after full consideration finds as follows:

The parcel of land for which the reclassification
is requested adjoins a large existing commercial area.
Although this commercial area is not being used it is a
fact that it adjoins the area which is the subject of this
petition and consequently the granting of the reclassification
in this case is, in effect, an extension of an existing commer-
cial area. For this reason there is no question of "spot zoning"
involved in this case and in the opinion of this Board the lower-
ing of the classification would not cause congestion in the roads,
streets and alleys and, therefore, would not cause any undue
traffic hazard. It follows that the reclassification from an
"A" Residence Zone to an "B" Commercial Zone would not in any
manner affect the health, safety, morals and general welfare of
the community and for the reasons stated this Board will sign
an order in accordance with this opinion, granting the petition
for reclassification from an "A" Residence Zone to an "B" Com-
mercial Zone. Also in the opinion of this Board the granting
of a special permit to use the property secondly described in

Chairman
Carl L. Dingle
Board of Zoning Appeals
of Baltimore County

the petition for gasoline service station would not cause any
further undue congestion in the roads, streets and alleys or
traffic hazard; also would not adversely affect the health,
safety, morals and the general welfare of the community,
therefore the Board will sign an order in conformity with this
opinion, first, reclassifying the parcel of land from an "A"
Residence Zone to an "B" Commercial Zone and, second, grant-
ing the special permit to use the property secondly described
in said petition for gasoline service station.

RECD MAR 16 1949

LEWIS E. STENGEL
ATTORNEY AT LAW
RECORD BUILDING
TOWSON 4, MARYLAND

MARCH 15, 1949.

Mr. Charles H. Doing,
Zoning Commissioner,
Record Building,
Towson 4, Maryland.

Re: Petition for Reclassification from
"A" Residence Zone to "B" Commercial
Zone and Special Permit for Gasoline
Service Station - South side German
Hill Road, near Gray Manor - 18th
District - Harry B. Stengel, Petitioner.

Dear Sir:

Please enter an appeal to the Board of Zoning
Appeals of Baltimore County, from your order denying
the petition in the above matter.

Check for \$22.00 to cover cost of appeal
is enclosed.

Very truly yours,
Charles H. Doing
LEWIS E. STENGEL

"Encls.
Encl. 1.

1363

PETITION FOR (1) ZONING RECLASSIFICATION
(2) SPECIAL PERMIT
18th District

To the Zoning Commissioner of Baltimore County:-

I, or we, HARRY B. STENGEL Legal Owner

of the property situate on the south side of German Hill Road,
near Gray Manor, in the 18th District of Baltimore County, beginning
425' west of West Woodwell Road, (Woodwell Ave.), thence westerly
on the south side of German Hill Road and crossing a proposed
50 foot road, 660' with a depth of 200 feet, as shown on plot
plan filed with the Zoning Department

herby petition (1) that the zoning status of the above described
property be reclassified, pursuant to the Zoning Law and Regula-
tions of Baltimore County, from an "A" Residence Zone to an
"B" Commercial Zone; and (2) for a Special Permit, under said
Zoning Law and Regulations of Baltimore County, to use that
portion of the above described property, as hereinafter de-
scribed, (and improvements now or to be erected thereon) for
Gasoline Service Station:

On the south side of German Hill Road, beginning 665'
west of West Woodwell Road, thence westerly 100 feet to a proposed
50 foot road with a depth of 200 feet.

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above reclassification
and Special Permit, 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.

Legal Owner
Harry B. Stengel
Address: 2801 Rapp Road
BALTIMORE 22, MD

ORDERED by the Zoning Commissioner of Baltimore
County this 20 day of December, 1948,
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 held in the office of the Zoning
Commissioner of Baltimore County, Maryland, on the 18th
day of January, 1949 at 10:00 o'clock
A.M.

Charles H. Doing
Zoning Commissioner
of Baltimore County

December 27, 1948

\$22.00

RECEIVED of Lewis E. Stengel, Attorney for
Harry B. Stengel, the sum of Twenty Six (\$26.00) Dollars,
being cost of petition for reclassification and special
permit, advertising and posting of property, German Hill
Road, 18th District of Baltimore County.

Zoning Commissioner

Hearings

Tuesday, Jan. 11, 1949
at 10:00 a.m.

PAID
DEC 27 1948
COUNTY COMMISSIONER
OF BALTIMORE COUNTY
Charles H. Doing