PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

TO THE ZUNING COMMISSIONER OF BALLWARDS PROPERTY STREET FOR THE PROPERTY STREE hereby petition (1) that the zoning status of the herein described property be re-classified, purpus WESTERN to the Zoning Law of Baltimore County, from an R-6 and RA BL zone; for the following reasons: NW-3-F

1. Change in character of neighborhood.

2. Error in original map. 3/1/6

BL-X

ORDER RECEIVED

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulation, of Baltimore

County, to use the herein described property, for . . a filling station.

Property is to be posted and accretised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or 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 Bultimore County adopted pursuant to the Zoning Law for Baltimore Philip Mayent

Hellen S. Pierpont Legal Owner Address 6712-1/2 Windsor Mill Road

Address 406 Jefferson Building - 21204 VAlley 5-7500

ORDERED By The Zoning Commissioner of Baltimore County, this 19th..... required by the Zoning Law of Baitimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the ____ 93h ____ day of ___ Herch___

U LEE HARAISON
Protestan's Attorney

Towner WA 7/10"/

66-194FA

NW-3F

BL-K

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date. February 25, 1966

MAP FROM Mr. George E. Gavrelis, Director of Planning 2.8

SUBJECT. Petition 165-194-RX. "Northeast side of Window Mill Road 270 feet Southeast of Meadowview Drive. Petition for Reclastification from R-6 & R-A to B.L. Zonque TEP. Petition for Special Exception for Filling Station." Philip R. Pierpont - Petitioner parts

2nd District

HEARING: Wednesday, March 9, 1966. (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed t' a subject

- 1. We note that the subject patition alleges "error," We presume that the petitioner means that there was error in the Comprehensive Rezoning Map for the Western Planning Area in that the property was zoned for residential use, even though occupied by a filling station. This, of course, was not an error but a recognition of the residential character and potentials of the neighborhood in general and the consequent creation of a non-conforming use. The idea that reconstruction of the filling station should be allowed by rezoning files in the face of the very purpose of non-conforming use regulations: to foster the eventual elimination of zoning incompatabilities.
- The subject petition also alleges "change in chara rer of neighborhood." From a planning viawpoint, the changes that have taken place are absolutely no justification for commercial spot zoning such as that proposed.

RE: PETITION FOR RECLASSIFICATION
AND SPECIAL EXCEPTION FOR
FILLING STATION - N/E SIDE
Windsor Mill Road 270: S/E
Meadowriew Drive, 2nd Dist.,
Philip R. Pierpont and Helem
S. Pierpont, Petitioners

BEFORE ZONING COMMISSIONER BALTIMORE COUNTY No. 66-194-81

ORDER OF DISMISSAL

It is this 10 H day of March, 1966, by the Zoning Commissioner of Baltimore County, ORDERED that the aforegoing petition is hereby DISMISSED without prejudice.

A. OWEN HENNEGAN TOWSON MARYLAND 21204



Honorable John G. Rose County Office Building
Towson, Maryland - 21204

> Re: Philip R. Pierpont and Hellen S. Pierpont, Your file: 66-194-RX N/E side Windsor Mill Road, 270 feet S/E of Meadowview Drive- 2nd Dist.

Mr. Commissioner:

The Petitioners herein request that the above captioned Petition for Reclassification and Special Exception be herewith WITHDRAWN WITHOUT PREJUDICE.

Very truly yours.

a Cener Vennge

Attorney for Petitioners

AOH-raf

Description of Property to be Rezoned from R-6 to BL with Special Exception for Filling Station Pierpont Property

66-194EX September 29, 1965

MAP

Beginning for the same on the northeast side of Windsor western Mill Road as proposed to be widened to 60 feet at a point distant 270 feet more or less measured southeasterly from the centerline NW-3F BL-X of Meadowview Drive, said point of beginning being on the second or North 46° 30' East 77 foot line of that parcel of land described in a deed dated October 12, 1961, from Ethel C. Pierpont to Philip R. Pierpont et ux and recorded among the Land Records of Baltimore County in Liber W.J.R. 3923, folio 271 and running thence binding on part of said second line North 41° 00' Fast 62 feet to the end thereof. thence binding on the third and part of the fourth lines in said deed the two following courses and distances viz: first South 52° 23' East 136.70 feet and second South 41° 00' West 62 feet to the northeast side of said Windsor Mill Road as proposed to be widened to 60 feet, thence binding on the northeast side of said Windsor Mill Road North 52° 23° West 136.7C feet to the place of beginning.

Containing 0.19 Acres of land more or less.

The bearings in the above description are related to the deed to Ross Z. Pierpont recorded in Liber W.J.R. 3767 folio 552.

to Ross Z. Pierpont recorded in Liber W.J.R. 3767 folio 552.

TO Mr. James E. Pyer

Office of Flanning & Toning and FROM. Bureau of Traffic Engineering

Description of Property to be Rezoned from RA to BL with Special Exception for Filling Station

BALFINGRA COURTY OFFICE OF PLANNING AND ECHING COUNTY OFFICE BUILDING TOMBON, MARYLAND 21204

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SNA LIPLET: Declaratification From R.-6 to He and filling station Special Exception for Fully S. Fleaper Located VS of States Will Res 270° M of Smalecevies Derive Service Laborate 7, 10 %)

The Zoning Advisory Committee has reviewed the subject petition and makes

SHEAD OF COLDENS INC.

Where - Mining Is water in Windsor Mill Road.

Adsumpt of existing the Windsor Mill Road.

Adsumpt of existing the Windsor Mill Road.

Bood - Windsor Mill Road is to be developed as a mining ho! road on a [6] right of way.

The slowe connecte see not intended to indicate the appropriateness of the coming action requested, but to assure that all parties are made search of plans or problems that amy have a kearing on this cases. The Director major the Boysty Director of the Office of Planning and Zoning will maket recommendations on the appropriateness of the requested enting 10 deep before the Content Constitutions' to hearing.

The following members had no comment to offers

Fire Burens -- Plane Peview Health Department Industrial Development Commission

Mr. C. Richard Moore-Bureau of Traffic Engineer Mr. James E. Byer-Zening Administration Divisio Mr. Carlyle Brown-Bureau of Engineering

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date arch 3, 1966

SUBJECT Advisory comments on Phillip R. Pierpont petition on Windoor Mill Rd.

Insofar as can be determined, the three parcels as shown on the plan were acquired at different times from Ethel C. Piercont. The existing service station is non-conforming at this time. The present proposal represents a subdivision portion. The status of the 10' right of way is unknown at this time. If it is to be a driveway, then the width is insufficient to meet County standards

Beginning for the same at a point measured North 41° 00' wtoTtad

East 92 feet more or less from a second point, said second point ARCA

being in the center of Windsor Mill Road 270 feet more or less

measured southeasterly from the centerline of Meadowview Drive, said

point of beginning being on the third or South 45° 30' West 865 foot

line of that parcel of land described in a deed dated July 13, 1918,

from Edwin Pierpont to John Chesno and recorded among the Land Records

of Baltimore County in Liber 7.P.C. 500 folio 444, and running thence

binding reversely on part of said third line North 41° 00° East 60.00

feet to the end of the last or North 47° 02' West 136.7 foot line in

that parcel of land described in a deed dated August 14, 1953 from

Land Records of Baltimore County in Liber G.L.B. 2340, folio 421,

Ethei Z. Pierpunt to Philip R. Pierpont et ux and recorded among the

thence binding reversely on said last line in said last mentioned deed

South 52° 23' East 136.70 feet, thence South 41° 00' West 60.00 feet

to the end of the third or South 47° 02' East 136.7 foot line in that

parcel of land described in a deed dated October 12, 1961 from Ethel

C. Pierpont to Philip R. Pierpont et ux and recorded among the Land

Records of Baltimore County in Liber W.J.R. 3923 folio 271, thence

Containing C.18 acres of land more or less.

52° 23° West 136.70 feet to the place of beginning.

binding reversely on the third line in said last mentioned deed North

The bearings in the above description are related to the deed

MAP September 29, 1965

BL-X

CERTIFICATE OF PUBLICATION TOWSON, MD. Fobruary 17 19 66 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ance in cash page state weeks before the 9th day of ______ March _____, 19_56_, the first publication appearing on the 17th day of February THE JEFFERSONIAN, Manager. Cost of Advertisement, \$.... follo 111. RA to BL with Special Exce tion for Filling Station inning for the same at a pot red North 41" or Best 92 to CERTIFICATE OF POSTING O DEPARTMENT OF BALTIMORE COUNTY Tourson, Maryland

rem R4 and RA to R.

66-194 RX

Date of Posting Feb. 19 1966 Posted for Realises Steaken R. O. Ret to Bled Spee Exper for Selling States. Location of property NE/S Weeker Mill Rol 370 5 to of Mendowriten Al-Location of Signs 2 syns - NE/S Wender Bull Bet 273 SE of Meadoning alr: Remarks
Posted by Shoure Date of return 5th 35, 1566

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenu Towson, Maryland 2120h

Your petition has been received and accepted for filing this

_ day of __ Jennary

Petitioner Philip R. Pierpon Petitioner's Attorney A. Ocean Morangem

OFFICE OF ORIGINAL
THE BALTIMOR COUNTIAN

No. I Newburg Avenue

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to B.L. Zone,
Pretition for Special Exception
for a Filling Studios.
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to B.L. Zone,
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All the parcel of land in the Second District of Baltimore Second District of Baltimore Second District of Baltimore Second District of Baltimore Second Sec

sold but the in side last mentioned of deed South 25 degrees. 23' East 136,70 feet, thence South 41 degrees 100' sets 50,80' feet to the end of the third or South 31' detected to the sold of the third or South 31' detected to the sold of the third or South 31' detected to the sold of the sold

West 13.5 for each to the place of which 13.5 for each of the place of the bedfering.

Containing 0.15 seres of land
Containing 0.15 seres of land
The bearing in the above description are related to the deed to lious. Z. Pierpost recorded in the land of the

CATONSVILLE, MD.

February 21. 1956.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Ross, 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 One the Elst -day of 1966 , that is to say February. the same was inserted in the issues of

THE BALTIMORE COUNTIAN

February 17, 1966.

By Paul T Morgan Editor and Manager

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

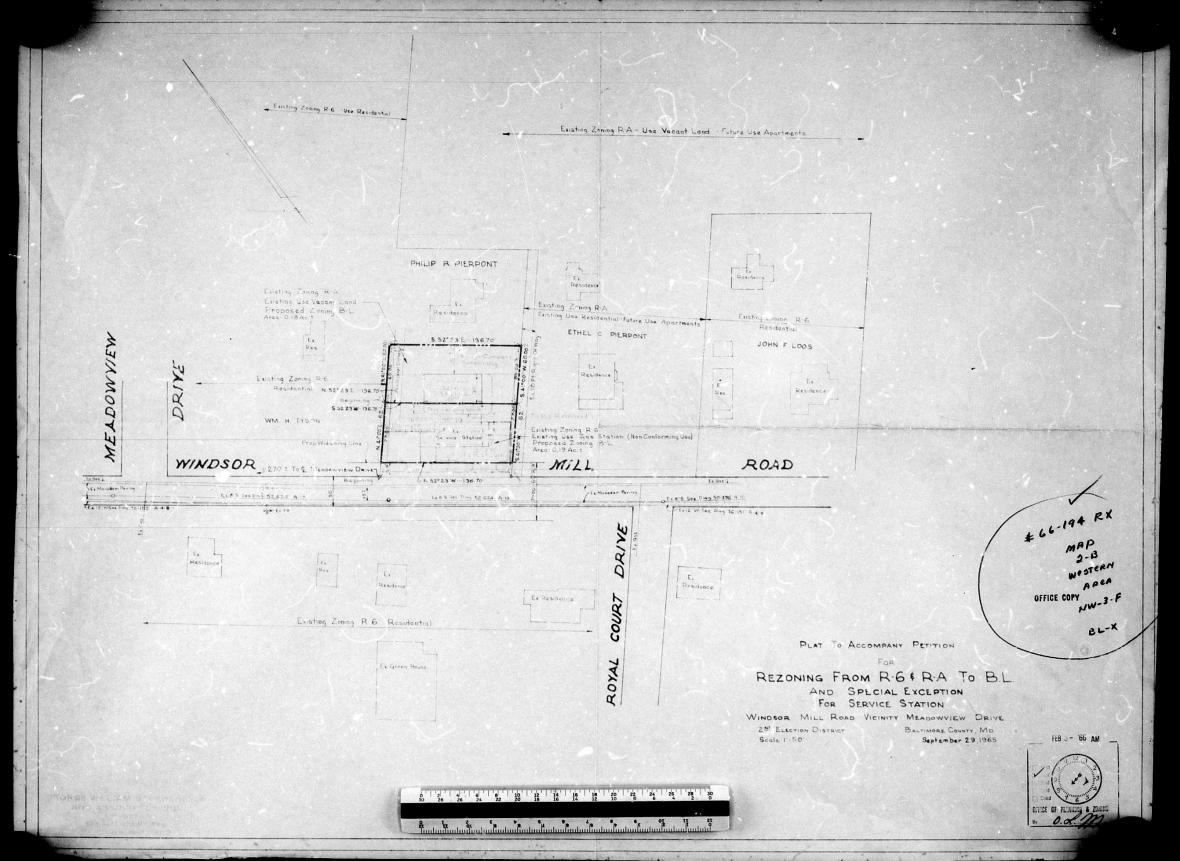
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MARTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4.
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

BALTMORE COUNTY, MARYLAND
OFFICE OF FINANCE No.35766 TELEPHONE 823-3000 DATE 2/11/66 Disision of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204 2-1166 7693 . 35766 11P-IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION OF THIS BILL WITH YOUR REMITTANCE.



8t 96-1

66-195 KX CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

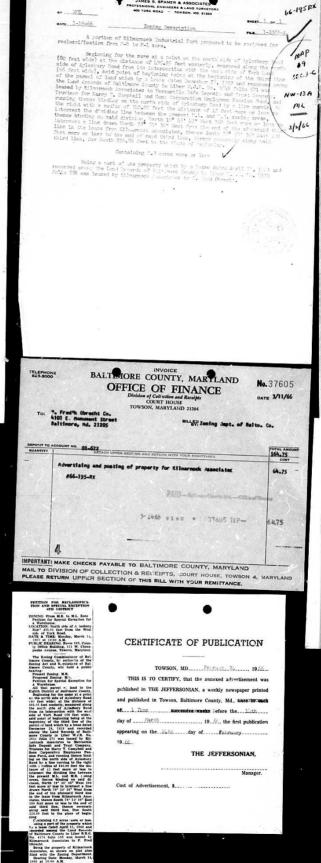
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District	Date of Posting/Hanch 34,1966
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Petitioner Kilmarberrk ass	ociatie.
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<i>J V</i>	.,
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Remarks: DA	
Posted by J. Jose	Date of return March 3, 196 C
Signature	
/ /	2 21900

Pursuant to the advertis	ement, posting of p.eperty, and public hearing on the above petition an
it appearing that by reason o	d. error shown
the above Reclassification she	ould be had; and it further eppearing that by review of
	steroincine should be granted
day of Xixi March	Zoning Commissioner of Baltimore County this
the same is hereby reclassified	the never described property or area should be and the from a
	inautonar sprekoras shankirborana sheranan is
grantes from and after the course of rublic Cervice	date of this order, subject to approval of the site plan by
	Deputy Zoning Commissioner of Bultimore County
Pursuant to the advertise	ement, posting of property and public hearing on the above petition
	on of
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the above re-classification sher GRANTED.	uld NOT BE HAD, and/or the Special Exception should NOT BE
	oning Commissioner of Baltimore County, thisday
	96, that the above re-classification be and the same is hereby
	escribed property or area be and the same is hereb, continued as and zone; and/or the Special Exception for
	be and the same is hereby DENIED.
	Zoning Commissioner of Baltimore Count MI CROFIL MED
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Petitioner Kilmarmock Associates

Petitioner's Attorney Johnson Bowie Reviewed by Chairman
Chairman

Petitioner Kilmarnock Associates



#66-19585

SUBJECT: Realessification from MR to ML for Electrock Association Located Aylectury Avenue W of York Road, Oth District (Teen 0, February 9, 1960)

PREAD OF SEGMENTAGE
Stars Relating 12 water in Aylasbury Nod.
Beauer stating 0 sour in Aylasbury Nod.
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The above comments are not intended to indicate the appropriateness of the sening settion requested, but to assure that all parties are note source of plane or problems that may have a bearing on this case. The Director and/or the Deuty Director of the Office of Flanning and Joning will substit recommendations on the appropriatenes of the requested coming food ages before the Joning Geomi clears's Dearing that

The following members had no comment to offers

Very truly yours.

.WD 191b

PETITION FOR
RECLASSIFICATION
AND SPECIAL EXCEPTION
8th DISTRICT
ZONING: From M.R. to M.L.

John Marchanes (1974) And Special Exception for a Warehause, LOCATION: North side of Apricatory Bud St. Vict. Ros. (1974) And St. Vict. Ros. (1974)

er: Mr. C. Richard Moore-Bureau of Truffic Engineering hr. James E. Tyer-Rouing Administration Division Mr. Carlyle Brown-Pureau of Engineering

OFFICE THE BALTIMORE COUNTIAN

THE HERALD - ARGUS Catonsville, Md.

No. I Newburg Avenue

CATONSVILLE, MD.

February 29, 1966.

THIS IS TO CERTIFY, that the annexed advertisement of John T. Hose, Johnse Commissioner of BM those County

was inserted in THE BALTIMORE COUNTIAN, a group of thrux weekly newspapers published in Baltimore County, Maryland, once a week for the 28th day of retrainer, 196 , that is to say

the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By Paul T Morgan

Editor and Manager Ch.

