

Posttesters.
Antonette Laguna *Notary*
 Box 550 Rt. 14
 Balto. 20, Md.
Hughes Blvd. 22' wide.
Fully developed with residential
purpose.
Nelson Orr
 Box 547 - Rt. 14
 Balto. 20, Md.
Dean C. Kappelman
Notary
 4203 Argo Ave.
 Balto. 6, Md.

Revised -
This area is completely developed
as residential and to establish a boat yard at
this location would be detrimental to the health,
safety and general welfare. It would also create
congestion in the very narrow roads in this
area.

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District... *15th*... Date of Posting... *2-8-56*... # *1734*

Posted for... *Special Exception for a Boat Yard*

Petitioner... *Thomas A. Frayser, et al.*

Location of property... *254 Hughes Blvd. by 3700 ft. South of Levers Lane*

Location of Sign... *South side of Hughes Blvd. 22' wide South of Levers Lane*

Remarks... *None*

Posted by... *George A. Williams*... Date of return... *2-15-56*

PETITION FOR SPECIAL EXCEPTION

IN THE MATTER OF :
 Thomas A. Frayser,
 Edna May Frayser and
 Rena P. Wilkinson

BEFORE THE
 ZONING COMMISSIONER
 OF
 BALTIMORE COUNTY

For a Special Exception
 To The Zoning Commissioner of Baltimore County

Thomas A. Frayser and Edna May Frayser and Rena P. Wilkinson Legal Owners
William W. Cullen Contract Purchaser

hereby petition for a Special Exception, under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, agreeable to Chapter 377 of the Acts of the General Assembly of Maryland of 1943, for a certain permit and use, as provided under said Regulations and Act, as follows:

A Special Exception to use the land (and improvements now or to be erected thereon) hereinafter described for a boat yard

All that parcel of land in the 15th District of Baltimore County, on the south side of Hughes Boulevard beginning 350 feet south of Levers Lane; thence westerly and binding on the south side of Hughes Boulevard 34.5 feet; thence southerly 185 feet to the North Shore of Seneca Creek; thence southerly and binding on said Shore Line 310 feet; thence northerly 270 feet to the place of beginning being lot #63 plat of Seneca Park Beach. Being property of Thomas A. Frayser, et al, as shown on the plat plan filed with the Zoning Department.

Notary
William W. Cullen
1816 Diamond Rd.
 Contract Purchaser
 Baltimore 7, Md.

Thomas A. Frayser
Edna May Frayser
Rena P. Wilkinson
 Legal Owners

2-8-56
11 A.M.

3734-X

Order H 1959 D. 0070 133-4
 FEB 8 - 1956

Certificate Of Publication

ESSEX, MD., February 7th, 1956

THIS IS TO CERTIFY. That the annexed advertisement was published in THE EASTERN ENTERPRISE, a weekly newspaper published in Essex, Baltimore County, Md. once in each of 2 successive weeks before the 20th day of February, 1956, the first publication appearing on the 8th day of February, 1956.

THE EASTERN ENTERPRISE, INC.
Thomas A. Frayser
 Manager.

Sales & Legal Notices

NOTICE OF SPECIAL EXCEPTION TO THE ZONING REGULATIONS AND RESTRICTIONS OF BALTIMORE COUNTY

FOR A BOAT YARD

ALL THAT PARCEL OF LAND IN THE 15TH DISTRICT OF BALTIMORE COUNTY, ON THE SOUTH SIDE OF HUGHES BOULEVARD BEGINNING 350 FEET SOUTH OF LEVERS LANE; THENCE WESTERLY AND BINDING ON THE SOUTH SIDE OF HUGHES BOULEVARD 34.5 FEET; THENCE SOUTHERLY 185 FEET TO THE NORTH SHORE OF SENECA CREEK; THENCE SOUTHERLY AND BINDING ON SAID SHORE LINE 310 FEET; THENCE NORTHERLY 270 FEET TO THE PLACE OF BEGINNING BEING LOT #63 PLAT OF SENECA PARK BEACH. BEING PROPERTY OF THOMAS A. FRAYSER, ET AL, AS SHOWN ON THE PLAT PLAN FILED WITH THE ZONING DEPARTMENT.

2-11-56

ORDERED BY the Zoning Commissioner of Baltimore County this 19th day of January, 1956, 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 20th day of February, 1956, at 11 o'clock A.M.

Zoning Commissioner of Baltimore County

Upon hearing on petition for a special exception to use the property described therein for a boat yard, the area in which the subject property is located is being completely developed residentially, to establish a boat yard at this location would be detrimental to the health, safety and the general welfare of the community. It would also cause congestion in the very narrow roads and create traffic hazards.

It is this 23rd day of February, 1956 ORDERED by the Zoning Commissioner of Baltimore County that the aforesaid petition for a special exception be and the same is hereby denied.

Thomas A. Frayser
 Zoning Commissioner of Baltimore County

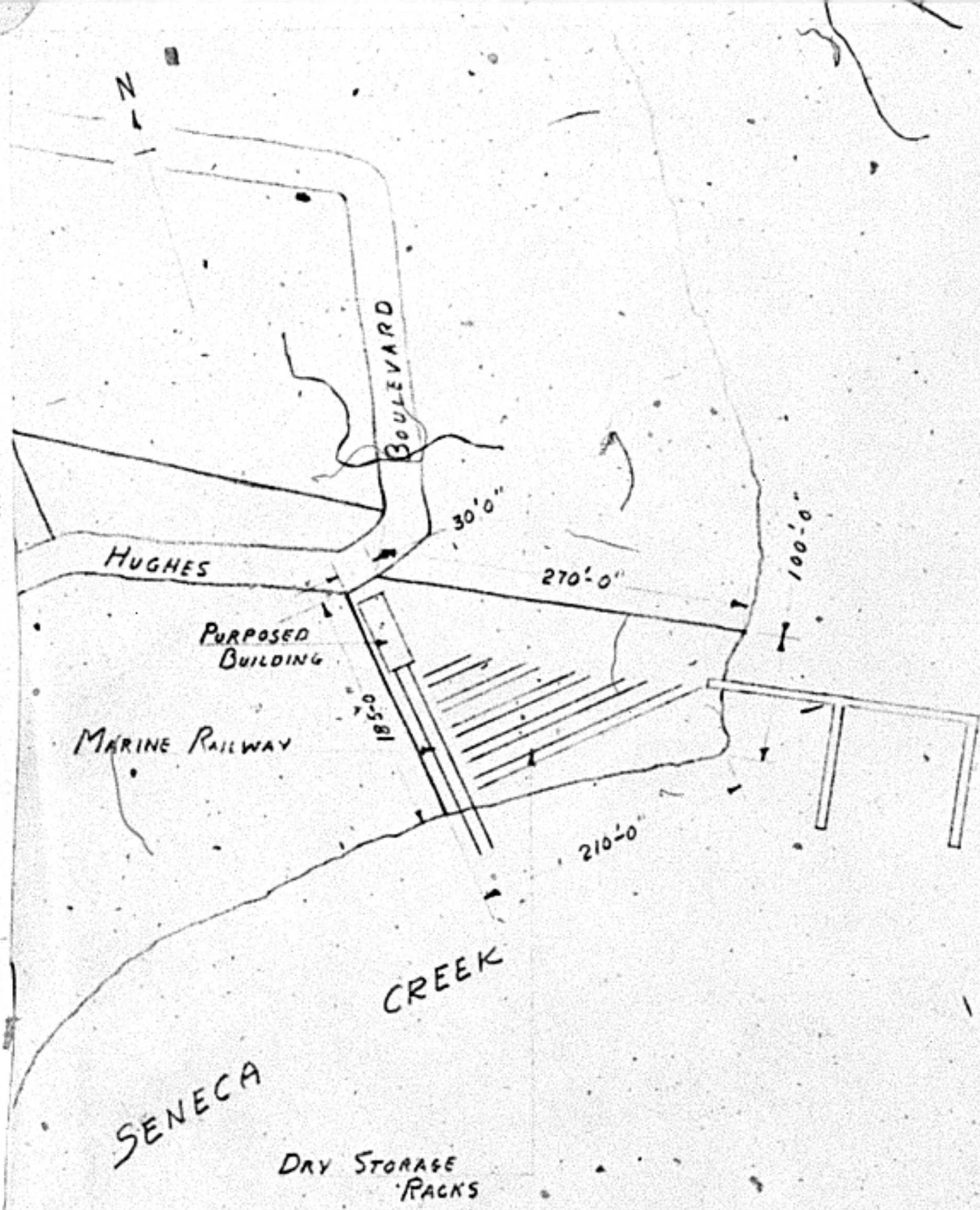
Jan. 19, 1956

05.00

RECEIVED BY William W. Cullen, (Contract Purchaser) the sum of Thirty Five (\$35.00) Dollars, being cost of petition for Special Exception, advertising and posting property of Thomas A. Frayser, and others, south side of Hughes Boulevard, 3/4 mile from Levers Lane, 15th District of Baltimore County

Zoning Commissioner

RECEIVED
 JAN 19 1956
 BALTIMORE COUNTY OFFICE



CULLEN'S BOAT YARD
DRAWING MADE FROM SENECA
PARK BEACH PLAT No. 8/45
SCALE 1" = 100'

