

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Philip R. Pierpont and
Hellen S. Pierpont, legal owner, 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 and RA zone to an A-2A zone, for the following reasons:
1. Change in character of neighborhood.
2. Error in original map.

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 advertised 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 Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser
Address
Baltimore County, Maryland

A. Owen Hennegan
Address
406 Jefferson Building - 21204
Valley 5-7500

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of March, 1966, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore 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 10th day of March, 1966, at 11:00 o'clock.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: Mr. George E. Gavrellis, Director of Planning

SUBJECT: Petition 66-194-RX. "Northeast side of Windsor Mill Road 270 feet Southeast of Meadowview Drive. Petition for Reclassification from R-6 & R-8A to B.L. Zone." Petition for Special Exception for Filling Station. Philip R. Pierpont - Petitioner

2nd District

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

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

- We note that the subject petition 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 incompatibilities.
- The subject petition also alleges "change in character of neighborhood." From a planning viewpoint, 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 Meadowview Drive, 2nd Dist., Philip R. Pierpont and Helen S. Pierpont, Petitioners

BEFORE ZONING COMMISSIONER OF BALTIMORE COUNTY

No. 66-194-RX

ORDER OF DISMISSAL

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

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE 3/10/66

BY J. C. Hennegan

ADMINISTRATIVE ASSISTANT

LAW OFFICES
A. OWEN HENNEGAN
406 JEFFERSON BUILDING
106 WEST CHESTER AVENUE
TOWSON, MARYLAND 21204

March 9, 1966

Honorable John G. Rose
Zoning Commissioner of Baltimore County
County Office Building
Towson, Maryland - 21204

Re: Philip R. Pierpont and Helen S. Pierpont, Petitioners
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. Owen Hennegan
Attorney for Petitioners

AOH:rf

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

September 29, 1965

Beginning for the same on the northeast side of Windsor Mill Road as proposed to be widened to 60 feet at a point distant 270 feet more or less measured southeasterly from the centerline 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' East 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 136.70 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.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

A. Owen Hennegan, Esquire
406 Jefferson Building
Towson, Maryland 21204

RECLASSIFICATION FROM R-6 TO BL AND FILLING STATION SPECIAL EXCEPTION FOR PHILIP R. PIERPONT LOCATED N/E OF WINDSOR MILL ROAD 270' SE OF MEADOWVIEW DRIVE 2ND DISTRICT (Item 6, December 7, 1965)

Dear Sir:

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

BUREAU OF TRAFFIC ENGINEERING AND ZONING ADMINISTRATION: The ownership of adjoining properties and the method of providing access to the residential properties and the rear of the proposed filling station must be indicated on revised plans prior to a hearing date being assigned.

BUREAU OF ENGINEERING: WATER - Existing 12" water in Windsor Mill Road. SEWER - Existing 12" sewer in Windsor Mill Road. Adequacy of existing utilities to be determined by developer or his engineer. Road - Windsor Mill Road is to be developed as a minimum 10' road on a 60' right of way.

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 Commissioner's hearing.

The following members had no comment to offer:

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

Very truly yours,

James E. Dyer, Principal Zoning Technician

JED:yib

cc: Mr. C. Richard Moore-Bureau of Traffic Engineering
Mr. James E. Dyer-Zoning Administration Division
Mr. Carlyle Brown-Bureau of Engineering

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

September 29, 1965

Beginning for the same at a point measured North 41° 00' East 92 feet more or less from a second point, said second point 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 46° 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 W.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 Ethel Z. Pierpont to Philip R. Pierpont et ux and recorded among the Land Records of Baltimore County in Liber G.L.B. 2340, folio 421, 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 binding reversely on the third line in said last mentioned deed North 52° 23' West 136.70 feet to the place of beginning.

Containing 0.18 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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James E. Dyer Date: March 3, 1966

Office of Planning and Zoning and FROM: Bureau of Traffic Engineering

SUBJECT: Advisory comments on Philip R. Pierpont petition on Windsor Mill Rd.

Insofar as can be determined, the three parcels as shown on the plan were acquired at different times from Ethel C. Pierpont. The existing service station is non-conforming at this time. The present proposal represents a subdivision of the entire Philip R. Pierpont holdings with no approved access for the rear 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. A2:133

Reviewed by James E. Wright
Chairman of
Advisory Committee

MEADOWVIEW
DRIVE

DRIVE

WINDSOR

MILL

ROAD

ROYAL COURT DRIVE

PHILIP R. PIERPONT

ETHEL C. PIERPONT

JOHN F. LOOS

Existing Zoning R-6
Existing Use Vacant Land
Proposed Zoning B-L
Area 0.18 Ac.

Existing Zoning R-6
Residential N 52° 23' E - 136.70'
Beginning S 52° 23' W - 136.70'

WM. H. TYSON

Prop. Washing Line

N 52° 23' W - 136.70'

Existing Zoning R-6
Existing Use Gas Station (Non-Conforming Use)
Proposed Zoning B-L
Area 0.19 Ac.

Ex Residence

Ex Residence

Ex Residence

Ex Residence

Ex Residence

Ex Residence

Ex Res.

Ex Residence

Ex Residence

Ex Residence

Existing Zoning R-6 Residential

Ex Green House

PLAT TO ACCOMPANY PETITION

FOR
REZONING FROM R-6 & R-A TO B-L
AND SPECIAL EXCEPTION
FOR SERVICE STATION

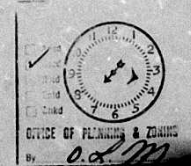
WINDSOR MILL ROAD VICINITY MEADOWVIEW DRIVE

2ND ELECTION DISTRICT
Scale 1"=50'

BALTIMORE COUNTY, MD
September 29, 1965

#66-194 RX
MAP
2-B
WESTERN
AREA
OFFICE COPY
NW-3-F
BL-X

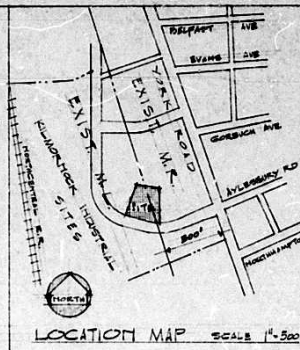
FEB 3 - '66 AM



GEORGE WILLIAM STERN, LAND
AND ASSOCIATES, INC.
1001 SOUTH GLENN AVE.
BALTIMORE, MD 21204

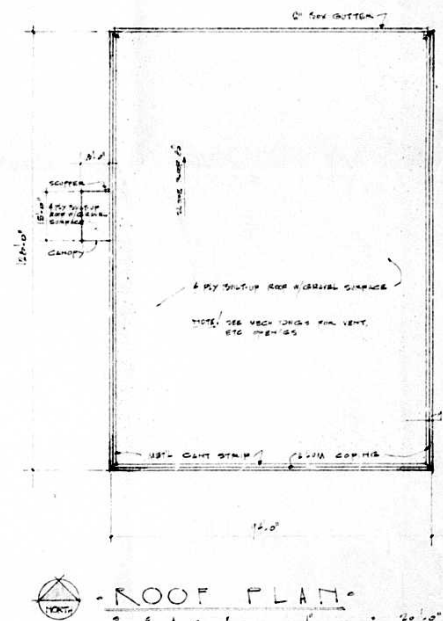
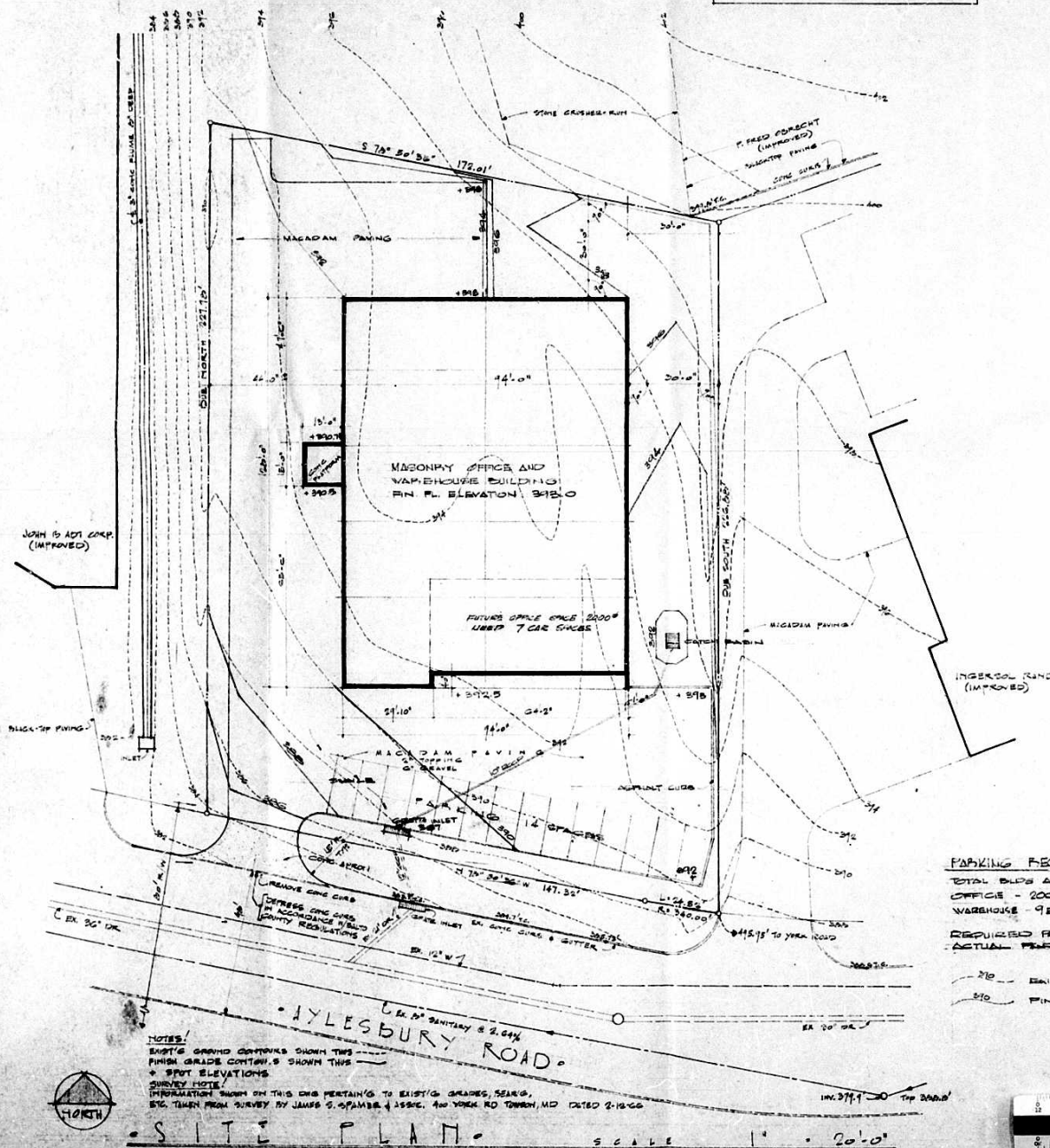
GENERAL NOTES

1. ALL WORK SHALL CONFORM TO BALTIMORE COUNTY BUILDING CODES & REGULATIONS & SHALL BE INSTALLED ACCORDING TO THE JOINT REQUIREMENTS & DECISIONS OF ALL LOCAL AUTHORITIES.
2. IF ANY CONTRACTOR PERFORMS ANY WORK CONTRARY TO BALTIMORE COUNTY BUILDING CODE & ORDINANCES, RULES & REGULATIONS & WITHOUT SUCH NOTICE TO THE OWNER, HE SHALL BEAR ALL COSTS ARISING THEREFROM.
3. ALL CONTRACTORS SHALL CHECK & VERIFY ALL DIMENSIONS & CONDITIONS AT THE JOB SITE BEFORE STARTING ANY WORK.
4. ALL WORK INSTALLED SHALL MEET WITH THE REQUIREMENTS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS & THE LOCAL FIRE CODES.
5. ALL PLUMBING, HEATING & ELECTRIC WIRING SHALL ALSO MEET UNDERWRITER'S SPECS.



SCHEDULE OF DRAWINGS

- A-1 SITE PLAN & ROOF PLAN
- A-2 FOUNDATION PLAN - FLOOR PLAN & ROOF FRAM'G PLAN
- A-3 ELEVATIONS & SECTION
- A-4 DETAILS



PARKING REQUIREMENTS
 TOTAL BLDG AREA - 12,000 SQ'
 OFFICE - 2,000 SQ' - NEED 7 CARS
 WAREHOUSE - 9 EMPLOYEES - NEED 3 CARS
 REQUIRED PARKING - 10 CARS
 ACTUAL PARKING - 14 CARS

20' - EXISTING GRADES
 210' - FINISH GRADES

ARCHITECTURAL SYMBOLS

[Symbol]	CONCRETE	[Symbol]	CONC UNITS
[Symbol]	BRICK	[Symbol]	GRAVEL
[Symbol]	BLK UNITS	[Symbol]	EARTH

DATE	REVISIONS	BY	CHK.
WAREHOUSE BUILDING FOR F. FREDRICK OBRECHT AYLESBURY ROAD RUMMOND INDUSTRIAL PK. BALTIMORE COUNTY, MARYLAND			
OFFICE OF DONALD B. RATCHLIFE ARCHITECT A.I.A. 2401 15th ST., BALTIMORE 18, MD.			
PLANS APPROVED OFFICE OF PLANNING & ZONING BY: <i>[Signature]</i> DATE: 4/21/66			
SITE PLAN and ROOF PLAN			
DATE APR. 18, 1966	DRAWN BY [Signature]	SHEET NO. 1	
SCALE 1" = 20'-0"	CHECKED BY R.M.		