

# Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, **HARRY B. STENGEL**, legal owner... of the property situate in Baltimore County, State of Maryland, and more particularly described as follows: BEGINNING FOR THE SAME on the north side of Trappe Road where it is intersected by the easternmost outline of the Susquehanna Transmission Company right-of-way, said point of beginning also being 1,055 feet more or less distant measured easterly along the North side of Trappe Road from the corner formed by the intersection of said North side of Trappe Road with the easternmost side of Merritt Avenue running thence easterly 1,055 feet more or less to the South side of Oakwood Road and running thence westerly 1,055 feet more or less to the South side of Oakwood Road and along the land belonging to the Board of Education for Baltimore County 780 feet more or less to the first side of Plainfield Avenue and running thence northerly binding on the land of the Board of Education for Baltimore County 625 feet more or less to the South side of Parkwood Road and running thence westerly 180 feet more or less and running thence southerly binding in part on the right-of-way of the Susquehanna Transmission Company 1775 feet more or less to the place of beginning.

heretby petition that the zoning scheme of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "A" Residence zone to a "B" Residence zone.

Reasons for Re-Classification: creation of Group Houses

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, **HARRY B. STENGEL**, do hereby certify that I am the legal owner of the property situate in Baltimore County, State of Maryland, and more particularly described as follows: BEGINNING FOR THE SAME on the north side of Trappe Road where it is intersected by the easternmost outline of the Susquehanna Transmission Company right-of-way, said point of beginning also being 1,055 feet more or less distant measured easterly along the North side of Trappe Road from the corner formed by the intersection of said North side of Trappe Road with the easternmost side of Merritt Avenue running thence easterly 1,055 feet more or less to the South side of Oakwood Road and running thence westerly 1,055 feet more or less to the South side of Oakwood Road and along the land belonging to the Board of Education for Baltimore County 780 feet more or less to the first side of Plainfield Avenue and running thence northerly binding on the land of the Board of Education for Baltimore County 625 feet more or less to the South side of Parkwood Road and running thence westerly 180 feet more or less and running thence southerly binding in part on the right-of-way of the Susquehanna Transmission Company 1775 feet more or less to the place of beginning.

*Harry B. Stengel*  
Harry B. Stengel, Legal Owner

Address: 7820 Trappe Road, Dundalk 22, Md.

ORDERED BY The Zoning Commissioner of Baltimore County, this 16th day of January, 1951, 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 25th day of February, 1951, at 11:00 o'clock A.M.

*Harry B. Stengel*  
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...

the above reclassification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County this... day of... 1951, that the above described property be area should be and the same is hereby reclassified, from and after the date of this Order, from a... zone to a... 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...

the above reclassification should NOT be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this... day of... 1951, 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 a... zone.

Zoning Commissioner of Baltimore County

Approved... County Commissioners of Baltimore County

*Harry B. Stengel*  
President

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District... 12  
Posted for... 10  
Petitioner... *Harry B. Stengel*  
Location of property... *East of Trappe Road easternmost outline of Sus. Trans. Co. R.*  
Location of signs... *W side of Trappe Road 25-500-1000 feet east of Sus. Trans. Co. R.*  
Remarks... *Harry B. Stengel*  
Date of return... *Jan 26/51*

MICROFILMED

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO A "B" RESIDENCE ZONE - **H. B. STENGEL** 7820 TRAPPE ROAD, 18th DISTRICT OF BALTO. CO., **Harry B. Stengel, Petitioner**

The property which is the subject of this petition is one of several under consideration in the area to the north of Dundalk near the intersection of Wise Avenue, Merritt Avenue and Trappe Road. It is readily accessible to the spurs of the Baltimore and Annapolis Railroad, and associated industries and prospective industrial developments in this area.

The Twelfth District has been the most rapidly growing section of the County, the population of growth (1940 since 1930) having been appreciably more than any of the others. This would normally tend, continue because of the proximity to industrial areas, as there is still considerable vacant land available even closer to the spurs of the Baltimore and Annapolis Railroad than the area already developed.

It appears that the public utilities in this area can be made sufficient to take care of the increased population which is contemplated. Preliminary studies and plans have been made to reinforce the present utilities so as to be capable of providing the necessary services with a reasonable outlay by the County.

There are now located in this general area three elementary schools and a high school. A junior high school will be located at the intersection of Wise and Merritt Avenues. Construction on this school will begin soon. From the foregoing it can be seen that the existing school problem is being met and additional school facilities can be developed through the acquisition of new sites on tracts planned to be built upon.

It is also contemplated that the school sites be used for recreational areas for the people in the community. These sites being adequately located to provide ready access to the housing units. In areas where recreational needs are not met by the school sites, areas can be made available for recreational use.

The roads in this general area are now of insufficient capacity to take care of future traffic requirements. New roads and improvements will have to be provided for the free flow of traffic, mainly the widening of Merritt Avenue, Wise Avenue, Trappe Road and the construction of the "Beltway".

The results in this general area are now of insufficient capacity to take care of future traffic requirements. New roads and improvements will have to be provided for the free flow of traffic, mainly the widening of Merritt Avenue, Wise Avenue, Trappe Road and the construction of the "Beltway".

Approved... County Commissioners of Baltimore County

*Harry B. Stengel*  
President

January 18, 1951

\$31.00

RECEIVED of Harry B. Stengel the sum of thirty one (\$31.00) Dollars, being cost of petition for reclassification, advertising and posting of property, north side of Trappe Road, 1055 feet east of Merritt Avenue, 18th District of Baltimore County.

Zoning Commissioner

Hearing:  
Monday, Feb. 5, 1951  
at 11:00 a.m.

PAID  
JAN 1 1951  
OFFICE OF THE ZONING COMMISSIONER OF BALTIMORE COUNTY

MICROFILMED

from Wise and Merritt Avenues to the North Point Boulevard at Garrett Avenue. The improvement and extension of these roads is probably necessary in the near future whether or not the contemplated development in this area is carried out.

Due to the apparent need for additional housing for industrial workers in this area, the availability of existing and proposed school facilities, the feasibility of providing the necessary roads for the flow of traffic, it is the opinion of the Zoning Commissioner that the reclassification of this property would not be detrimental to the health, safety and the general welfare of the community and the reclassification should be had.

It is this 16th day of January, 1951, ordered by the Zoning Commissioner of Baltimore County, that the above described property be and the same is hereby reclassified, from an "A" Residence zone to a "B" Residence zone, said reclassification, however, is subject to the filing of a plan with the Department approved by the Baltimore County Planning Commission and the Chief Engineer of the Department of Public Works of Baltimore County, said plan to especially show provisions, among other things, for the following:

1. Adequate school and recreational and play areas.
2. Adequate rights-of-way for roads and public utilities.
3. Adequate off-street parking.

*Harry B. Stengel*  
President

Approved:

*Harry B. Stengel*  
President

Date: *May 16, 1951*

NOTICE OF ZONING PETITION FOR RECLASSIFICATION FROM "A" RESIDENCE ZONE TO "B" RESIDENCE ZONE

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... day of... 1951, 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 a... zone.

Zoning Commissioner of Baltimore County

Approved... County Commissioners of Baltimore County

*Harry B. Stengel*  
President

REC'D JAN 24 1951

OFFICE OF THE BALTIMORE COUNTYAN THE COMMUNITY NEWS THE HERALD-ARGER CATONSVILLE, MD.

January 27, 1951

THIS IS TO CERTIFY, that the annexed advertisement of *Augustus J. Muller, Zoning Commissioner of Baltimore County* was inserted in THE BALTIMORE COUNTYAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 27th day of January 1951, that is to say the same was inserted in the issue of

January 19 and 24, 1951.

THE BALTIMORE COUNTYAN

By *P. J. Morgan* Editor and Manager

MICROFILMED

GRAY MANOR CT.

ROAD

OAKWOOD

GRAY MANOR ELEMENTARY SCHOOL

PLAINFIELD

SUSQUEHANNA

625'±

1775'±

180'±

60'±

780'±

G

A

G

G

G

G

A

A

I

A

G

A

G

A

G

A

GRAY MANOR CT.

PINEWOOD RD.

1055'±

ROAD

OAKWOOD

60'  
750'±

60'

60'

60'

AVENUE

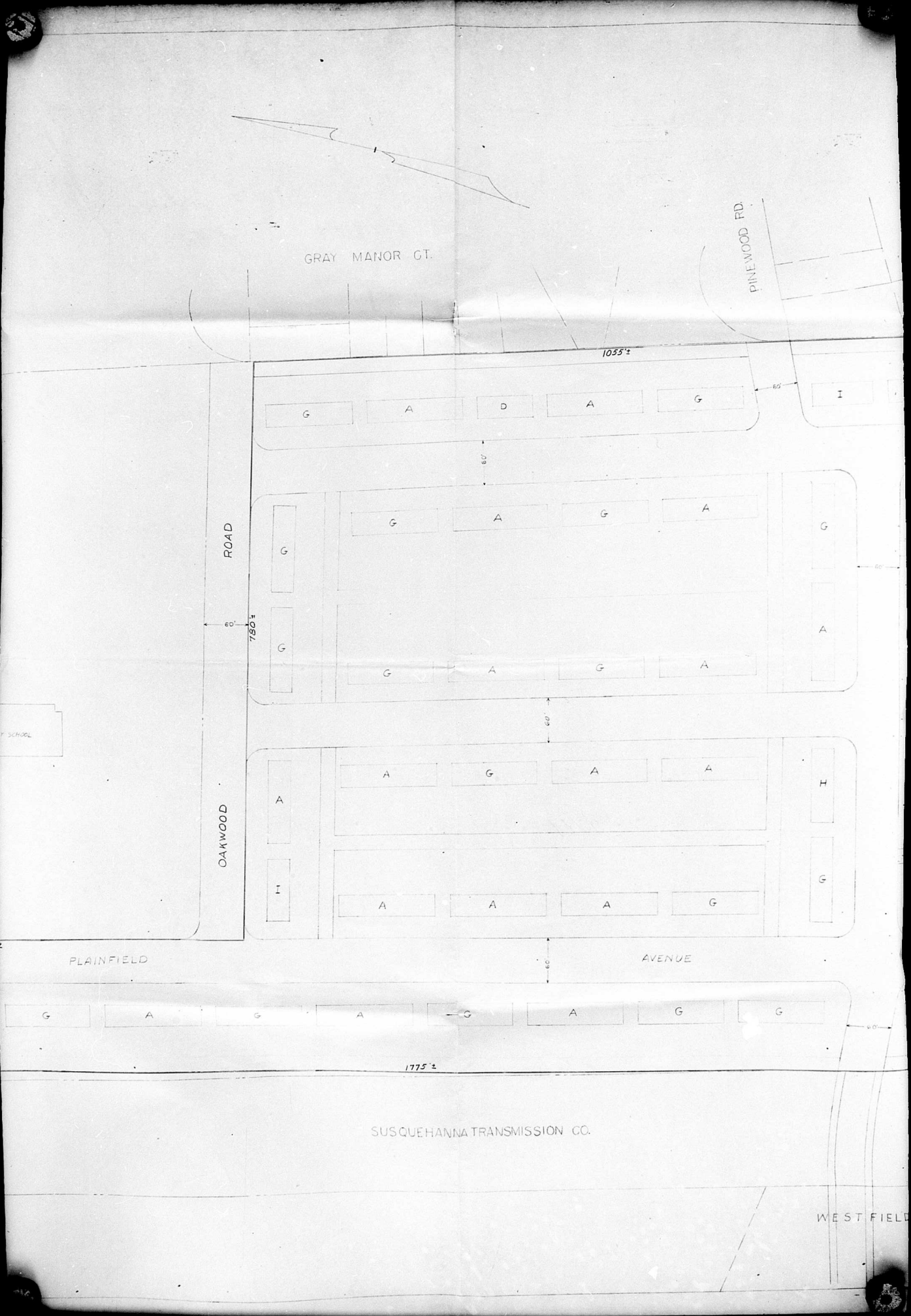
PLAINFIELD

1775'±

SUSQUEHANNA TRANSMISSION CO.

WEST FIELD

SCHOOL





|   | HOMES | WIDTH |
|---|-------|-------|
| A | 7     | 18    |
| B | 6     | 18    |
| C | 5     | 18    |
| D | 4     | 18    |
| G | 7     | 16    |
| H | 6     | 16    |
| I | 5     | 16    |
| K | 4     | 16    |

AREA = 30 ACRES ±  
TOTAL GROUPS = 54  
349 HOMES  
1396 PERSONS

| №  | GROUP | HOMES |
|----|-------|-------|
| 22 | A     | 154   |
| 1  | B     | 6     |
| 2  | C     | 10    |
| 2  | D     | 8     |
| 18 | G     | 126   |
| 2  | H     | 12    |
| 5  | I     | 25    |
| 2  | K     | 8     |

BUILDING SETBACK  
FRONT "R" STREET  
SIDE STREET  
ALLEYS AND PROPERTY LINES

MINIMUM  
60 FEET FROM C RD  
55 " " " C RD  
15 " " " R & W  
7 1/2 FEET

MINIMUM SPACE BETWEEN GROUPS: 20 FEET  
ALL ALLEYS 20 FEET WIDE

A TRANSMISSION CO.

WEST FIELD

PROPERTY of HARRY B. STENGEL

WM. M. WAINWATER

SURVEYOR

COURT HOUSE

TOWSON 4MD. TOWSON 2182

DATE

SCALE 1" = 50'

SEAL