

PETITION FOR ZONING VARIANCE AND SPECIAL

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 Pierpont, his wife
 I, or we, Hammond B. and Wanda, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2 b. (a) to permit 30 parking spaces instead of the required 40 parking spaces. Section 232.3. To permit a rear yard setback 0 feet instead of required 20 feet. Special hearing to allow 14 off street parking spaces in a residential zone.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Due to road widening and to assure proper setback to permit front parking additional spaces are needed in the rear of the store. Further, over 25% of the building area is devoted to storage instead of retail space with accompanying minimal parking.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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.

CARPET FAIR, INC.
Hammond B. Pierpont
Wanda L. Pierpont
 Legal Owner
 Address: 1748 E. Joppa Rd., Baltimore, Md. 21204
 Petitioner's Attorney: John G. Rose
 Protestant's Attorney: John G. Rose

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of August, 1965, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 31st day of September, 1965, at 1:00 o'clock P.M.

By John G. Rose
 Zoning Commissioner of Baltimore County.
 (over)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2nd Date of Posting: Aug. 21, 1965
 Posted for: Variance, Special Hearing
 Petitioner: Hammond B. Pierpont & Wanda L. Pierpont
 Location of property: Sp. of Liberty Rd. No. 2 of Milford Mill Rd.
 Location of Signs: opposite South end end back date line on Sp. of Liberty Rd.
 Remarks: 2 signs
 Posted by: John G. Rose Date of return: Aug. 26, 1965

INVOICE		No. 32077	
BALTIMORE COUNTY, MARYLAND		DATE: 8/30/65	
OFFICE OF FINANCE			
Division of Collection and Receipts			
COURT HOUSE			
TOWSON, MARYLAND 21204			
TO: Carpet Fair	1748 E. Joppa Road	Baltimore, Md. 21204	
DEPOSIT TO ACCOUNT NO. 81-622	QUANTITY	UNIT PRICE	TOTAL AMOUNT
Advertising and posting of property for Hammond Pierpont	66-66-SPH	86/10	572.00
8-3065 1365 • 32077 TIP •		8618	

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

INVOICE		No. 32046	
BALTIMORE COUNTY, MARYLAND		DATE: 8/11/65	
OFFICE OF FINANCE			
Division of Collection and Receipts			
COURT HOUSE			
TOWSON, MARYLAND 21204			
TO: Maryland Commercial Contractors, Inc.	3000 E. Joppa Road	Baltimore, Md. 21204	
DEPOSIT TO ACCOUNT NO. 81-622	QUANTITY	UNIT PRICE	TOTAL AMOUNT
Petition for Variance & Special Hearing for Hammond Pierpont	66-66-SPH	25.00	25.00
8-1365 1365 • 32046 TIP •		2500	

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.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts of unreasonable hardship, the above Variance should be had; that the number of parking spaces required is 40 spaces, to permit 30 parking spaces instead of the required 40 spaces.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11th day of September, 1965, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit 30 parking spaces instead of the required 40 spaces; to permit a rear yard of zero feet instead of the required 20 feet.

IT IS FURTHER ORDERED that the Petition to allow 14 off street parking spaces in a residential zone is granted.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the following finding of facts of unreasonable hardship, the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of September, 1965, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

Mr. Morris Helman
 Carpet Fair, Inc.
 1748 E. Joppa Rd.
 Baltimore, Md. 21204
 BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson 4, Maryland

Your petition has been received and accepted for filing this 3rd day of August, 1965.

Owners Name: Hammond B. Pierpont
 Reviewed by: James E. Hays



VAN REUTH AND WEIDNER, INC.
 CIVIL ENGINEERS AND SURVEYORS
 8209 YORK ROAD
 BALTIMORE, MARYLAND 21212
 TELEPHONE 8-8400

PROPERTY PRESENTLY ZONED R-1 - Rear yard variance and parking variance

June 17, 1965

DESCRIPTION OF PROPERTY TO BE LEASED BY CARPET FAIR, INC.
 FROM HAMMOND B. PIERPONT & WIFE, LOCATED ON LIBERTY ROAD NEAR
 AUSTIN PLACE, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MD.

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 79, approximately 925 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 65 degrees 10 minutes 00 seconds East 247.70 feet from a stone found on the south side of Liberty Road (said stone had a monument in the last or north 1/4 degree East 105.92 feet line in a deed dated May 29, 1948 and recorded among the Land Records of Baltimore County in Liber 14.4, No. 1090, folio 211 Rev. Walter J. Pierpont and wife to said line as now surveyed South 10 degrees 07 minutes 00 seconds West 34.27 feet from the end thereof; thence southerly along the south side of Liberty Road South 65 degrees 10 minutes 00 seconds East 100.00 feet to a point (said point being also the northeast corner of property owned by the said Hammond B. Pierpont and wife) thence southerly said point and striking on the southeast boundary line of property owned by the said Hammond B. Pierpont and wife South 10 degrees 17 minutes 10 seconds West 100.00 feet to a point; thence North 62 degrees 10 minutes 00 seconds West and parallel with the south side of Liberty Road 100.00 feet to a point; thence North 50 degrees 17 minutes 10 seconds East and parallel with the second course as herein above described 100.00 feet to the point of beginning. Containing 1.056 acres of land more or less.

Being a part of the land which by a deed dated September 11, 1955 and recorded among the Land Records of Baltimore County in Liber 14.4, No. 2783, folio 189, was granted and conveyed by Walter J. Pierpont and Elva G. Pierpont, his wife, to Hammond B. Pierpont and Wanda L. Pierpont, his wife.

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 23, 1965
 FROM: George E. Gavrellis

SUBJECT: 66-66-SPH. "Variance to permit 30 parking spaces instead of the required 40 spaces; to permit a rear yard of zero feet set back instead of the required 20 feet. Special Hearing to allow 14 off street parking spaces in a residential zone. South side of Liberty Road 925 feet Southeast of Milford Mill Road. Being the property of Hammond B. Pierpont and Wanda Pierpont.

2nd District
 HEARING: Thursday, September 9, 1965 (1:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

1. We question whether the amount of parking proposed on the subject property will be adequate to serve not only presently proposed uses but possible future uses, as well.
2. If the subject petition should be granted, we request that it be made subject to approval by this office. Some of the details of the plan are not now acceptable.

August 5, 1965

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 COUNTY OFFICE BUILDING
 TOWSON, MARYLAND 21206

Mr. Morris Helman
 o/c Carpet Fair, Inc.
 1748 East Joppa Road
 Baltimore, Maryland 21204

SPECIAL HEARING FOR OFF
 Street Parking
 Being a part of the land which by a deed dated September 11, 1955 and recorded among the Land Records of Baltimore County in Liber 14.4, No. 2783, folio 189, was granted and conveyed by Walter J. Pierpont and Elva G. Pierpont, his wife, to Hammond B. Pierpont and Wanda L. Pierpont, his wife.

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

STATE BOARD OF ZONING: will review and submit comments at a later date.

BUREAU OF TRAFFIC ENGINEERING: will review and submit comments at a later date.

OFFICE OF PLANNING AND ZONING: The petitioner should submit a site plan showing the proposed future development of the adjoining lot to the west of the subject site.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commission's hearing.

The following members had no comment to offer:

Fire Bureau-Plans Review
 Health Department
 Industrial Development Commission
 Board of Education
 Buildings Department
 Bureau of Engineering

Very truly yours,

John G. Rose
 Zoning Commissioner

cc: John Duerr-State Route Commission
 Richard Moore-Bureau of Traffic Engineering
 Albert Labay-Office of Planning and Zoning



VAN REUTH AND WEIDNER, INC.
 CIVIL ENGINEERS AND SURVEYORS
 8209 YORK ROAD
 BALTIMORE, MARYLAND 21212
 TELEPHONE 8-8400

DESCRIPTION OF PROPERTY PRESENTLY ZONED R-1 FOR SPECIAL HEARING FOR PARKING

June 17, 1965

DESCRIPTION OF PROPERTY TO BE LEASED BY CARPET FAIR, INC.
 FROM HAMMOND B. PIERPONT & WIFE, LOCATED ON LIBERTY ROAD NEAR
 AUSTIN PLACE, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MD.

All that lot or parcel of ground situate, lying and being in the 2nd Election District of Baltimore County, Maryland, approximately 100 feet south of Liberty Road, Maryland Route 79, and approximately 900 feet southeast from Milford Mill Road, more particularly described as follows:

Beginning for the same at a point on the southeast line of the lands of Hammond B. Pierpont and wife as described in a deed dated September 11, 1955 and recorded among the Land Records of Baltimore County in Liber 14.4, No. 2783, folio 189, said point being South 10 degrees 17 minutes 10 seconds West 100.00 feet from the northeast corner of said lot and the south side of Liberty Road (66 feet wide); thence southerly along said south side of Liberty Road South 10 degrees 17 minutes 10 seconds West 100.00 feet to a point; thence North 62 degrees 10 minutes 00 seconds West 100.00 feet to a point; thence North 50 degrees 17 minutes 10 seconds East and parallel with the second course as herein above described 100.00 feet to the point of beginning. Containing 1.111 square feet of land, more or less.

Being a portion of the land which by a deed dated September 11, 1955 and recorded among the Land Records of Baltimore County in Liber 14.4, No. 2783, folio 189, was granted and conveyed by Walter J. Pierpont and Elva G. Pierpont, his wife, to Hammond B. Pierpont and Wanda L. Pierpont, his wife.

PETITION FOR VARIANCE AND SPECIAL HEARING FOR OFF STREET PARKING
 Being a part of the land which by a deed dated September 11, 1955 and recorded among the Land Records of Baltimore County in Liber 14.4, No. 2783, folio 189, was granted and conveyed by Walter J. Pierpont and Elva G. Pierpont, his wife, to Hammond B. Pierpont and Wanda L. Pierpont, his wife.

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 10, 1965

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 10th day of August, 1965, the 10th publication appearing on the 10th day of August, 1965.

THE JEFFERSONIAN
 Manager

Cost of Advertisement \$.....

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF
BALTIMORE COUNTY

