

3967-RX

PETITION FOR (1) ZONING RECLASSIFICATION  
(2) SPECIAL EXCEPTION

All that parcel of land in the Second District of Baltimore County on the South side of Liberty Road, beginning 500 feet West of Abble Place, thence Westerly and binding on the South side of Liberty Road 160 feet with a rectangular depth Southwesterly of 125 feet.

(2) For a Special Exception, under said Zoning Law and zoning regulations of Baltimore County, to use the above described property, for Casslene Filling & Service Station.

Property to be posted as prescribed by Zoning Regulations.

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

Hammond B Pierpont  
Legal Owner  
2200 S. P. Pierpont  
Legal Owner  
300 S. Liberty Road  
Address

To the Zoning Commissioner of Baltimore County:

I, or we, Hammond B Pierpont & Wanda L. Pierpont, Legal Owners, do hereby

SEE ATTACHED DESCRIPTION

hereby petition (1) that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an A-1 Zone to an B-1 Zone; and

(2) for a Special Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for Casslene Filling & Service Station.

Property to be posted as prescribed by Zoning Regulations.

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

Hammond B Pierpont  
Legal Owner  
2200 S. P. Pierpont  
Legal Owner  
300 S. Liberty Road  
Address

PETITION FOR (1) ZONING RECLASSIFICATION  
(2) SPECIAL EXCEPTION

To The Zoning Commissioner of Baltimore County:

I, or we, Hammond B. Pierpont & Wanda L. Pierpont, do hereby petition (1) that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an A-1 Zone to an B-1 Zone; and (2) for a Special Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for Casslene Filling & Service Station.

Property to be posted as prescribed by Zoning Regulations.

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

Hammond B Pierpont  
Legal Owner  
2200 S. P. Pierpont  
Legal Owner  
300 S. Liberty Road  
Address

ORDERED BY the Zoning Commissioner of Baltimore County this 1st day of October, 1956,

that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the petition be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 11th day of October, 1956, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County

Upon hearing on petition (1) for reclassification of the property described therein from an "A-1" Zone to a "B-1" Zone and (2) for a special exception to use said property for a gasoline service station, and it appearing that by reason of location, being in a residential area the granting of same would be detrimental to the safety, health and the general welfare of the community and be "spot zoning", the petition should be denied.

It is, therefore, this 11th day of November, 1956, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition, the first, for reclassification from an "A-1" Zone to a "B-1" Zone and, second, for a Special Exception for a gasoline service station, be and the same is hereby denied and that the above described property or area is hereby continued as and to remain an "A-1" Zone.

Zoning Commissioner of Baltimore County

OFFICE OF PLANNING

Inter-Office Correspondence

From: Office of Planning  
To: Mr. William J. Adams  
Subject: Petition 1956-2, from Hammond B. Pierpont, for reclassification from "A-1" to "B-1", for property on south side of Liberty Road, 500 feet west of Abble Place.

The Zoning Advisory Committee, at its meeting of November 9, 1956, recommended that this office send a memorandum to the Zoning Commissioner, stating the planning considerations involved.

The property in question and other properties facing Liberty Road between Gordon Road to the east - (Liberty Great Shopping Center and Gas Station), and Milford Hill Road to the west - (Proposed Shopping Center and Gas Station), are being considered for dual zoning. If the proposed zoning is carried out, it will provide approximately a one mile span of Liberty Road frontage for residential use except for three properties that are now being used for commercial activities, which should be classified as nonconforming uses.

If the existing commercial uses are supported by additional commercial zoning in this area, it will undoubtedly cause adjacent land owners to feel justified in petitioning for commercial zoning. This may eventually result in a strip of commercial uses that would otherwise be more logical for residential development.

\* Combined pharmacy and residence; dilapidated service garage; greenhouse.

EW  
DWB

Plan in file

ORDER

Therefore it is this 25th day of January, 1957, ORDERED by the Board of Zoning Appeals of Baltimore County that the granting of the reclassification and a special exception would be detrimental to the health, safety and the general welfare of the community, and the Order of the Zoning Commissioner denying the reclassification and special exception is hereby affirmed.

Special Order  
OF BALTIMORE COUNTY

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION FOR GASOLINE SERVICE STATION - S. S. Liberty Road 500 feet W. Abble Place, 2nd District - Hammond B. Pierpont and Wanda L. Pierpont, Petitioners

OPINION

This is an appeal by the petitioners from the decision of the Zoning Commissioner of Baltimore County denying the reclassification of property on the south side of Liberty Road 500 feet west of Abble Place and a special exception to use said property for a gasoline service station.

From the facts presented at the appeal hearing the property being surrounded by residential properties and the fact that there are commercial establishments nearby to take care of the needs of the community, it is the opinion of the Board of Zoning Appeals of Baltimore County that there is not sufficient need to warrant the reclassification of the above property. Also Liberty Road is a heavily travelled main highway and the movement of traffic to and from the parking area would cause congestion and create a traffic hazard at the intersection of Liberty and Milford Hill Roads. It was also testified that it is planned by the State Commission to widen Liberty Road to provide for a four-lane dual highway which would further increase the traffic.

A reclassification of the subject property in the opinion of the Board would "spot zoning".

November 27, 1956

150.00  
RECEIVED  
NOV 27 1956  
COMPTROLLER'S OFFICE

Zoning Commissioner of Baltimore County

01-623 Zoning Service Charge

RE: PETITION FOR RECLASSIFICATION AND  
SPECIAL EXCEPTION FOR GASOLINE SERVICE  
STATION - South Side Liberty Road West  
of Abbey Place, Second District -  
Harmond B. Pierpont and Wanda L.  
Pierpont, Petitioners

JOINT ORDER OF THE BOARD OF ZONING APPEALS AND  
ZONING COMMISSIONER OF BALTIMORE COUNTY

Since the passage of this Board's Order dated  
November 28, 1956 denying the reclassification and special exception  
herein, the Board of Zoning Appeals and the Zoning Commissioner have  
been advised that the property which is the subject of this petition  
was erroneously described in the petition for reclassification as  
beginning 500 feet west of Abbey Place whereas in fact the property  
begins 307 feet west of Abbey Place.

The notice of the hearing before the Zoning  
Commissioner as advertised in the Baltimore Cumtian states that the  
property begins 500 feet west of Abbey Place and the posted notice  
of the hearing before the Zoning Commissioner indicates that said  
notice was posted 575 feet west of Abbey Place.

It also appears that the location was erroneously  
placed on the zoning map at a point 500 feet west of Abbey Place.

A plat later filed with the Zoning Department shows  
that the property in question begins 307 feet west of Abbey Place so  
that the advertisement and posted notice did not give proper notice  
to the public as to the proper location of the property which is  
the subject of this petition.

For these reasons the Board of Zoning Appeals and the  
Zoning Commissioner of Baltimore County have concluded that this pro-  
ceeding was improperly conducted by reason of the erroneous descrip-  
tion of the property and notice to the public, and, therefore, will  
sign a Joint Order vacating and annulling the previous Orders herein  
without prejudice to the right of the petitioner to proceed in a  
proper manner and with due notice to the public.

#### ORDER

For the reasons set forth above, it is this 1st  
day of March 1957, by the Board of Zoning Appeals of  
Baltimore County ORDERED that the Order of this Board dated 28th  
day of January, 1957 be and the same is hereby vacated and annulled  
without prejudice to the right of the petitioner to take further  
proceedings.

BOARD OF ZONING APPEALS  
OF BALTIMORE COUNTY

*Carl F. Thoma*  
*Edward D. Dargatzis*

#### ORDER

For the reasons set forth above it is this 1st day  
of March 1957 ORDERED by the Zoning Commissioner of Baltimore County  
that the Order of the 16th day of November, 1956, be and the same is  
hereby vacated and annulled without prejudice to the right of the petitioner.

*William H. Adams*  
Zoning Commissioner  
of Baltimore County

Sept. 28, 1956

138.00

RECEIVED of Harmond B. Pierpont, et al, the sum of  
Thirty Eight (\$38.00) Dollars being cost of petition for  
reclassification and special exception for Gasoline Service  
Station, south side of Liberty Road, property known as 8025  
Liberty Road, 2nd District.

Zoning Decision:

|        |                       |         |
|--------|-----------------------|---------|
| 01.622 | Advertising           | \$10.00 |
| 01.621 | Zoning Service Charge | 28.00   |

RECEIVED  
SEP 28 1956  
COMPTROLLER'S OFFICE  
770

ZONING DEPARTMENT OF  
BALTIMORE COUNTY  
PETITION FOR  
RECLASSIFICATION  
AND SPECIAL EXCEPTION -  
2nd DISTRICT  
Pursuant to petition filed with  
the Zoning Commissioner of Baltimore  
County for change of re-  
classification from an R-2 Zone to an  
R-1 Zone and a Special Exception  
to use the property for a Gasoline  
Service Station, the Zoning Com-  
missioner of Baltimore County, by  
authority of the Zoning Act and  
Resolutions of Baltimore County, will  
hold a public hearing in Room  
108, County Office Building, 311  
W. Chesapeake Avenue, Towson,  
Maryland, on Wednesday, October 21, 1956  
at 10:00 A.M.  
to determine whether or not the  
following mentioned and described  
property should be changed or re-  
classified and whether a Special  
Exception for a Gasoline Service  
Station should be granted to wit:  
All that parcel of land in the  
Second District of Baltimore  
County, on the South side of  
Liberty Road, beginning 298 feet  
West of Abbey Place; thence West-  
erly and bounding on the South side  
of Liberty Road, 100 feet, with a  
rectangular depth, Southerly, of  
125 feet, as shown on plat filed  
with the Zoning Department, be-  
low, property of Harmond B.  
and Wanda L. Pierpont.  
By Order of  
WILHELM H. ADAMS,  
Zoning Commissioner  
of Baltimore County.  
Oct. 12-19

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

October 20, 1956.  
THIS IS TO CERTIFY, that the annexed advertisement of  
Wilhelm H. Adams, Zoning Commissioner  
of Baltimore County  
was inserted in THE BALTIMORE COUNTIAN, a group of  
three weekly newspapers published in Baltimore County, Mary-  
land, once a week for successive weeks before  
the 20th day of October 1956, that is to say  
the same was inserted in the issues of  
October 12 and 19, 1956.

THE BALTIMORE COUNTIAN  
By Paul J. Morgan  
Editor and Manager

#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#3967  
District 2nd Date of Posting 10-17-56  
Posted for: Special Exception for Gasoline Service Station, on S. E. of Liberty Road, 2nd District  
Petitioner: Harmond B. Pierpont and Wanda L. Pierpont  
Location of property: S. E. of Liberty Rd. by S. E. of Abbey Pl. 2nd Dist.  
Location of Sign: South side of Liberty Rd. 525 ft. West of Abbey Place  
Remarks: \_\_\_\_\_  
Posted by Wanda L. Pierpont Date of return: 10-18-56

N. 48° 00' E.  
30.25'

N. 41° 41' 40" W. 414.10'

S. 43° 00' E. 208.24'

HAMMOND B. PIERPONT + WIFE  
T.B.S. No. 1650 Folio 511 SACREST

N. 48° 00' E. 1074.86'

5.60 ACREST

S. 48° 18' 20" W. 1166.35'

TO ANNAPOLIS  
LIBERTY

S. 51° 33' E. 120.15'  
160'  
125'

160'  
125'

PLAT OF PROPERTY  
TO BE ACQUIRED BY  
HAMMOND B. PIERPONT + WIFE.  
LOCATED IN  
2ND DISTRICT, BALTO. CO., MARYLAND

SCALE: 1"=100' MAY 12, 1955  
DOLLENBERG BROTHERS  
SURVEYORS & CIVIL ENGINEERS  
709 WASHINGTON AVE, TOWSON, MD

NOTE: COMPILED FROM SURVEYS + DEEDS.

