

PETITION FOR SPECIAL EXCEPTION

IN THE MATTER OF
 EDWIN P. FORD
 GEORGIANNA FORD
 For a Special Exception
 To The Zoning Commissioner of Baltimore County

BEFORE THE
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

MAP
 #15-C
 "X"
 9/11/59

Edwin P. & Georgianna Ford

Legal Owner

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 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 Exception to use the land (and improvements now or be erected thereon) hereinafter described for boat storage and service.

All that parcel of land in the Fifteenth District of Baltimore County beginning at the North end of an unnamed dirt road leading into lot #179 plat of Kingston Park, thence North 60 degrees 35 minutes East 150 feet to the West shore line of Dark Deal Creek; thence Northwesterly and southerly and ending on Dark Deal Creek 565 feet; thence South 80 degrees 45 minutes East 110 feet to place of beginning, being lot #179.

Edwin P. Ford

Georgianna Ford

Legal Owner

Contract Purchaser

7 ALDER DRIVE

CALTO. 20, MD

MICROFILMED

Rec'd
 AUG 11 - 1959

ORDERED by the Zoning Commissioner of Baltimore County
 this 6th day of August, 1959,
 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 23rd day of September, 1959, at 2:00 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 Boat Storage and Service, and it appearing that by reason of location, the safety, health and general welfare of the locality not detrimentally affected, the special exception should be granted, therefore:

It is this 30th day of December, 1959, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the aforesaid special exception should be and the same is hereby granted, subject, however, to approval of plan for roadway by the Office of Planning.

Deputy Zoning Commissioner
 of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION
 FOR BOAT STORAGE AND SERVICE -
 Property at North end of road
 leading into lot No. 179, Plat of
 Kingston Park, 15th District -
 Edwin P. Ford and Georgianna
 Ford, Petitioners

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 4755-X

OPINION

This petition seeks a special exception for Boat Storage and Service on property located at the North end of road leading into lot No. 179, on plat of Kingston Park, in the Fifteenth District of Baltimore County.

In the granting of any special exception the test set forth in Section 502.1 of the Zoning Regulations of Baltimore County must be satisfied. It is the unanimous opinion of the County Board of Appeals that the granting of this special exception would violate Section 502.1.

Under Paragraph "a", safety and general welfare of the locality involved would be adversely affected through the possible pollution of the bathing area now used by the residents of "Kingston Park". The further use of this water for boating would create a safety hazard for the bathers. The general welfare of the locality would be affected by the noise and inconvenience caused by the necessity of bringing the boats directly through the residential area.

Under Paragraph "b" with the limited access available to the subject property and the already over-crowded conditions caused by residential growth, there can be no question that this special exception would tend to create congestion in the roads, streets and alleys.

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For the above stated reasons, there can be no question that the granting of this special exception would be in violation of Section 502.1 of the Zoning Regulations and is hereby denied.

ORDER

For the reasons set forth in the aforesaid Opinion, it is this 5th day of May, 1960, by the County Board of Appeals ORDERED that the aforesaid special exception be and the same is hereby denied.

Any appeal from this decision must be in accordance with Rule No. 1101 (b) of the Rules of Practice and Procedure of the Court of Appeals of Maryland.

COUNTY BOARD OF APPEALS
 OF BALTIMORE COUNTY

Jan 7 1960
 [Signature]

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BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
 174 N. GREENSTREET
 BALTIMORE 2, MARYLAND

WILLIAM H. ADAMS
 ZONING COMMISSIONER

Mr. Edwin & Georgianna Ford
 7 Alder Drive
 Baltimore 20, Md.

NOTICE OF HEARING

North end of an unnamed dirt road
 Re: leading into lot #179 plat of Kingston
 Park-15th District
 Edwin & Georgianna Ford-Petitioners

TIME: 2:00 P.M.
 DATE: Wednesday, September 13, 1959
 PLACE: Room 106, County Office Building, 174 N. Greenstreet, Baltimore
 -TOWN OF BALTIMORE-

Zoning Commissioner
 of Baltimore County

RECEIVED OF: Georgianna Ford
 LOCATION OF PROPERTY: 7 Alder Drive
 \$ 35.00
 AMOUNT:

Zoning Commissioner
 of Baltimore County

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January 7, 1960



Mr. William H. Adams
 Zoning Commissioner
 Baltimore County Office Building
 Town 4, Maryland

RE: Petition for Special Exception
 For Boat Service and Storage
 Property at North end of road
 leading to lot #179 plat of
 Kingston Park, Edwin P. and
 Georgianna Ford, Petitioners

Dear Mr. Adams:

This is to give you notice that I wish to file an appeal from the decision of your Deputy Zoning Commissioner granting the special exception in the above matter such an appeal would be filed to the County Board of Appeals along with all records and papers pertinent thereto.

I have enclosed my check in the amount of \$30.00 to cover the costs of this appeal.

Very truly yours,

Raymond L. Thuermer
 Raymond L. Thuermer
 174 Kingston Park
 Baltimore 20, Maryland

Encl. (1)

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September 8, 1959

Mrs. Georgianna Ford
 7-3 Alder Drive
 Baltimore 20, Maryland

Re: North end of an unnamed
 dirt road leading into
 lot #179-Kingston Park
 15th District
 Edwin & Georgianna Ford-Petitioners

Dear Mrs. Ford:

We are in receipt of your check in the amount of Five Dollars (\$5.00) for the balance of the fee covering the Special Exception re the above property.

Thank you for your prompt remittance.
 9-889 5439 • • • \$5.00
 9-889 5479 • • • \$5.00

William H. Adams
 Zoning Commissioner
 of Baltimore County

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January 8, 1960

\$30.00

RECEIVED of Raymond L. Thuermer the sum of Thirty (\$30.00) Dollars being cost of appeal to the County Board of Appeals from the decision of the Deputy Zoning Commissioner granting the special exception for boat storage and service on property of Edwin P. Ford, et al, in Kingston Park, 15th District.

Zoning Commissioner

PAID - Baltimore County, Md. - Office of Finance

1-1160 072 • • • \$11- 3000
 1-1160 072 • • • \$11- 3000

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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

4755

District 15th Date of Posting 9-10-59
Posted for: Special Exception - Boat storage + service
Petitioner: Edwin Ford Georgeanna Ford
Location of property: North end of an unnamed dirt road leading
into lot #179 plat of Kingston Park, etc. 2d Plat
Location of Signs: South end of an unnamed dirt road leading
into lot #179 plat of Kingston Park
Remarks: _____
Posted by Gorge R. Hummel Date of return: 9-11-59
Signature

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CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept. 4th, 19 59

THIS IS TO CERTIFY, That the annexed advertisement was published in The COUNTY Paper, Inc., a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 2 successive weeks before the 23rd day of September, 19 59, the first publication appearing on the 3rd day of Sept., 19 59.

The COUNTY Paper, Inc.
Helen G. Ashdown
Essex Office Manager.

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for a Special Exception to use the property hereinafter described for Boat Storage and Service, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland: On Wednesday, September 23, 1959 at 2:00 P.M. to determine whether or not the Special Exception petitioned for as aforesaid should be granted, the property in said petition being particularly described as follows:

All that parcel of land in the Fifteenth District of Baltimore County beginning at the North end of an unnamed dirt road leading into lot No. 179 plat of Kingston Park; thence North 84 degrees 35 minutes East 150 feet to the West shore line of Dark Head Creek; thence Northwesterly and Southerly and binding on Dark Head Creek 245 feet; thence South 88 degrees 45 minutes East 110 feet to place of beginning, being the above lot No. 179 as shown on plat plan filed with the Zoning Department, being property of Edwin F. and Georgeanna Ford.

By Order of
WILBUR H. ADAMS,
Zoning Commissioner

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