

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or Mrs. Mary A. Wilhelm, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an 15-C zone to an 15-C zone, for the following reasons:

To replace pavilion destroyed by fire in 1961.

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for COMMERCIAL BEACH.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser Mary A. Wilhelm Legal Owner
Address 4212 Shamrock Ave. Baltimore, Md. 21206

Petitioner's Attorney John A. Slaw Protestants' Attorney John A. Slaw
Address 1500 North Avenue Baltimore, Md. 21206

ORDERED BY The Zoning Commissioner of Baltimore County, this 9th day of March, 1965, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of April, 1965, at 12:00 o'clock.

John A. Slaw
Zoning Commissioner of Baltimore County.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Reclassification should be had, and it further appearing that by reason of

a Special Exception for a Commercial Beach should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26 day of April, 1965, that the herein described property or area should be and the same is hereby reclassified; from a 15-C zone to a 15-C zone, and/or a Special Exception for a Commercial Beach should be and the same is granted, from and after the date of this order.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of failure to meet the requirements of Section 50.1 of the Baltimore County Zoning Regulations

the above reclassification should be and the same is hereby DENIED and the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26 day of April, 1965, that the herein described property or area should be and the same is hereby DENIED and the Special Exception for a Commercial Beach should be and the same is hereby DENIED.

Edward D. Hardesty
Deputy Zoning Commissioner of Baltimore County

LAW OFFICE
DORF, POLLACK & CAHN
SUITE 141 EQUITABLE BUILDING
CALVERT AND FAYETTE STREETS
BALTIMORE, MARYLAND 21202

May 5, 1965

Mr. Edward D. Hardesty
Deputy Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Exception for a Commercial Beach-Beginning 2820 feet, more or less, easterly along Harrison Point from the center line of Rocky Point Road 15th District Mary A. Wilhelm, Petitioner No. 65-290-X

Dear Mr. Hardesty:

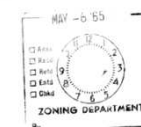
Please enter an Appeal in the above captioned matter.

Very truly yours,

DORF, POLLACK & CAHN
Paul A. Dorf
Paul A. Dorf

PAD:rmf

cc: Mrs. Mary A. Wilhelm
4212 Shamrock Avenue
Baltimore, Maryland 21206



LAW OFFICE
DORF, POLLACK & CAHN
SUITE 141 EQUITABLE BUILDING
CALVERT AND FAYETTE STREETS
BALTIMORE, MARYLAND 21202

May 17, 1965

Mr. Edward D. Hardesty
Deputy Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Exception for Commercial Beach - Beg. 2820' E. of Harrison Point Road, 15th Dist., Mary A. Wilhelm, Petitioner No. 65-290-X

Dear Mr. Hardesty:

We are returning herewith our letter of May 5, 1965, entering an appeal on behalf of Mrs. Mary A. Wilhelm, together with her check for filing fee in the amount of \$70.00.

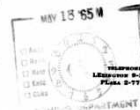
It will be appreciated if you will send this office copies of any and all notices in this matter.

Very truly yours,

DORF, POLLACK & CAHN
Paul A. Dorf
Paul A. Dorf

PAD:rmf
Enclosure

cc: Mrs. Mary A. Wilhelm
4212 Shamrock Avenue
Baltimore, Maryland 21206



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
for a Commercial Beach : COUNTY BOARD OF APPEALS
Beginning 2820' easterly along :
Barrison Point Road from center : OF
line of Rocky Point Road, :
15th District : BALTIMORE COUNTY
Mary A. Wilhelm, :
Petitioner : No. 65-290-X

ORDER OF DISMISSAL

The above matter was set for hearing before the Board of Appeals on November 10, 1966 on the appeal of the petitioner. The petition is for a special exception for a Commercial Beach, property located in the Fifteenth Election District of Baltimore County, beginning 2820 feet easterly along Barrison Point Road from center line of Rocky Point Road.

After a denial of her petition by the Deputy Zoning Commissioner on April 26, 1965, Mrs. Mary A. Wilhelm filed an appeal to the Board of Appeals from this adverse decision. The case was set for hearing for Tuesday, May 17, 1965, and was subsequently postponed and reassigned for hearing on June 15, 1966. At that time neither the petitioner herself nor any attorney on behalf of the petitioner appeared, although the protestants and their counsel of record did appear and were ready to proceed with the hearing. The Board was notified that petitioner's counsel of record had stricken his appearance, and that a new attorney desired to enter the case. Another postponement was thereupon granted by the Board, and the case was reassigned for hearing for October 18, 1966. Once again, a postponement was requested by Julian R. Manelli, Esq., attorney for the petitioner, and Joseph K. Pokorny, Esq., attorney for the protestants. The case was then reassigned for hearing on November 10, 1966, and notice of this hearing was sent to Mary A. Wilhelm, the petitioner, and to Julian R. Manelli, Esq., her attorney.

Mrs. Wilhelm did not appear for the hearing on November 10th. Her attorney was contacted by telephone and indicated that he would not appear on her behalf. Therefore, because of the failure by the petitioner to pursue her appeal and appear before the Board on duly assigned hearing dates, after receipt of adequate notice by her and by

Mary A. Wilhelm - #65-290-X

her attorneys of record, it is ORDERED this 16th day of November, 1966 that said appeal be, and the same is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

R. Bruce Alderman
R. Bruce Alderman, Acting Chairman

W. Giles Parker
W. Giles Parker

John A. Slaw
John A. Slaw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 6, 1965

FROM: George E. Gavrelis, Director

SUBJECT: Petition #65-290-X Special Exception for a Commercial Beach. Beginning 2820.00 feet, more or less, easterly along Harrison Point from the centerline of Rocky Point Road. Being the property of March A. Wilhelm.

15th District

HEARING: Wednesday, April 21, 1965 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

In order to protect present and future development neighboring this subject site, it will probably be necessary to provide fencing and landscape screening. We recommend that means of obtaining the screening be determined at the hearing and, if the petition is to be granted, that appropriate screening requirements be incorporated within the Order.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 1, MARYLAND

Mrs. Mary A. Wilhelm
4212 Shamrock Avenue
Baltimore, Maryland 21206

Special Exception for a Commercial Beach for SUBJECT: Mary Wilhelm located 2820' Harrison Pt., 15th District

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

BUREAU OF ENGINEERING: Neither water or sewer is available to this site at the present time.

There are no storm drain systems existing in the area.

Paving exists on Harrison Point Road; however, there is no curb and gutter.

HEALTH DEPARTMENT: Development of the property will be subject to health department regulations pertaining to water and sewer disposal and food preparation requirements.

OFFICE OF PLANNING AND ZONING: A field inspection indicates that there is adequate space for the required off-street parking; however, if the Zoning Commissioner grants the request, the petitioner's enclosure should indicate the required parking layout when he applies for a building permit.

The following members had no comment to offer:

Board of Education
Buildings Department
State Lands Commission
Industrial Commission
Fire Bureau
Traffic Engineering

cc: C. Brown-Bureau of Engineering
W. Greenblatt-Health Department
Albert Gasky-Office of Planning and Zoning

Yours very truly,

James H. Dyer
Chief of Permit and
Petition Processing



William M. Maynadier
 County Surveyor
 Professional Engineer and Land Surveyor
 Court House
 Towson, Md. 21204

FOR PURPOSE OF ZONING ONLY
 All that piece or parcel of land situate lying and being in the 15th Election District of Baltimore County, State of Maryland and described as follows:
 BEGINNING for the same at an iron pipe heretofore planted on the southeast side of Harrison Point Road and at the westernmost corner of Lot numbered 1 as laid out on a plat of "Island View" and recorded among the plat records of Baltimore County in Plat Book G.L.B. No. 23 folio 37 etc., running thence and binding on the southeast side of Harrison Point Road as laid out on said plat the following three courses and distances viz: north 45 degrees 30 minutes east 110.01 feet and by a line curving northeasterly toward the right having a radius of 460.00 feet a distance of 177.43 feet and north 67 degrees 36 minutes east 71.29 feet to a point distant 24.61 feet measured southwesterly along said side of said road from an iron pipe heretofore planted at the northernmost corner of Lot numbered 2 on said plat thence leaving the road and running for the following two lines of division now made parallel to and twenty feet southwesterly measured at a right angle from the northernmost outlines of said Lot numbered 2 south 56 degrees 43 minutes east 171.86 feet and south 53 degrees 15 minutes east 35.31 feet to the beginning of the south 36 degrees 44 minutes west 45.3 feet line of said Lot numbered 2 thence binding on said line south 36 degrees 44 minutes west 85.83 feet to the end of said line thence continuing the same course south 36 degrees 44 minutes west 20.01 feet to the end of the north 55 degrees 16 minutes 10 seconds west 100.70 feet line of said Lot numbered 1 thence binding reversely on said line and continuing the same course south 55 degrees 16 minutes 10 seconds east in all a distance of 176.0 to the waters of Hawk Cove thence binding on said waters south 29 degrees 56 minutes 30 seconds west 124.57 feet to the southernmost corner of said Lot numbered 1 thence leaving the waters of Hawk Cove and binding on the southwesterly outline of said Lot numbered 1 north 59 degrees 11 minutes 30



William M. Maynadier
 County Surveyor
 Professional Engineer and Land Surveyor
 Court House
 Towson, Md. 21204

seconds west 54.26 feet to the place of beginning.
 Containing 3.10 acres of land more or less.
 The beginning point of this description being located 2820.00 feet more or less easterly along Harrison Point from the center line of Rocky Point Road.



William M. Maynadier

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 2, 1965
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on each day of April 1965, the 21st publication appearing on the 2nd day of April 1965.

THE JEFFERSONIAN,
L. Frank Smith
 Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF PUBLICATION

FOR SPECIAL EXEMPTION
 15th DISTRICT

LOCATION: Beginning 2820.00 feet, more or less, easterly along Harrison Point from the center line of Rocky Point Road, and at the westernmost corner of Lot numbered 1 as laid out on a plat of "Island View" and recorded among the plat records of Baltimore County in Plat Book G.L.B. No. 23 folio 37 etc., running thence and binding on the southeast side of Harrison Point Road as laid out on said plat the following three courses and distances viz: north 45 degrees 30 minutes east 110.01 feet and by a line curving northeasterly toward the right having a radius of 460.00 feet a distance of 177.43 feet and north 67 degrees 36 minutes east 71.29 feet to a point distant 24.61 feet measured southwesterly along said side of said road from an iron pipe heretofore planted at the northernmost corner of Lot numbered 2 on said plat thence leaving the road and running for the following two lines of division now made parallel to and twenty feet southwesterly measured at a right angle from the northernmost outlines of said Lot numbered 2 south 56 degrees 43 minutes east 171.86 feet and south 53 degrees 15 minutes east 35.31 feet to the beginning of the south 36 degrees 44 minutes west 45.3 feet line of said Lot numbered 2 thence binding on said line south 36 degrees 44 minutes west 85.83 feet to the end of said line thence continuing the same course south 36 degrees 44 minutes west 20.01 feet to the end of the north 55 degrees 16 minutes 10 seconds west 100.70 feet line of said Lot numbered 1 thence binding reversely on said line and continuing the same course south 55 degrees 16 minutes 10 seconds east in all a distance of 176.0 to the waters of Hawk Cove thence binding on said waters south 29 degrees 56 minutes 30 seconds west 124.57 feet to the southernmost corner of said Lot numbered 1 thence leaving the waters of Hawk Cove and binding on the southwesterly outline of said Lot numbered 1 north 59 degrees 11 minutes 30

seconds west 54.26 feet to the place of beginning.
 Containing 3.10 acres of land more or less.
 The beginning point of this description being located 2820.00 feet more or less easterly along Harrison Point from the center line of Rocky Point Road.

Being the property of Mary A. Wilhelm, as shown on plat plan filed with the Zoning Department.
 Hearing Date: Wednesday, April 21, 1965 at 10:00 A.M.
 Public Hearing Room 109, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
 BY ORDER OF
 JOHN G. ROSE
 ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
 The Community Press

DUNDALK, MD., March 31, 1965
 THIS IS TO CERTIFY, that the annexed advertisement of "Mary A. Wilhelm" was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive week before the 30th day of March 1965; that is to say, the same was inserted in the issues of 3-31-65

Stromberg Publications, Inc.
 Publisher.
 By: *Mrs. Palmer Price*
Mrs. Palmer Price

INVOICE
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON 4, MARYLAND
 No. 28569
 DATE 5/25/65
 To: *Cash*
 BILLED BY: *Zoning Department of Balto. Co.*
 DEPOSIT TO ACCOUNT NO. 01-622
 QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
 COST
 Position for Special Exemption for Mary A. Wilhelm
 \$50.00
 PAID - Baltimore County, Md. - Office of Finance
 4-2665 732 * 28569 TIP-- \$0.00
 4

INVOICE
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON 4, MARYLAND
 No. 30604
 DATE 5/20/65
 To: *Paul A. Dorf, Esq., 141 Equitable Bldg., Baltimore, Maryland 21202*
 BILLED BY: *Office of Planning & Zoning, 4212 Shumock Ave., Towson, Maryland 21204*
 DEPOSIT TO ACCOUNT NO. 01-622
 QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
 COST
 Cost of appeal - property of Mary A. Wilhelm
 \$70.00
 PAID - Baltimore County, Md. - Office of Finance
 3-2665 2657 * 30604 TIP-- 70.00
 4

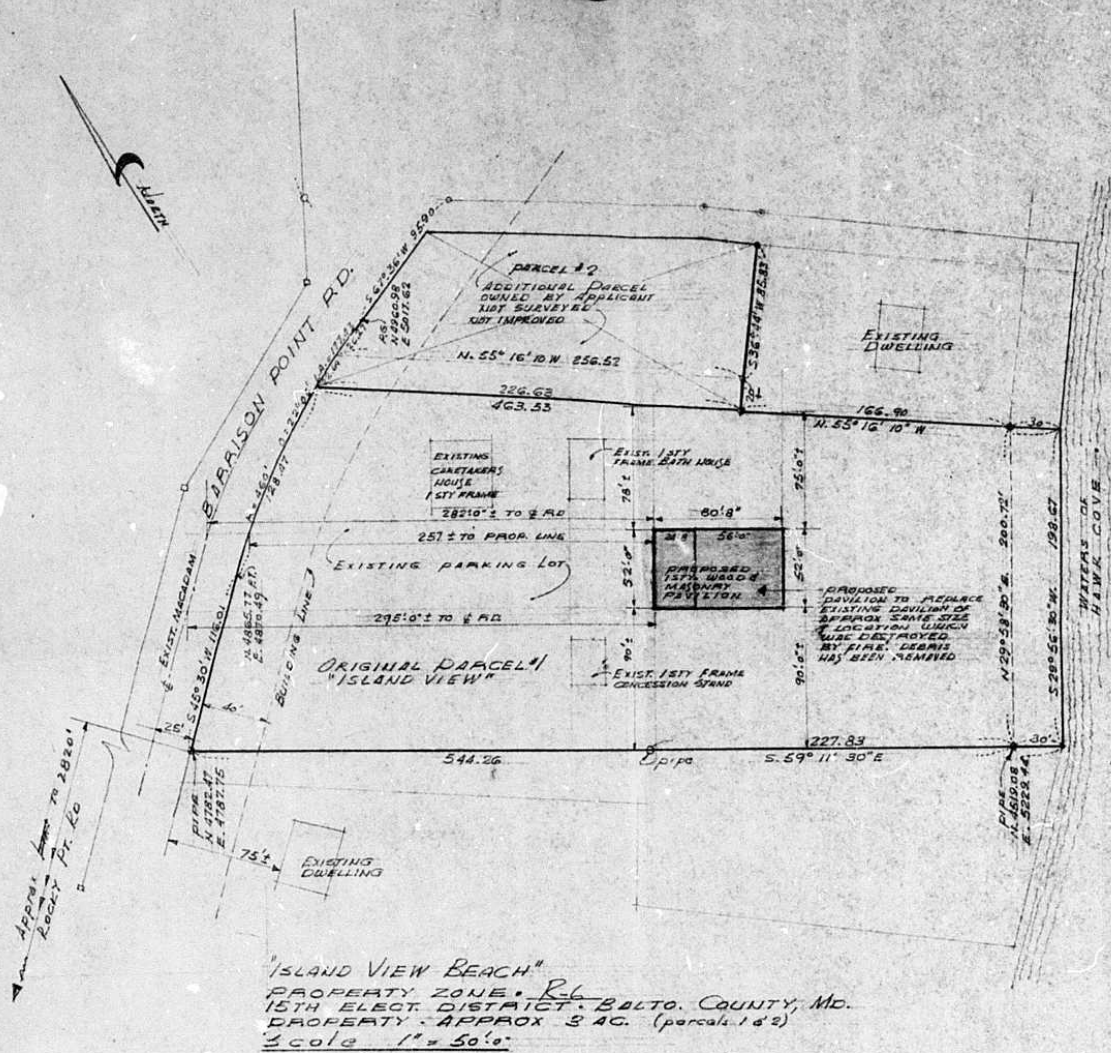
INVOICE
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON 4, MARYLAND
 No. 30504
 DATE 4/15/65
 To: *Mary A. Wilhelm, 4212 Shumock Ave., Baltimore, Md. 21205*
 BILLED BY: *Zoning Department of Balto. Co.*
 DEPOSIT TO ACCOUNT NO. 01-622
 QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
 COST
 Advertising and posting of property
 \$59.60
 PAID - Baltimore County, Md. - Office of Finance
 4-1565 3589 * 30504 TIP-- 59.60
 4

sign
 CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland
 District: *15th*
 Date of Posting: *5-26-65*
 Posted for: *Mary A. Wilhelm*
 Petitioner: *Mary A. Wilhelm*
 Location of property: *Beginning 2820.00 feet easterly along Harrison Point from center line of Rocky Pt. Rd.*
 Location of Signs: *At the entrance to beach and sign 7' from where old island view of Mary A. Wilhelm*
 Remarks: *land*
 Posted by: *Robert Lee Bull*
 Signature
 Date of return: *6-3-65*

INVOICE
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON 4, MARYLAND
 No. 30635
 DATE 5/27/65
 To: *Paul A. Dorf, Esq., 141 Equitable Building, Baltimore, Maryland 21202*
 BILLED BY: *Office of Planning & Zoning, 119 County Office Bldg., Towson, Maryland 21204*
 DEPOSIT TO ACCOUNT NO. 01-622
 QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
 COST
 Cost of posting property of Mary A. Wilhelm
 \$5.00
 PAID - Baltimore County, Md. - Office of Finance
 3-2765 4222 * 30635 TIP-- 5.00
 4

March 24, 1965
 Mrs. Mary A. Wilhelm
 4212 Shumock Ave.
 Baltimore, Md. 21205
 BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson 4, Maryland
 Your petition has been received and accepted for filing this
 9th day of March, 1965
 JOHN G. ROSE
 Zoning Commissioner
 Owners Name: *Mary A. Wilhelm*
 Reviewed by: *James E. Hays*

sign
 CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland
 District: *15th*
 Date of Posting: *4-1-65*
 Posted for: *Advertising, Wed. April 21, 65 AT 10:00 A.M.*
 Petitioner: *Mary A. Wilhelm*
 Location of property: *Beginning 2820.00 feet easterly along Harrison Pt. Rd. from the center line of Rocky Pt. Rd.*
 Location of Signs: *At the entrance to beach and sign 7' from where old island view of Mary A. Wilhelm*
 Remarks: *land*
 Posted by: *Robert Lee Bull*
 Signature
 Date of return: *4-8-65*



NOTE: THIS IS NOT A SURVEY DWG. ALL PROPERTY LINES & BEARINGS ARE BASED UPON A SURVEY DWG. BY W. M. MAYNARD, DATED JUNE 6, 1950. EXISTING BLDG SIZES & LOCATIONS ARE APPROX. THE SOLE PURPOSE OF THIS PLOT PLAN IS TO LOCATE THE PROPOSED PAVILION WITH RELATION TO FRONT LINES.

PLOT PLAN

PROPOSED RECONSTRUCTION
OF ONE STY. WOOD & MASONRY
PAVILION & CONCESSION BLDG.
FOR

MRS. MARY A. WILHELM
ISLAND VIEW BEACH
452 1/2 BARRISON PT. RD.
15TH ELECT. DIST. BALTO. CO.
BALTIMORE, MD. 21206

WARREN G. GILL, A.I.A. ARCHITECT
6305 YORK RD. BALTIMORE 12, MD.
FEB. 2, 1965

DWG #
P-1