

4195-X

RE: PETITION FOR SPECIAL EXCEPTION
S. S. Galena Road 50' E. Cranford Road, 15th District, No. 10, Burns and Violet F. Burns, Petitioners

BEFORE
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
No. 1195-X

OPINION

The petitioner in this case asked for a special exception for a Boat Yard on a vacant residential lot 100 feet on the water and 200 feet deep on the south side of Galena Road 50 feet east of Cranford Road in Hyde Park, in the Fifteenth District of Baltimore County. The petitioner presented a rough sketch of the property and outlined in detail the plans for the establishment of a so-called "U Launch It" operation for the convenience of owners of small boats, as well as the construction of a 200 foot pier for mooring of other small boats for summer operation.

The location on Back River, which is not recommended for bathing by the Baltimore County Health Department, may suggest the use applied for under other circumstances. However, the protestants presented a clear case indicating that this new business enterprise would encroach on the congested residential properties and presented competent witnesses to show that the special exception could not be justified under Section 502.1.

The Board feels that, while the Health Department's recommendation concerning bathing was properly submitted, it should not influence this decision, particularly in view of the evident intention of the residents of the area to continue to use the River front property for such purposes. Consequently, the ruling of the Commissioner is

sustained and the petition is denied.

ORDER

It is this 10th day of September, 1957, by the County Board of Appeals of Baltimore County, ORDERED that the aforesaid petition for a special exception, be and the same is hereby denied.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Carl G. Ford
William M. Burns
April 7 1957

PETITION FOR SPECIAL EXCEPTION

IN THE MATTER OF
WILLIAM M. & VIOLET F. BURNS

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

For a Special Exception

To The Zoning Commissioner of Baltimore County

William & Violet Burns Legal Owner
Contract Purchaser

herely petition for a Special Exception, under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, agreeable to Chapter 677 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 be erected thereon) hereinafter described for small craft boat yard. No railway will be built

All that parcel of land in the Fifteenth District of Baltimore County on the South side of Galena Road, beginning 50 feet East of Cranford Road; thence Easterly and binding on the South side of Galena Road 100 feet with a rectangular depth Southerly of 200 feet known as 324 - C - Galena Road.

William M. Burns
Violet F. Burns
Legal Owner
324 - C Galena Rd. (30) Md
Address Hydco, Pa.

ORDERED BY the Zoning Commissioner of Baltimore County this 11th day of June, 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 17th day of July, 19 57, at 1 o'clock P.M.

Zoning Commissioner
of Baltimore County

Upon hearing on the above petition for a special exception to use the property described therein for a Boat Yard, upon inspection of the property it was disclosed that the property is within 50 feet of the Community Beach and the operation of a Boat Yard would create a hazard to the children using the Beach.

It is the opinion of the Zoning Commissioner that the granting of a special exception as requested would be detrimental to the health, safety and the general welfare of the community.

It is this 17th day of July, 1957, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition for a special exception for a Boat Yard, be and the same is hereby denied.

John H. Roberts
Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 7-3-57
Posted for: Special Exception for a Boat Yard
Petitioner: William M. & Violet F. Burns
Location of property: 50' E. Galena Rd., 15th Dist. East of Cranford Rd.
the subject known as 324 - C Galena Rd.
Location of Signs: Posted on property known as 324 - C Galena Rd.
Remarks: George B. Murrell
Posted by George B. Murrell Date of return: 7-5-57

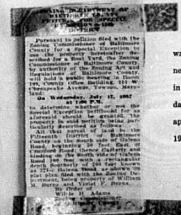
Order # A 195 Reg N 220

Certificate Of Publication

ESSEX, MD. July 2nd. 1957

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 17 day of July, 1957, the first publication appearing on the 27th day of June, 1957.

THE EASTERN ENTERPRISE, INC.
John G. Holden
Manager



\$2.00

RECEIVED of William Burns, petitioner, the sum of Two Dollars (\$2.00) to cover cost of additional advertising of the property located on the South side of Galena Road, beginning 50 feet East of Cranford Road - 15th District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

June 25, 1957

\$35.00

RECEIVED of William Burns, petitioner, the sum of Thirty-five (\$35.00) dollars, being cost of petition for a Special Exception, advertising and posting property on the South side of Galena Road, beginning 50 feet East of Cranford Rd., Fifteenth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

HEARINGS:

Wednesday, July 17, 1957
at 1:00 P. M.

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

RECEIVED
JUL 27 1957
COMPTROLLER'S OFFICE
BY *[Signature]*

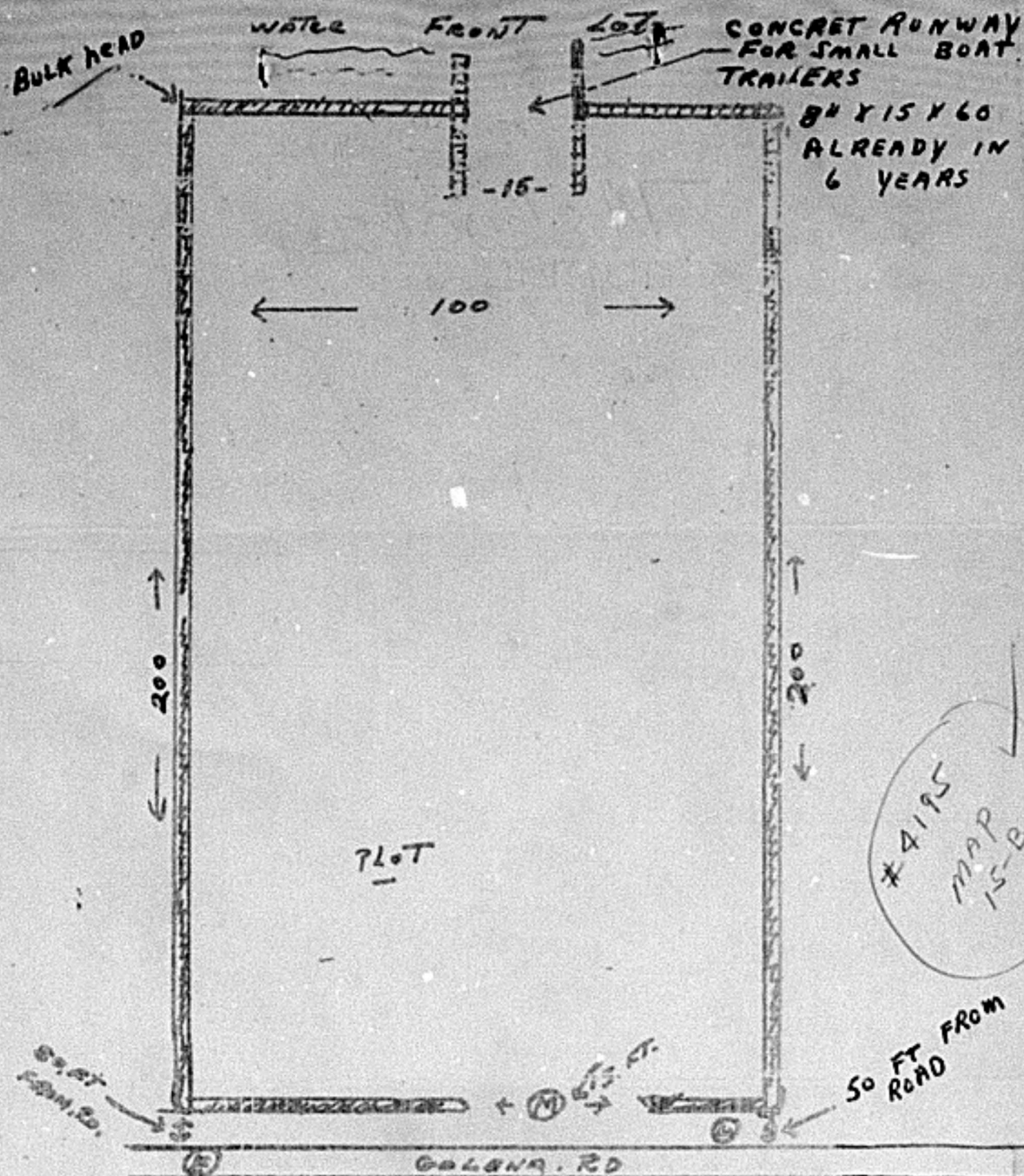
RECEIVED
JUL 15 1957
COMPTROLLER'S OFFICE
BY *[Signature]*

July 31, 1957

330.00
RECEIVED of William Burns the sum of Thirty (\$30.00) Dollars being cost of appeal to the County Board of Appeals from the decision of the Zoning Commissioner in the matter of a special exception for a Boat Yard, south side of Galena Road 50 feet east of Cranford Road, 15th District.

Zoning Commissioner

RECEIVED
JUL 31 1957
COMPTROLLER'S OFFICE
BY *[Signature]*



- (A) Election District. 15
 (B) AREA OF PROPERTY 100 X 200
 (C) EXISTING USE OR PROPERTY. NOTHING
 (D) PRESENT ZONING NONE
 (E) Proposed Zoning - BOATS
 (F) Proposed use of property. SMALL CRAFT BOAT YARD
 (NO RAILWAY)
- CRANFORD RD