

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—
Sherwood Homes, Incorporated
hereby, the undersigned, being the legal owner, of the property situate
in the Twelfth District of Baltimore County and described in
the attached description

BEGINNING for the same at a point in the Trappe Road where the
waters of Bear Creek intersects said road, and running thence a binding
along or near the center of the waters of Bear Creek the ten following
courses and distances South 47 degrees East 110.00 feet South 32 degrees
East 280.00 feet South 78 degrees 15 minutes East 135.00 feet North 89
degrees East 170.00 feet North 38 degrees East 150.00 feet North 16 degrees
East 50.00 feet North 89 degrees 45 minutes East 95.00 feet South 71
degrees 15 minutes East 265.00 feet South 57 degrees 15 minutes East 350.00
feet and South 67 degrees 30 minutes East 135.00 feet, thence leaving the
waters of Bear Creek and running South 24 degrees West 177.00 feet to
the Northerly side of a thirty foot road or right of way there situate,
thence running with and binding on the Northerly side of said road or
right of way, 60 degrees West 1660.00 feet to a point in the bed of Lynch
Road, thence running with and binding in the bed of Lynch Road the two
following courses and distances North 12 degrees East 1070.00 feet and
North 35 degrees East 700.00 feet to the place of beginning.

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.

SHERWOOD HOMES INC.
500 Maryland Ave.
Legal Owner
218 S. Lexington Street
Baltimore 2, Maryland
Address: 1328 Murray Building
Baltimore 2, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of
February, 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 hereon be had in the office of the Zoning
Commissioner of Baltimore County, in the Record Bldg., in Towson, Baltimore County, on the
13th day of March, 1951, at 3:00 o'clock, p.m.

Zoning Commissioner of Baltimore County
(over)

Due to the apparent need for additional housing
for industrial workers in this area, the availability of
existing and proposed water and sewer facilities, the
feasibility of providing school facilities and the
practicability 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 public interest should be had.

It is this 29th day of May, 1951, approved
by the Zoning Commissioner of Baltimore County, that the
above described property be and the same is hereby re-
classified, from an "A" Residence Zone to an "R" Residence Zone,
said reclassification, however, is subject to the filing
of a plan with this 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 make provisions, among other things, for the
following:

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

Approved:
County Commissioner
of Baltimore County
By: *H. Stuart Baldwin*
Date: *May 16, 1951*

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 R Residence Zone.

Reasons for Re-Classification: Land is suitable for such development.

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.

SHERWOOD HOMES INC.
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Legal Owner
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Baltimore 2, Maryland
Address: 1328 Murray Building
Baltimore 2, Maryland

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February, 1951, that the subject matter of this petition be advertised, as required
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County, that property be posted, and that the public hearing hereon be had in the office of the Zoning
Commissioner of Baltimore County, in the Record Bldg., in Towson, Baltimore County, on the
13th day of March, 1951, at 3:00 o'clock, p.m.

Zoning Commissioner of Baltimore County
(over)

February 20, 1951

RECEIVED of John D. C. Duncan, Attorney for
Sherwood Homes, Inc., petitioner, the sum of Thirty
One (\$31.00) Dollars, being cost of petition for
reclassification, advertising and posting property,
Lynch Road, near Trapp Road, 12th District of Bal-
timore County.

Zoning Commissioner

Hearings:
Monday, March 19, 1951
at 3:00 p.m.

PAID
FEB 2 1951
COUNTY COMMISSIONERS
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 or area should be and the same is
hereby reclassified, from and after the date of this Order, from a Zone
to a 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 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.

Approved: *May 16, 1951*
County Commissioner of Baltimore County
By: *H. Stuart Baldwin*
President

RE: PETITION FOR RECLASSIFICATION FROM
AN "A" RESIDENCE ZONE TO A "R" RESIDENCE
ZONE - Trappe Road, 12th Dist.,
Sherwood Homes, Incorporated,
Petitioners

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
Lynch Avenue and Trappe Road. It is readily accessible
to the Sparrows Point Plant of the Bethlehem Steel Company,
and associated industries and prospective industrial devel-
opment in this area.

The Twelfth District has been the most rapidly
growing election district in the County, the percentage
of growth (66% since 1920) having been appreciably more
than any of the others. This would normally tend to
continue because of the proximity to industrial areas,
as there is still considerable vacant land available even
closer to the Sparrows Point Plant 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 agreement has been reached
for the acquisition of the additional school. Also, a
junior high school will be located at the intersection
of Wise and Lynch 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 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 developed after school is
provided access to the learning units. In areas where
recreational areas are not met by the school sites, areas
may be made available for recreational use.

The roads in this general area are now of
insufficient capacity to take care of future traffic
requirements. Road plans and improvements will have to
be provided for the Free Flow of traffic, mainly the
widening of Lynch Avenue, Wise Avenue, Trappe Road
and the construction of the highway from the intersection
of Lynch Avenue to the North Point Boulevard at Trappe Avenue.
The improvement and extension of these roads is probably
necessary in the near future. Further or more exten-
sive development in this area is carried out.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

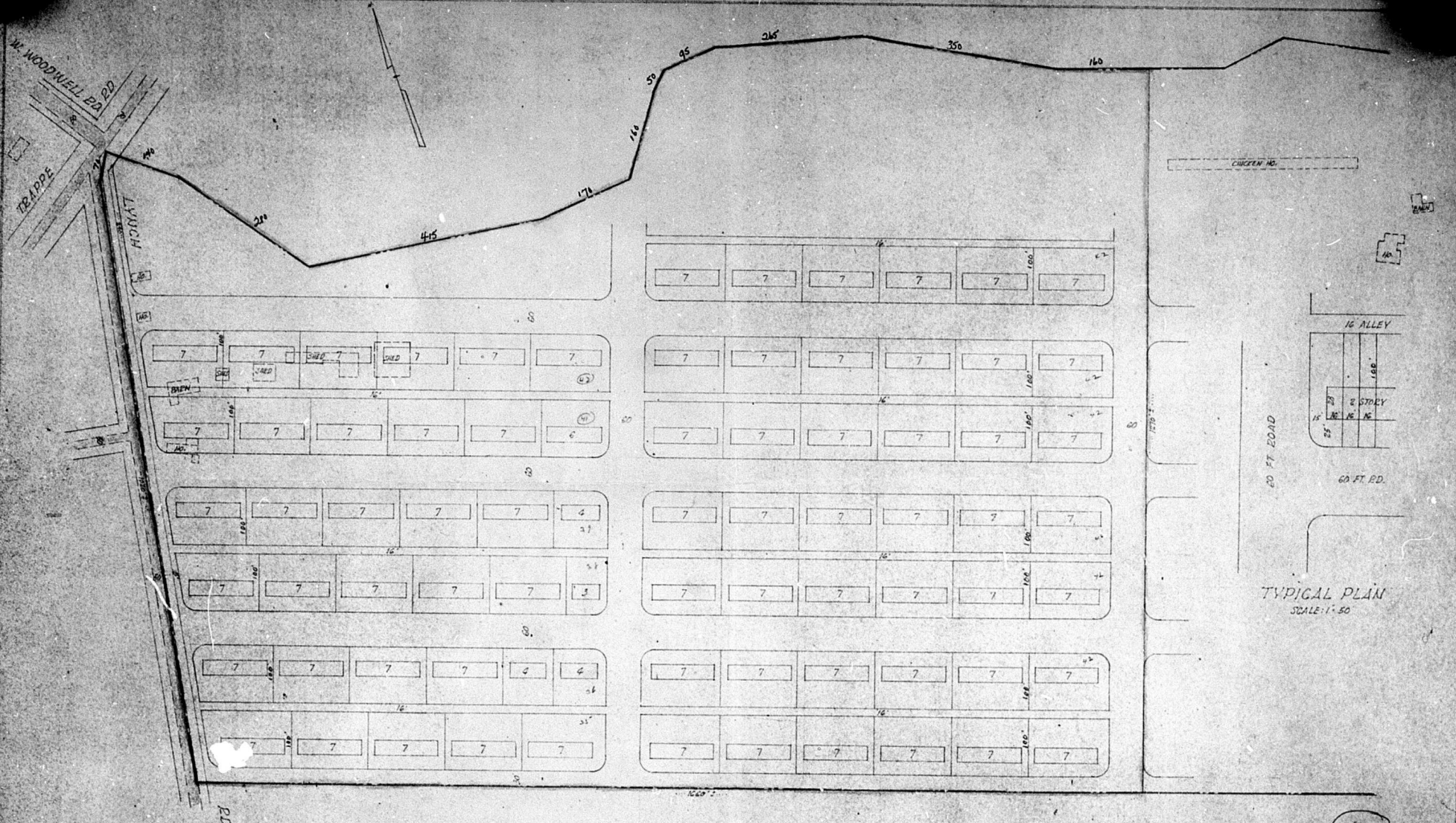
District: 12
Posted for: A to R
Petitioner: Sherwood Homes, Inc.
Location of property: east side of Lynch Road, 250 feet south
of Trapp Road
Location of signs: east side of Lynch Road, 225-235-1125
Remarks: *Harry C. Sauts*
Posted by: *Harry C. Sauts*
Date of return: Mar. 2, 1951

NOTICE OF MEETING PETITION
FOR RECLASSIFICATION -
12th District.
Pursuant to petition filed with
the Zoning Commissioner of Bal-
timore County for change or re-
classification, from an "A" Residence
Zone to a "R" Residence Zone of
the property hereinafter described,
the Zoning Commissioner of Bal-
timore County, by authority of the
County and Act of the General
Assembly of Baltimore County, will hold a pub-
lic hearing in the Record Building, Towson,
Baltimore County, Maryland, on
Monday, March 12, 1951
at 3:00 P.M.
to determine whether or not the
following mentioned and described
property should be changed or re-
classified as aforesaid. (If not in-
terested, Group Hearing, to be given),
be held.

All that part of land in the
12th District of Baltimore County,
situate at a point in Trappe
Road where the waters of Bear
Creek intersects said road, and
running thence a binding along or
near the center of the waters of
Bear Creek the ten following
courses and distances South 47
degrees East 110 feet South 32 de-
grees East 280 feet South 78 de-
grees 15 minutes East 135 feet
North 89 degrees East 170 feet
North 38 degrees East 150 feet
North 16 degrees East 50 feet
North 89 degrees 45 minutes
East 95 feet South 71 degrees
15 minutes East 265 feet South
57 degrees 15 minutes East 350
feet and South 67 degrees 30 min-
utes East 135 feet, thence leaving the
waters of Bear Creek and running
South 24 degrees West 177 feet to
the Northerly side of a thirty foot
road or right of way there situate,
thence running with and binding on
the Northerly side of said road or
right of way, 60 degrees West 1660
feet to a point in the bed of Lynch
Road, thence running with and bind-
ing in the bed of Lynch Road the two
following courses and distances North
12 degrees East 1070 feet and North
35 degrees East 700 feet to the place
of beginning.

RECD MAR 6 1951 OFFICE OF
THE BALTIMORE COUNTIAN
THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ARBUS
Catonville, Md.
No. 1 Newburg Avenue
CATONVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of
Augustine J. Muller, Zoning Commissioner
was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for 2 successive weeks before
the 5th day of March, 1951, that is to
the same was inserted in the issues of
February 28 and March 2, 1951
THE BALTIMORE COUNTIAN



TYPICAL PLAN
SCALE: 1" = 50'

PROPOSED
ONE FAMILY GROUP HOMES
PROPERTY OF LEO GOTTFRIED

12TH ELECT. DIST. BALTO. CO. MD
SCALE: 1" = 100' FEB. 19, 1951



THOMPSON, GRACE & MAYS, INC.
ENGINEERS - CONTRACTORS
FINANCIAL TRUST BUILDING
PARK ROAD, TOWSON, MD.

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