

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

To the Zoning Commissioner of Baltimore County:

I, or we, Marion Boeck and Mary Boeck, his wife of Lot No. 1 Section 8 on the Plat of Chesapeake Terrace which Plat is recorded among the Land Records of Baltimore County in Plat Book W.F.O. No. 5, folio 36.

All that parcel of land at the westernmost end of Bunker Avenue 10th District of Baltimore County beginning 77 feet west of Gross Avenue, thence westerly 104 feet to the east shore line of Jones Creek, thence southerly and westerly, on Jones Creek, thence southerly 200 feet to beginning, being lot 10-1 Sec. 8, plat of Chesapeake Terrace filed with the Building and Zoning Department.

County, from an "A" Residential Zone to an "E" Commercial Zone.

(2) for a Special Permit, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for the sale of marine supplies and gasoline.

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expense of the above reclassification and Special Permit, 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.

Marion Boeck

Mary Boeck by

Carrick Royston, Attorney

Camille Oldy

ORDERED by the Zoning Commissioner of Baltimore

County this 13 day of November, 1951.

that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property 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 5 day of December, 1951, at 10:00 o'clock

Zoning Commissioner
of Baltimore County

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENTIAL ZONE TO AN "E" COMMERCIAL ZONE AND A SPECIAL PERMIT FOR A GASOLINE SERVICE STATION - Westernmost end of Bunker Ave., 77 ft. W. Gross Ave., 15th District Marion & Mary Boeck, Petitioners

The property which is the subject of this petition is located at the end of Bunker Avenue, An Jones Creek, directly opposite the "O" Heavy Industrial property of the Bethlehem Steel Company. The petition is for reclassification from an "A" Residence Zone to an "E" Commercial Zone and a special permit for the operation of a marine gasoline service station.

It is the opinion of the Zoning Commissioner of Baltimore County that the reclassification of this property to an "E" Commercial Zone should be denied but that a special permit be granted for the operation of a boat yard in accordance with Section XIII, Paragraph A-13. It does not appear that the granting of this special permit for the operation of a boat yard will be detrimental to the general welfare of the community in that the property of the Bethlehem Steel Company opposite is zoned for heavy industrial use and that there are kindred types of uses, as is petitioned for, on the east side of Jones Creek.

It is this 19th day of December, 1951, ORDERED by the Zoning Commissioner of Baltimore County that the above petition for reclassification from an "A" Residence Zone to an "E" Commercial Zone, be denied. However, in accordance with the power and authority in me vested as Zoning Commissioner of Baltimore County, I hereby grant:

1. A special permit for the operation of a boat yard including a marine railway and pier as shown on plan filed with this Department, and
2. A special permit for the operation of a marine gasoline service station.

George R. Hammond
Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 11-21-51
Filed for George R. Hammond and George R. Hammond
Petitioner Marion Boeck and Mary Boeck
Location of property 10th District, Bunker Ave. 77 ft. W. Gross Ave.
Location of Sign at the intersection of Bunker Ave. and Jones Creek
Remarks: George R. Hammond
Posted by George R. Hammond Date of return 11-23-51

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 23, 1951.

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. SEVENTEEN (17) times, commencing before the 18th day of November, 1951, the first publication appearing on the 18th day of November, 1951.

THE JEFFERSONIAN
M. Stanley
Manager

Cost of Advertisement, \$.....

November 13, 1951

\$20.00

RECEIVED of Carrick W. Royston, Attorney
for Marion Boeck and Mary Boeck, petitioners,
the sum of Twenty (\$20.00) Dollars, being cost
of petition for Special Permit, advertising
and posting of property, at the westernmost
end of Bunker Avenue in the 10th District of
Baltimore County.

Zoning Commissioner

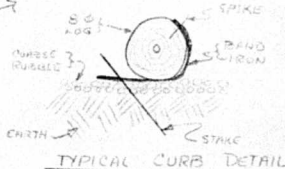
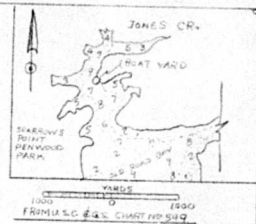
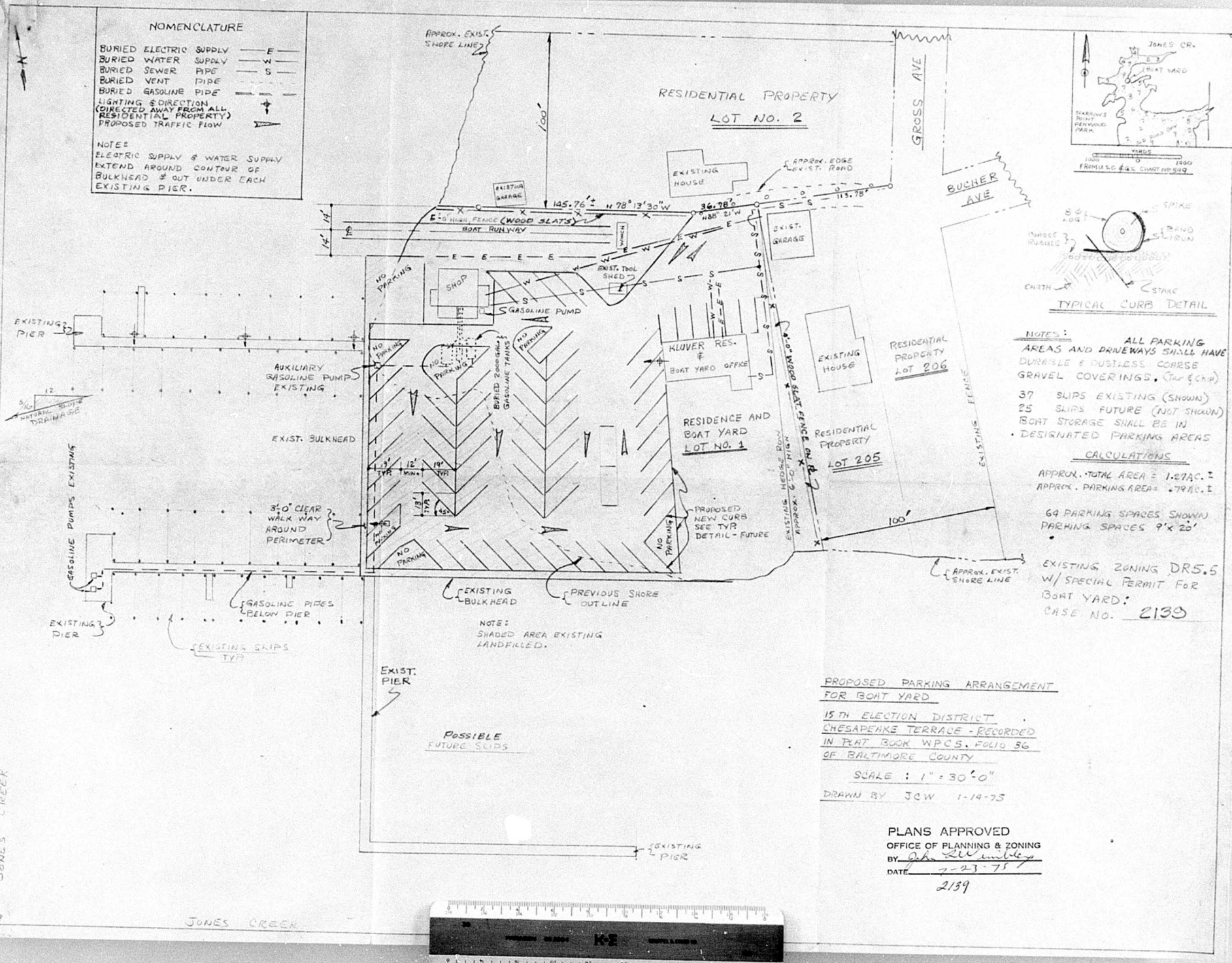
Hearings:
Wednesday Dec. 5, 1951
at 1 p.m.
Council of
Towson Building
Towson, Md.

PAID
NOV 16 1951
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

NOMENCLATURE

BURIED ELECTRIC SUPPLY — E —
 BURIED WATER SUPPLY — W —
 BURIED SEWER PIPE — S —
 BURIED VENT PIPE — V —
 BURIED GASOLINE PIPE — G —
 LIGHTING & DIRECTION
 (DIRECTED AWAY FROM ALL
 RESIDENTIAL PROPERTY)
 PROPOSED TRAFFIC FLOW

NOTES:
 ELECTRIC SUPPLY & WATER SUPPLY
 EXTEND AROUND CONTOUR OF
 BULKHEAD & OUT UNDER EACH
 EXISTING PIER.



NOTES:
 ALL PARKING
 AREAS AND DRIVEWAYS SHALL HAVE
 DURABLE & DUSTLESS COARSE
 GRAVEL COVERINGS. (TYP & CHD)
 37 SLIPS EXISTING (SHOWN)
 25 SLIPS FUTURE (NOT SHOWN)
 BOAT STORAGE SHALL BE IN
 DESIGNATED PARKING AREAS

CALCULATIONS
 APPROX. TOTAL AREA = 1.27 AC. ±
 APPROX. PARKING AREA = .79 AC. ±
 64 PARKING SPACES SHOWN
 PARKING SPACES 9'x20'

EXISTING ZONING DR5.5
 W/ SPECIAL PERMIT FOR
 BOAT YARD:
 CASE NO. 2139

PROPOSED PARKING ARRANGEMENT
 FOR BOAT YARD

15TH ELECTION DISTRICT
 CHESAPEAKE TERRACE - RECORDED
 IN PAT BOOK WPCS, FOLIO 36
 OF BALTIMORE COUNTY

SCALE: 1" = 30'-0"

DRAWN BY JCW 1-14-75

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *[Signature]*
 DATE: 1-23-75

2139