

EXEMPTION PETITION FOR SPECIAL TREATMENT

IN THE MATTER OF

GERALD L. AND JEAN K. COCHRAN

For a Special Permit

To the Zoning Commissioner of Baltimore County

Legal Owner

Contract Purchaser

hereby petition for a Special Permit, Under the Zoning Regulations

and Restrictions passed by the County Commissioners of Baltimore County, agreeable to Chapter 877 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 Permit to use the land (and improvements now

or be erected thereon) hereinafter described for BOAT YARD

PROPERTY SITUATE AND LYING IN THE 15th ELECTION DISTRICT OF BALTIMORE

COUNTY, THE SAID BEING KNOWN AND DESIGNATED AS LOT # 13 OF THE PLAT OF

WILLIAMS WHICH PLAT IS RECORDED AMONG THE PLAT RECORDS OF BALTIMORE

COUNTY IN LITERARY MAP NO. 1, JULIO 1972, THE IMPROVEMENTS THEREON BEING

KNOWN AS 1312 SHORE ROAD, BALTIMORE 20, MARYLAND.

Gerald L. Cochran
Legal Owner

Jean K. Cochran
Contract Purchaser

1312 Shore Road, Baltimore 20, Md.
Address

Walter J. Ramussen & Son
1500 Eastern Ave. #1
BIO 7-3734

RE: PETITION FOR A SPECIAL EXEMPTION

FOR BOAT YARD - E. S. Shore Drive,

1466 S. Stanbury Ave., 15th Dist.,

Gerald L. Cochran and Jean K. Cochran, Petitioners

COUNTY BOARD OF APPEALS

OF BALTIMORE COUNTY

No. 4019-X

This petition offers the Board the opportunity to demonstrate the value of restrictions within Section 502.2 to control the use of property for the protection of a neighborhood. Here a boat yard, operating under a nonconforming use, could continue to operate in a residential zone, possibly under conditions that could be far from compatible with the Wilson Point Residential area. Proper restrictions under a Special Exemption will control unfavorable conditions and set up a measure of control not otherwise available.

The testimony of Sanitary Engineers of the County approved the plan, and the Board feels that the tests of Section 502.1 will be satisfied with the restrictions subsequently covered by this Order. For the record, it is understood that these restrictions carry the same effectiveness as if covered by an agreement in writing and recorded in the Land Records of Baltimore County to govern the exercise of this Special Exemption by any person, firm or corporation, regardless of subsequent sale, lease, assignment or other transfer.

Therefore, the petition for a Special Exemption is granted, subject, however, to the following restrictions:

1. The present unsatisfactory sanitary facilities must be replaced with modern facilities for each sex that will satisfy the needs of tenants who will be prohibited under a lease from the use of boat toilets while moored at the place. Removal of this lease agreement shall be a mandatory exclusion from the yard.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Walter J. Ramussen, Director,
TO: Dept. of Permits & Licenses Date: October 26, 1964

FROM: John G. Rose

SUBJECT: 1312 Shore Road - Your File ZV-64-863 -
Zoning File No. 4019 and 181-2V

For your information I quote Paragraph 7 of the Order of the Baltimore County Board of Appeals dated January 8, 1958, which to me would indicate that the figure 75 applies to slips only:

"Subject to the proper prior performance of the above restrictions, the petitioners may construct, by bulkhead and dredging, a basin or inner harbor for the mooring of small boats if not over 25 feet in length. The size of this basin shall be as indicated on the plan and shall be maintained in such manner that the total mooring slips available for lease and use shall not exceed 75, including both inside and outside moorings."

Zoning Commissioner

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose, Zoning Commissioner

FROM: Walter J. Ramussen, Director, Department of Permits & Licenses

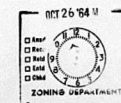
SUBJECT: Zoning Violation - Joseph Blazek - Boat Yard - 1312 Shore Road - ZV-64-863

Upon receipt of a complaint in September relative to an alleged zoning violation existing at the boat yard of Mr. Joseph Blazek, 1312 Shore Road, my building inspector visited the premises and counted 31 boats in the water and 26 boats on shore. He also advised that Mr. Blazek was allowed 75 boats according to the previous zoning hearing. Yesterday Mr. Richardson visited the property and discussed the matter with Mr. Blazek regarding the alleged violation. While there, he counted 72 boats in the water and 16 on land. Mr. Blazek stated that the decision of the zoning commissioner was based on the number of slips (75) and had no reference to the boats on land.

Therefore, will you kindly let me know your decision in the zoning hearing referred to.

Walter J. Ramussen
Director, Department of Permits & Licenses

WJR:LSL:es



MAGUIRE AND BRENNAN ATTORNEYS AT LAW

JOHN N. MAGUIRE
ALFRED L. BRENNAN
2108 Eastern Avenue
East St. Maryland
NW 1-2888

February 5, 1957

Mr. Wilsie H. Adams
Zoning Commissioner
New County Office Bldg.
Towson 4, Maryland

Re: Petition for a Special Exemption for Boat Yard at S Shore Drive 486 feet S Stanbury Ave., 15th Dist., Gerald L. Cochran & Jean K. Cochran, Petitioners

Dear Mr. Adams:

Please enter an appeal in the above entitled matter to the Board of Zoning Appeals for Baltimore County.

Very truly yours,

John N. Maguire

John N. Maguire

JNM:ds



ORDERED BY the Zoning Commissioner of Baltimore

County this 26th day of November, 19 57

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 11th

day of January, 19 57, at 11 o'clock

A.M.

Zoning Commissioner

of Baltimore County

Pursuant to advertisement, posting of property and public hearing on the within petition for a special exemption to use the said property for a boat yard, the subject property enjoys at the present time a lawful nonconforming use for a boat yard and the area used for said purpose has been over-extended. To add more boat slips to those which now exist would tend to ruin the bathing facilities of the bathing beach nearby. In the interest of the public health and safety the petition should be denied.

It is, therefore, this 21st day of January, 1957 by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition for a special exemption, be and the same is hereby denied.

William A. Coleman
Zoning Commissioner
of Baltimore County

DPW-161
June, 1955
BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS
BUREAU OF PUBLIC SERVICES
Office of the Building Engineer
COUNTY OFFICE BUILDING, TOWSON 4, MARYLAND

This Miscellaneous Permit is Herby Granted To

C
Gerald L. Cochran,
(applicant)
1450 Shore Road,
(address)
Baltimore 20, Md.

To Renew the following described structure:

Location 3312 Shore Rd. 100' N. of Fir Drive

Setback of Structure: Front... ft. Side Setbacks... and... ft. Corner lot... ft. from side street.

Complete Description, Dimensions, Etc. Replace railway with ramps for trailer loading.

Issued By The Building Engineer
Richard A. Paul

Fee Paid \$4.00

CHARLES B. WHEELER, Chief, Bureau of Public Services

This Permit shall be kept on the premises open to public inspection during the prosecution of the work and until completion of same. LIMITATION. After a new building permit is issued, if the operation or work authorized and approved thereunder is not commenced within six (6) months after the issue, or if, after commencement of the operation or work, the operation or work is suspended or discontinued for a period of one year, then, in either case, the said permit shall be null and void, and no operation or work shall be again commenced unless and until another proper permit shall have been issued for such work.

February 6, 1957

\$30.00

RECEIVED of John W. Maguire, Attorney for Gerald L. Cochran and Jean K. Cochran, petitioners, the sum of Thirty (\$30.00) dollars, being cost of appeal to Board of Appeals from the decision of the Zoning Commissioner denying the special exception for a boat yard on east side of Shore Drive, 1456 feet south of Stansbury Road, 15th District.

Zoning Commissioner

01-623 Zoning Service Charge

FEB 11 1957

COMPTROLLER'S OFFICE

December 27, 1956

\$35.00

RECEIVED of Gerald L. Cochran, petitioner, the sum of Thirty-five (\$35.00) dollars, being cost of petition for Special Exception, advertising and posting property on the East side of Shore Drive, beginning 1456 feet South of Stansbury Ave., Fifteenth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

HEARING:

Monday, January 14, 1957
at 11:00 A. M.

Room 108
County Office Building
111 N. Chesapeake Avenue
Towson, Maryland

RECEIVED
DEC 28 1956
COMPTROLLER'S OFFICE
VIV

01.623-1410.00
01.623-1425.00

January 10, 1957

\$5.00

RECEIVED of Gerald L. Cochran, petitioner, the sum of Five (\$5.00) dollars, cost of additional advertising of the property on the East side of Shore Drive, beginning 1456 feet South of Stansbury Avenue, Fifteenth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

ted

RECEIVED
JAN 11 1957
COMPTROLLER'S OFFICE
770

01.623-1425.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#4018

District 15th Date of Posting 12-28-56
Posted for: Special Exception for a Boat Yard
Petitioner: Gerald L. and Jean K. Cochran
Location of property: E. S. of Shore Rd., beg. 1456 ft. S. of Stansbury Rd. known as 1312 Shore Rd.
Location of Signs: Faceted on property known as 1312 Shore Road.
Remarks: George R. Maguire
Posted by: George R. Maguire Date of return: 12-31-56

Order A 4 Req F 4621 DEC 2 1956

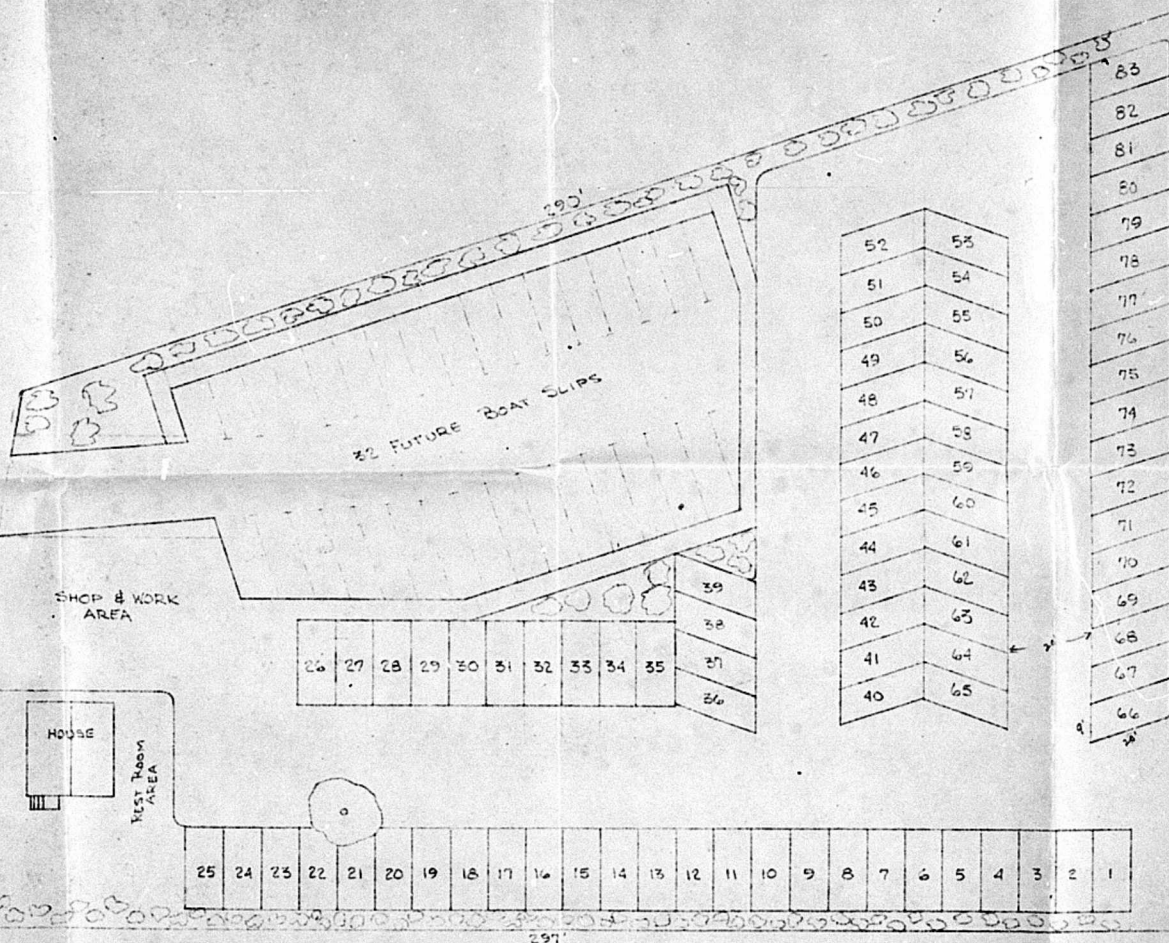
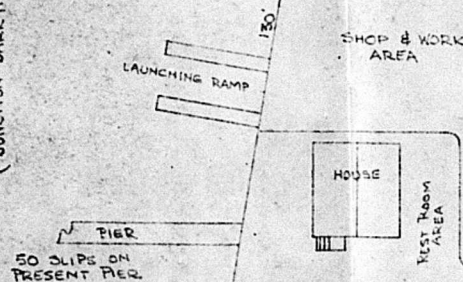
Certificate Of Publication

ESSEX, MD. December 27th., 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 1st day of January 1957, the first publication appearing on the 27th day of December 1956.

THE EASTERN ENTERPRISE, INC.
Julius G. Sheldon
Manager.

MIDDLE RIVER
(JUNCTION DARK HEAD CREEK)



PARKING LAYOUT
STANSBURY YACHT BASIN, INC.

SCALE: 1"=20'

NOTE
ALL PARKING SPACES 9'x20'
ALL DRIVEWAY AREA 20' MIN. WIDTH.
83 PARKING SPACES SHOWN
82 BOAT SLIPS SHOWN.
WILL PROVIDE INGRESS & EGRESS AS
REQUESTED BY ZONING BOARD

Plot #16
Reviewed &
Additional Drawing