

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Wanda L. Pierpont, legal owner of the property situated in Baltimore County and which is described in the petition and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an 8-L (Business, Local) to an 8-L (Business, Local) and for the following reasons:

That the action of the County Council in placing subject property in its present zoning classification was in error.

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for, Gasoline Service Station

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification, for the 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.

Contract purchaser

Address

Protestant's Attorney

Protestant's Attorney

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HAMMOND B. PIERPONT and

WANDA L. PIERPONT

vs.

NATHAN H. KAUFMAN, JR.,

G. MITCHELL AUSTIN and

CHARLES STEINBOCK, JR.,

Constituting the

County Board of Appeals

of Baltimore County

and

ELMER WOOD

IN THE CIRCUIT COURT

FOR BALTIMORE COUNTY

AT LAW

Miscellaneous Docket 7,

Folio 363, Case No. 2975

MEMORANDUM OPINION AND ORDER OF COURT

This zoning case involves an application for a special exception for a gasoline service station on the Liberty Road. The property in question is zoned in a B-L (Business, Local) classification. The lot for which a special exception is requested fronts 150 feet on Liberty Road with a depth of 150 feet. It is situated near Rolling Road and Milford Mill Road. It is not at an intersection, and the only ingress to and egress from the proposed gasoline service station is on and off Liberty Road. There is a school in the immediate vicinity of the proposed site.

The applicable principles and conditions governing the granting of any special exception are set forth in Section 502.1 of the Baltimore County Zoning Regulations. This Section reads as follows:

- 502.1 - Before any Special Exception shall be granted, it must appear that the use for which the Special Exception is requested will not:
 - a. Be detrimental to the health, safety, or general welfare of the locality involved;
 - b. Tend to create congestion in roads, streets or alleys therein;
 - c. Create a potential hazard from fire, panic or other dangers;
 - d. Tend to overcrowd land and cause undue concentration of population;
 - e. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
 - f. Interfere with adequate light and air.

The Zoning Commissioner of Baltimore County denied the Petition for a special exception giving as his reasons therefor that the Petitioners did not prove satisfactorily that there would be compliance with subparagraphs a. and b. of the above quoted section.

An appeal was taken to the County Board of Appeals of Baltimore County and the Petition for special exception was likewise denied by that Board, and the reasons stated are as follows:

Liberty Road at the area of the subject property is a two lane highway with a paved width of 24 feet with no sidewalks. There was considerable testimony concerning traffic on Liberty Road. Mr. Joseph D. Thompson, Engineer, who testified for the petitioner, conceded that traffic on Liberty Road had reached

the saturation point and that it was difficult to make left turns. Protestants who resided in the area contended that the granting of this special exception would create traffic hazards and would be detrimental to the health, safety and general welfare of the community.

The Board is unanimous in its opinion that the testimony presented by the petitioner did not prove that the conditions set forth in Section 502.1, paragraphs A and B could be complied with and for this reason, the Board is denying the special exception.

ORDER

For the reasons set forth in the foregoing opinion, it is this 20th day of February, 1964, by the County Board of Appeals, ORDERED that the special exception petitioned for, be and the same is hereby denied.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

A review of the transcript of record discloses that the following witnesses testified on behalf of the Petitioner:

1. Hammond B. Pierpont. This witness was the owner of the property in question but his testimony did not contribute materially to a decision of the issue before the County Board of Appeals. His testimony did reveal, however, the lack of a need for a gasoline station in this area if the question of need is material to the issue in this case.

2. John G. Krebs. This witness is a district representative of real estate for the Shell Oil Company, the company desiring to install a gasoline service station on the site in question. The testimony of this witness, who was a representative of the interested applicant, as to traffic congestion seems to be pertinent. His relevant testimony, therefore, is quoted verbatim as follows (pp. 26-28):

Q Is it not also a fact, that as you leave the intersection of Milford Mill and Liberty Road, going east toward the subject property, it narrows down to its usual width?

A That is right.

Q And reaches its narrowest point just about at the site of this tract?

A It doesn't, because that is the width of Liberty Road all the way except where they widened it out for the Baitway and widened it for the intersections.

Q Your only access is going to be off and onto Liberty Road?

A That is right.

Q Did you ever make any observations as to whether or not traffic backs up as far as the subject property from the light at Milford Mill Road?

A I would say at the rush hours, when people are coming home, it is possible it does back up that far.

Q As a matter of fact, in that particular area?

A That is going west, of course.

Q Going west and east, is it not a fact that at that particular intersection and that particular section of Liberty Road, it is quite congested at this time, during rush hours?

legislative enactment in the amendment of the Baltimore County Zoning Regulations rather than by Court interpretation.

For the reasons stated, it is this 21st day of October, 1964, by the Circuit Court for Baltimore County ORDERED that the decision of the County Board of Appeals of Baltimore County dated February 20, 1964, be and the same is hereby sustained, and the appeal therefrom be and the same is hereby dismissed.

(s) Walter M. Jenifer

JUDGE

Dated: October 21, 1964.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 13, 1963

FROM: Mr. George R. Gattalla, Deputy Director

SUBJECT: Special Exception for Gasoline Service Station

South side of Liberty Road 311 feet West of Abble Place.

Being property of Hammond Pierpont.

2nd District

REMARKS: Monday, May 13, 1963 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for special exception for a gasoline service station. To the following advisory comment to make with respect to pertinent planning factors:

1. The Planning staff is not in accord with a gasoline service station here.

Enclosure

PROPERTY SUBMITTED FOR SPECIAL EXCEPTION PROJECT

February 25, 1963

DESCRIPTION OF PROPERTY TO BE LEASED BY SHELL OIL COMPANY FROM HAMMOND B. PIERPONT AND WIFE, LOCATED ON LIBERTY ROAD NEAR ABBLE PLACE, 2ND DISTRICT, BALTIMORE COUNTY, MARYLAND

All that lot or parcel of ground situate, lying and being in the 2nd Election District of Baltimore County, Maryland, on the south side of Liberty Road, Maryland Route 40, approximately 325 feet southeast from the intersection of said Liberty Road and Milford Mill Road, more particularly described as follows:

Beginning for the same on the south side of Liberty Road (66 feet wide) at a point bearing South 45 degrees 40 minutes 04 seconds East 204.70 feet from a stone found on the south side of Liberty Road (said stone being situated in the East or North 45 degrees East 102.00 foot line in a deed dated May 29, 1946 and recorded among the Land Records of Baltimore County in Liber T.B.D. No. 1505, folio 811 from Walter J. Pierpont and wife to Hammond B. Pierpont and wife at a point measured reversely along said line as now surveyed South 40 degrees 07 minutes 03 seconds East 34.29 feet from the end thereof; thence running along the south side of Liberty Road South 45 degrees 40 minutes 04 seconds East 150.00 feet to a point (said point being also the northeast corner of property owned by the said Hammond B. Pierpont and wife); thence leaving said point and binding on the southeast boundary line of property owned by the said Hammond B. Pierpont and wife South 40 degrees 17 minutes 49 seconds East 150.00 feet to a point; thence North 25 degrees 40 minutes 04 seconds East and parallel with the south side of Liberty Road 150.00 feet to a point; thence North 40 degrees 17 minutes 49 seconds East and parallel with the second course as herein described 150.00 feet to the point of beginning. Containing 0.4966 acres of land more or less.

Being a part of the land which by a deed dated September 17, 1955 and recorded among the Land Records of Baltimore County in Liber C.B.D. No. 8763, folio 168, was granted and conveyed by Walter J. Pierpont and Elva O. Pierpont, his wife, to Hammond B. Pierpont and Wanda L. Pierpont, his wife.

A I wouldn't say it is heavily congested. There is heavy traffic, and there is no backing of traffic going east. The backup is South, southwest or southeast of the Milford Mill light.

3. Joseph D. Thompson. This witness was offered as an expert on behalf of the applicant. He is a duly qualified civil engineer having many years experience in Baltimore County. He made certain observations of the property in question and the traffic flow along Liberty Road at the site of the property. He admitted, however, that he made no observations at the rush hours on said highway and neither did he make any traffic count at any other hours. On page 55 of the transcript of testimony before the Board of Appeals upon questioning by Mr. Steinbock, a member of the County Board of Appeals, this witness testified as follows:

Q (By Mr. Steinbock) Mr. Thompson, from your knowledge of Liberty Road, do you feel that the capacity of that road is exceeded at times of the day?

A It is pretty well near the saturation point.

Q It is near it, but has not exceeded its normal capacity?

A Well, there are a number of places that come into that, as to the capacity of it, taking it from an academic standpoint it has reached the point of saturation.

Q Do you feel that cars attempting to turn left into this subject property would have difficulty?

A Traffic going west and turning into this property, in the rush hour, would experience some difficulty. I, and this is just a general statement, my knowledge of traffic in general areas, that the main amount of traffic is to the west in the afternoon, and reversed to the east in the morning.

4. Frederick P. Klon. This witness qualified himself as a realtor, appraiser, developer and real estate consultant. His testimony was not, however, in the view of the Court, pertinent to the traffic congestion question with which the Court is mainly concerned.

The sole witness offered on behalf of the Protestants was Elmer W. Wood, a resident of the neighborhood, the substance of whose testimony sought to establish the nature of the traffic hazard at the location.

One of the most recent cases before the Court of Appeals of Maryland involving a gasoline service station is the case of Elliot v. Joyce, 233 Md. 76. The Court quotes from the opinion in that case at page 80 as follows:

We have set forth, on innumerable occasions, the function of the Court of Appeals when determining questions of reclassifications in zoning. The Court will not zone nor rezone, nor will it substitute its own judgment as to the wisdom or soundness of the action taken by the Board, if supported by substantial evidence. In other words, if there be room for reasonable debate as to whether the facts warranted the Board in deciding the need for its action, the decision must be upheld. For one of the many cases stating the rule, see Miscellaneous Realty v. Rome, 216 Md. 442, 140 A.2d 655. Judge Murphy, for the Court, in City of Baltimore v. Sager, 230 Md. 291, 186 A.2d 884 stated the substantial evidence test to be: "(I) means whether on the record the agency could reasonably make the finding. This is the extent of the reviewing court's inquiry."

The trial judge stated:

"In my opinion, there is no evidence whatever which would support the Board's action in granting this reclassification. The changes which were testified to in the record were changes which either took place long before the Board's action, and, incidentally, the adoption of the land use map for the area, or were to far removed from the subject property as not to have any effect upon the subject property.

We agree that the record before us fails to meet the requirements of the "substantial evidence" test.

It also feels that the language in that case at page 81 is also applicable:

Reclassification in zoning as well as original zoning must bear some reasonable relationship to the general public interest in promoting the health, safety or welfare of the community. Code (1957), Article 68 Sec. 21P Miscellaneous Realty v. Rome, supra; Furnace Branch Land Company v. Board of City Comm., 232 Md. 536, A 2d 194 A.2d 440. Mr. Gattalla, Deputy Director of Planning for the County, who was called by the petitioners, stated that the office of Planning and Zoning is not in favor of the petition for reclassification and special exception because, it is not appropriate due to the surrounding commercial changes in the area have been confined to the Security Boulevard (a street some 1,800 to 2,000 feet south of the subject property); Dogwood Road frontage has not been changed; and it would be out of character with the residential surroundings (this last reason seems to be included in the first). The record as it has been presented to us, we think, clearly supports these conclusions. In addition to the facts which we set forth above, there was testimony that two schools are located in the neighborhood of the intersection of Dogwood Road and Clarke Avenue, and there is a school bus stop at this intersection. These factors contribute to producing a heavy pedestrian traffic; and, since Dogwood has no sidewalks and accommodates but two lanes of traffic, Mr. Steinbock was of the opinion that the "turn in movements to and from the proposed service station" would tie up traffic in both directions (on Dogwood) and create hazards, which are not presently existing on this point."

It is the opinion of the Court in the instant case that there is a burden on the applicant to prove that the provisions of Section 502.1 of the Baltimore County Zoning Regulations will be complied with. It is apparent that this burden has not been met and that there was substantial evidence before the County Board of Appeals to support its finding. As stated by the Court of Appeals of Maryland if and where substantial and supporting facts of a probative nature are before the Board which would justify its holding or that the question before the Board was fairly debatable under the evidence presented, this Court should not substitute its judgment for that of the Board.

Counsel for the Petitioner in this case has made the contention that the Court should take into consideration that in view of the fact that the subject property is zoned for B-L (Business, Local) use whether or not the exercise of a use as permitted in the B-L zone would result in any greater traffic congestion than would be involved under the use permitted by the special exception requested. The Court feels that there is a burden upon any applicant under the provisions of Section 502.1 of the Baltimore County Zoning Regulations and that if that burden is not removed or alleviated in conjunction with the permitted uses in a B-L zone, it should be taken care of by

RE: PETITION FOR SPECIAL EXCEPTION
for a Gasoline Service Station
5/5 Liberty Road, 311' from
W/S Abbie Place
2nd District
Hammond B. Pierpont, et al,
Petitioners

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 5848-X

OPINION

This is a petition for a special exception for a gasoline service station on the south side of Liberty Road, 311 feet from the west side of Abbie Place in the Second District of Baltimore County. The subject tract is approximately 150' x 150' in area and is zoned "B-1". The petitioner also owns 6.9 acres of adjoining land which is zoned "R-A".

Liberty Road at the area of the subject property is a two lane highway with a paved width of 24 feet with no sidewalks.

There was considerable testimony concerning traffic on Liberty Road. Mr. Joseph D. Thompson, Engineer who testified for the petitioner, conceded that traffic on Liberty Road had reached the saturation point and that it was difficult to make left hand turns. Protestants who resided in the area contended that the granting of this special exception would create traffic hazards and would be detrimental to the health, safety and general welfare of the community.

The Board is unanimous in its opinion that testimony presented by the petitioner did not prove that the conditions set forth in Section 502.1, paragraphs A and B could be complied with and for this reason, the Board is denying the special exception.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 20th day of February, 1964 by the County Board of Appeals, ORDERED that the special exception petitioned for, be and the same is hereby denied.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

ACTING CHAIRMAN

RE: PETITION FOR SPECIAL EXCEPTION
for Gasoline Service Station
5/5 Liberty Road 311' from
W/S Abbie Place, 2nd District,
Hammond B. Pierpont and Wanda
L. Pierpont, Petitioners

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5848-X

Mr. Clerk:

Will you kindly enter an appeal to the County Board of Appeals from the order of the Zoning Commissioner of Baltimore County, dated June 4, 1963, denying the Petition for Special Exception requested in the above-entitled cause.

James H. Cook
Attorney for the Petitioner



RE: PETITION FOR SPECIAL EXCEPTION
for Gasoline Service Station
5/5 Liberty Road 311' from
W/S Abbie Place, 2nd District,
Hammond B. Pierpont and Wanda
L. Pierpont, Petitioners

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5848-X

Pursuant to the advertisement, posting of property and public hearing on the above petition for a special exception for a gasoline service station on the south side of Liberty Road 311 feet from the west side of Abbie Place, in the Second District of Baltimore County, as the petitioners did not prove satisfactorily that there would be compliance with Section 502.1 of the Baltimore County Zoning Regulations, sub-paragraphs a and b, provides as follows:

That before any special exception shall be granted, it must appear that the use for which the special exception is requested will not:

- be detrimental to the health, safety or general welfare of the locality involved;
- tend to create congestion in roads, streets or alleys therein.

For the above reason the special exception should be denied.

It is this _____ day of June, 1963, by the Zoning Commissioner of Baltimore County, ORDERED that the special exception for a gasoline service station, be and the same is hereby DENIED.

Zoning Commissioner of
Baltimore County

TELEPHONE VALLEY 3-3000

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 18428
DATE 6/10/63

TO: Messrs. Boone & Cook,
Loyale Building
Towson 4, Maryland

BILLED BY: Office of Planning & Zoning
119 County Office Bldg.,
Towson 4, Md.

REPORT TO ACCOUNT NO. 01622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Cost of appeal - Hammond B. Pierpont property No. 5848	\$70.00

70.00

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

TELEPHONE VALLEY 3-3000

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 17775
DATE 5/25/63

TO: Messrs. Boone & Cook
22 W. Penna. Ave.
Towson 4, Md.

BILLED BY: Zoning Department of
Baltimore County

REPORT TO ACCOUNT NO. 01622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Advertising and posting of property for Hammond Pierpont #5848-X	\$1.56

1.56

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

TELEPHONE VALLEY 3-3000

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

District: 2nd
Date of Posting: 4/27/63

Posted for: Zoning Department of Baltimore County

Petitioner: Hammond B. Pierpont, et al

Location of property: 5/5 Liberty Road, 311' from W/S Abbie Place, 2nd District

Location of Signs: Middle of property, Liberty Rd.

Remarks: [Signature]

Posted by: [Signature]
Secretary

Date of return: 5-2-63

TELEPHONE VALLEY 3-3000

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 16488
DATE 6/1/63

TO: Messrs. Boone & Cook
305 W. Chesapeake Ave.
Towson 4, Md.

BILLED BY: Zoning Department of
Baltimore County

REPORT TO ACCOUNT NO. 01622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Petition for Reclassification for Hammond Pierpont	\$0.00

0.00

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

TELEPHONE VALLEY 3-3000

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 20814
DATE 3/19/64

TO: Cook, Mudd and Howard
Loyale Federal Building
Towson 4, Maryland

BILLED BY: County Board of Appeals
(Zoning)

REPORT TO ACCOUNT NO. 01712

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Cost of Certified Documents - No. 5848-X Hammond B. Pierpont, et al 5/5 Liberty Road, 311' from W/S Abbie Place, 2nd District	\$6.00

6.00

6.00

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

PETITION FOR SPECIAL EXCEPTION
ZONING: Petition for Special Exception for Gasoline Service Station.
LOCATION: South side of Liberty Road 311 feet from the west side of Abbie Place.
DATE & TIME: MONDAY, MAY 13, 1963 at 1:00 P.M.
PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

THE Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above petition for a special exception for a gasoline service station on the south side of Liberty Road 311 feet from the west side of Abbie Place, in the Second District of Baltimore County, on the 13th day of May, 1963, at 1:00 P.M.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 10 consecutive days before the 13th day of May, 1963, the 9th publication appearing on the 13th day of April, 1963.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$.....

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 29, 1963

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 10 consecutive days before the 13th day of May, 1963, the 9th publication appearing on the 13th day of April, 1963.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$.....

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Ridderstown, Md.

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue
CATONVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of John S. Erbe, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 10 consecutive weeks before the 9th day of April, 1963, that is to say the same was inserted in the issues of April 26, 1963.

THE BALTIMORE COUNTIAN
Editor and Manager



LOCATION PLAN
NO SCALE

N 65° 40' 04" W 150.00'
E 55° 15' 05"

HAMMOND B. STEPHENSON & WIFE
S. E. 2162' 00"

LEGEND

PROPERTY LINE	SPOT ELEVATIONS
UNDERGROUND UTILITIES	OVERHEAD UTILITIES
DECIDUOUS TREES	CONIFEROUS TREES
UTILITY POLES	SANITARY MANHOLES

SHOWN BY SURVEYING & WIFE
S. E. 2162' 00"

ELEV 480.25
IN POLE CIP&G AND GIE 21551.

929.23' to S.E. MILFORD MILL RD
along S.E. Liberty Rd.

53848
WEDNER
AREA
PMP
SEC. 2B

ROAD
(WIDTH)

MD. ROUTE 26

- NOTES:
1. Elevations shown refer to Baltimore County Datum, B.C.M.D. X-515, Elev. 495.36.
 2. Coordinates shown on this plat are based on the Baltimore County Datum, Station 13240-1515 (N 121° 34' 21" W 42675.03) B.C.M.D. X-515 (N 19° 42' 05" W 41321.02).
 3. Total area of this lot is 21,123.30 sq ft or .4956 acre.
 4. Building Line requirements are subject to the approval of the Office of Zoning and Planning, Baltimore County.

PROPERTY

AT
LIBERTY ROAD, EAST OF MILFORD MILL ROAD

SURVEYED FOR
SHELL OIL CO.

BY
VAN REUTH & WEDNER, INC.

CIVIL ENGINEERS & SURVEYORS

411 TUNNERSIDE ROAD
BALTIMORE 12, MARYLAND

SCALE: 1" = 100'

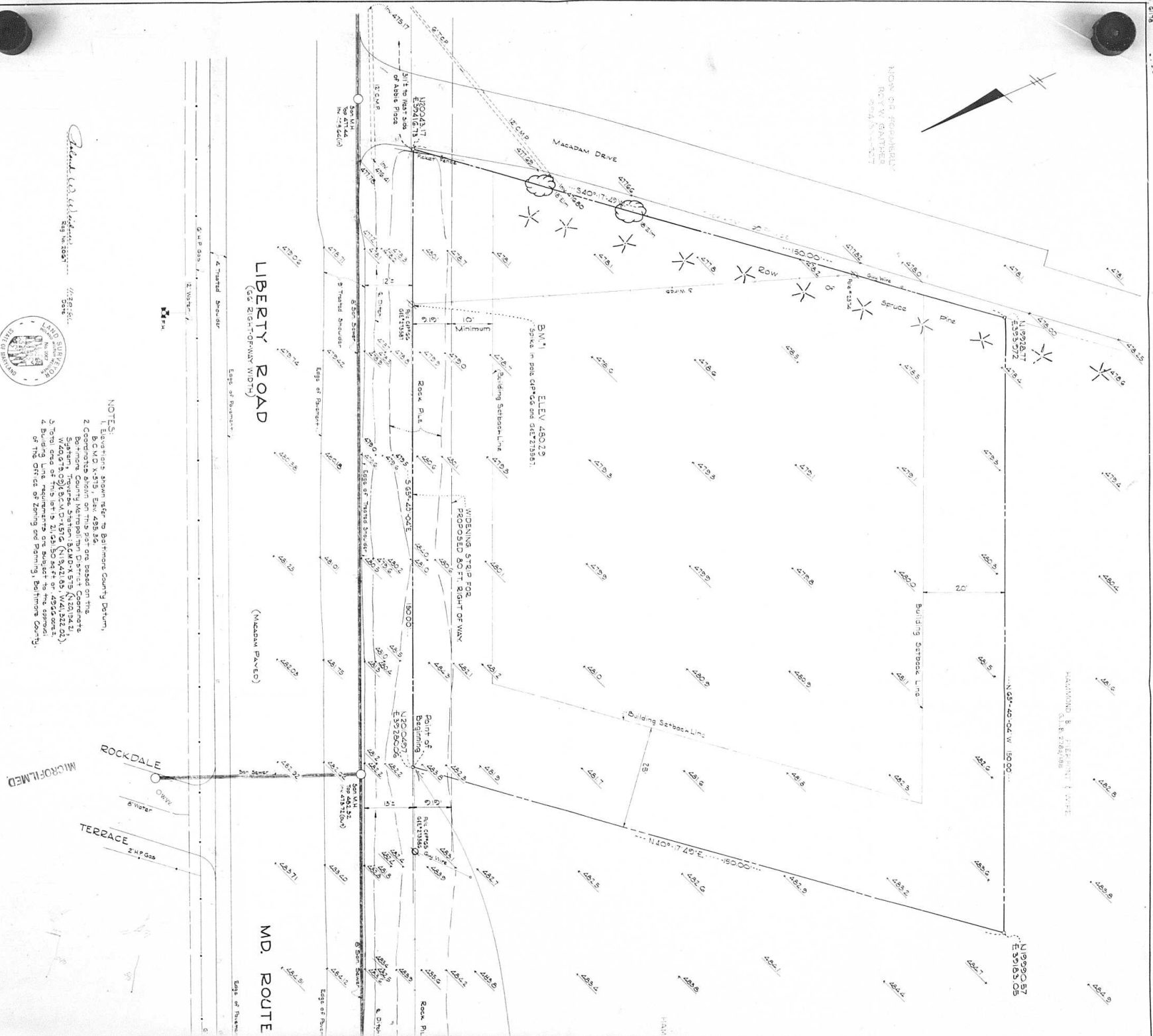
NOVEMBER, 1961

60-6484-5

Tube No. 20

618

636



HAMMOND B. FLECKHOUT & WIFE
GLEB 2783/188

61-82784-1088

