

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Douglas G. Bottom and The Equitable Trust Company, Committee of Anna
I. or we, A. Heldorfer, legal owner, of the property situated 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 re-classified, pursuant
to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone for the following reason:

See attached description

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

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

THE EQUITABLE TRUST COMPANY
By: _____
Douglas G. Bottom, Legal Owner
Committee
Address: 1) Calvert & Fayette Streets
Baltimore, Md. 21202
2) 229 Race Rd., Balto. 21
104 Jefferson Bldg.
Towson, Md. 21204
Protestant's Attorney

Address 10 Light Street, Balto. 2

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day
of _____, 1967, that the subject matter of the petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the _____ day of _____, 1967, at _____ o'clock
P.M.

Zoning Commissioner of Baltimore County

TELEPHONE
823-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 44306
DATE Feb. 27, 1967
BILLED BY
Zoning Dept. of Balto. Co.

To: Ray Lucas Boat Sales & Brokerage
2 S. Hawthorne Road
Baltimore, Md. 21220

QUANTITY	UNIT PRICE	TOTAL AMOUNT
Advertising and posting of property 67-165-X	51.80	51.80
	5.00	5.00
	5.00	5.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

Pursuant to the advertisement, posting of property, and public hearing on the above petition and
it appearing that by reason of the requirements of Section 502.1 of the Baltimore
County Zoning Regulations, having been met.

A Special Exception for a _____ should be granted.
IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day
of _____, 1967, that the _____ described property _____

_____ should be and the same is
granted, from and after the date of this order, subject to approval of the site plan by the
Bureau of Public Services and the Office of Planning and Zoning.
DEPUTY 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 re-classification should NOT BE MADE, and/or the Special Exception should NOT BE
GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day
of _____, 1967, that the above re-classification be and the same is hereby
DENIED and that the above described property or area be and the same is hereby continued as and
to remain a _____ zone, and/or the Special Exception for _____
be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 42968
DATE Jan. 30, 1967
BILLED BY
Zoning Dept. of Balto. Co.

To: Ray Lucas Boat Sales & Brokerage
2 S. Hawthorne Road
Baltimore, Md. 21220

QUANTITY	UNIT PRICE	TOTAL AMOUNT
Advertising and posting of property 67-165-X	50.00	50.00
	50.00	50.00
	50.00	50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

Beginning at the intersection of the southernmost or N 22° 22' 50" W 196.52'
property line of Hawthorne Road and the westernmost or N 37° 37' 10" E 81.91'
property line of a 16' alley running southerly from said Hawthorne Road, as
shown on the plat of Hawthorne, Section number one, dated May 20, 1951 and
recorded among the Land Records of Baltimore County in Plat Book C.L.B. 17
Folio 44, said point of beginning being approximately 390' south easterly
along the southernmost property line of Hawthorne Road from the centerline
of Eastern Avenue, thence binding on the westernmost side of the aforementioned
16' alley S 37° 37' 10" W 81.91' thence for two new lines of division as now
established; viz, N 52° 22' 50" W 8.50', S 56° 24' N 170' more or less to
the waters of Middle River, thence running and binding on the waters of Middle
River northeasterly 115' more or less, thence for a new line of division as
now established N 30° 20' 00" E 218' more or less to intersect the southern-
most property line of Hawthorne Road shown as the N 40° 47' 40" W 111.37'
line on the first mentioned plat recorded in Plat Book C.L.B. 17, Folio 44,
thence running and binding on the aforementioned southernmost property line
of Hawthorne Road S 100° 47' 40" E 34.77' to the end of the N 40° 47' 40" W 111.37'
line thence continuing on the southernmost property line of Hawthorne Road
S 32° 22' 50" W 196.52' to the place of beginning.

Containing Approximately One Acre of Land More or Less

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, A.D. February 1, 1967

THIS IS TO CERTIFY, that the annexed advertisement of
"The Equitable Trust Co."
was inserted in THE COMMUNITY PRESS, a weekly news-
paper published in Baltimore County, Maryland, once a week
for 1 successive week before the
31st day of January 1967; that is to say,
the same was inserted in the issues of 2-1-67

Stromberg Publications, Inc.
Publisher.

By Mrs. Palmer Price
Miss Palmer Price

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rowe, Zoning Commissioner Date February 10, 1967
FROM: Leslie N. Graef, Deputy Director of Planning
SUBJECT: Petition 67-165-X, South side of Hawthorne Avenue 390 feet Southeast of
Eastern Boulevard, Petition for Special Exception for a Boat Yard.
The Equitable Trust Company - Petitioners.

15th District

HEARING: Monday, February 20, 1967. (1:00 P.M.)

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

- Under the recently adopted Comprehensive Zoning Map for the Eastern
Planning Area, R.A. zoning was established over most of the subject
property in order to provide a transition from commercial usage to group-
house development. A boat yard - which embraces a wide range of activity -
would not be appropriate transitional use. In view of the subject property's
waterfront location, some water-related use would certainly be reasonable,
but not one of the type and intensity proposed.
- Aside from on-site activity, the amount of traffic - particularly truck
traffic - that would be generated by a boat yard could prove detrimental
to adjacent residential properties.
- The petitioner's plan shows a retail store to be located within the R.A. zoning.
Such a store (or such retail sales) would not be permitted unless it were clearly
accessory to the principal use of the lot.
- If, despite the above considerations, the subject petition is approved, we
request that the Special Exception be conditioned upon approval of the site
plan by this office in order to insure the provision of screening, sufficient
parking spaces, etc.

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 5, 1967

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once a week
on _____ day of _____, 1967, the first publication
appearing on the _____ day of _____, 1967.

THE JEFFERSONIAN
Manager.

Cost of Advertisement, \$ _____

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15
Posted for Hearing Mon. Feb. 20, 1967, 1:29 P.M.
Petitioner: The Equitable Trust Co.
Location of property: S. Hawthorne Ave.
Location of Sign: 2 one outdoors at the corners of S.
Hawthorne and 2 at the end of driveway
Remarks: S. Hawthorne Ave.
Posted by Robert L. Smith
Date of return: 2/2/67

Robert L. Karwacki, Esquire
10 Light Street
Baltimore, Maryland 21202

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this

24 day of Jan., 1967.

[Signature]
JOHN O. ROSE
Zoning Commissioner

Petitioner Douglas G. Bottom-Equitable Trust Company

Petitioner's Attorney Robert L. Karwacki Reviewed by James E. Dyar
Chairman of
Advisory Committee

Reposted 4 67-165-4

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

2 pages

District 15 A Date of Posting 2-9-67
Posted for Hawthorne, Md. Feb. 20, 67. 157 1/2 S. P. R.
Petitioner The Equitable Trust Co.
Location of property 42 Hawthorne Ave. 350' 56" E. Center Blvd.
Location of Signs On the outside of the house on driveway
2 at the end of the driveway on the lawn
Remarks _____
Posted by Robert L. Karwacki Date of return 2-16-67
Signature

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MD. 21204

Robert L. Karwacki, Esquire
10 Light Street
Baltimore, Maryland 21202

January 10, 1967

Subject: Special Exception for a
Boat Yard for Douglas G.
Bottom and Equitable Trust
Company located S/S
Hawthorne Road SE of
Eastern Avenue
15th District
(Item 4, January 24, 1967)

Dear Sir:

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

STATE ROADS COMMISSION - Since there are no state roads involved, this Office has no comment.

FIRE BUREAU - 1. Require information if gasoline service area is to be constructed at this location if so it shall be required to meet all fire department regulations. 2. Require plot plans to show location of fire hydrants and size of water mains supplying same.

BUREAU OF ENGINEERING -
Water - Existing 8" water in Hawthorne Road.
Sewer - Existing 12" sanitary sewer in Hawthorne Road. Adequacy of existing utilities to be determined by developer or his engineer.
Road - Hawthorne Road is an existing road to which no further improvements are required.

TRAFFIC ENGINEERING - This Office will review and make any necessary comments at a later date.

HEALTH DEPARTMENT - 1. Adequate sanitary facilities must be provided for employees. 2. All buildings in which plumbing fixtures are installed must be connected to available metropolitan water and sewer. 3. No objectionable wastes or pollutants, such as oil or grease, shall be discharged into the river. 4. Prior to approval of building or renovation applications complete plans and specifications must be submitted to this office. Also, a plot plan of the property showing the locations of all buildings and their use must be submitted for approval. 5. The premises must be maintained in a sanitary manner at all times.

OFFICE OF PLANNING AND ZONING - If the Petitioner plans to have dry land storage and sales and any proposed gas tanks and/or tanks, these areas must be indicated on plans. It is suggested that the Petitioner contact Lt. Charles Morris of the Bureau of Fire in connection with any proposed gas tanks and/or pumps.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

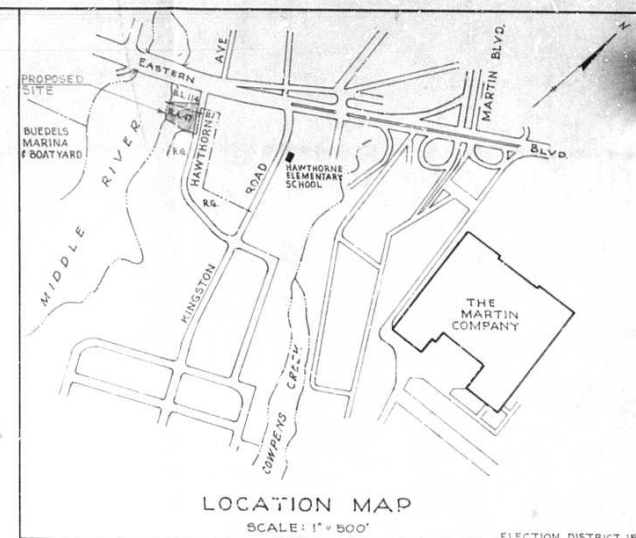
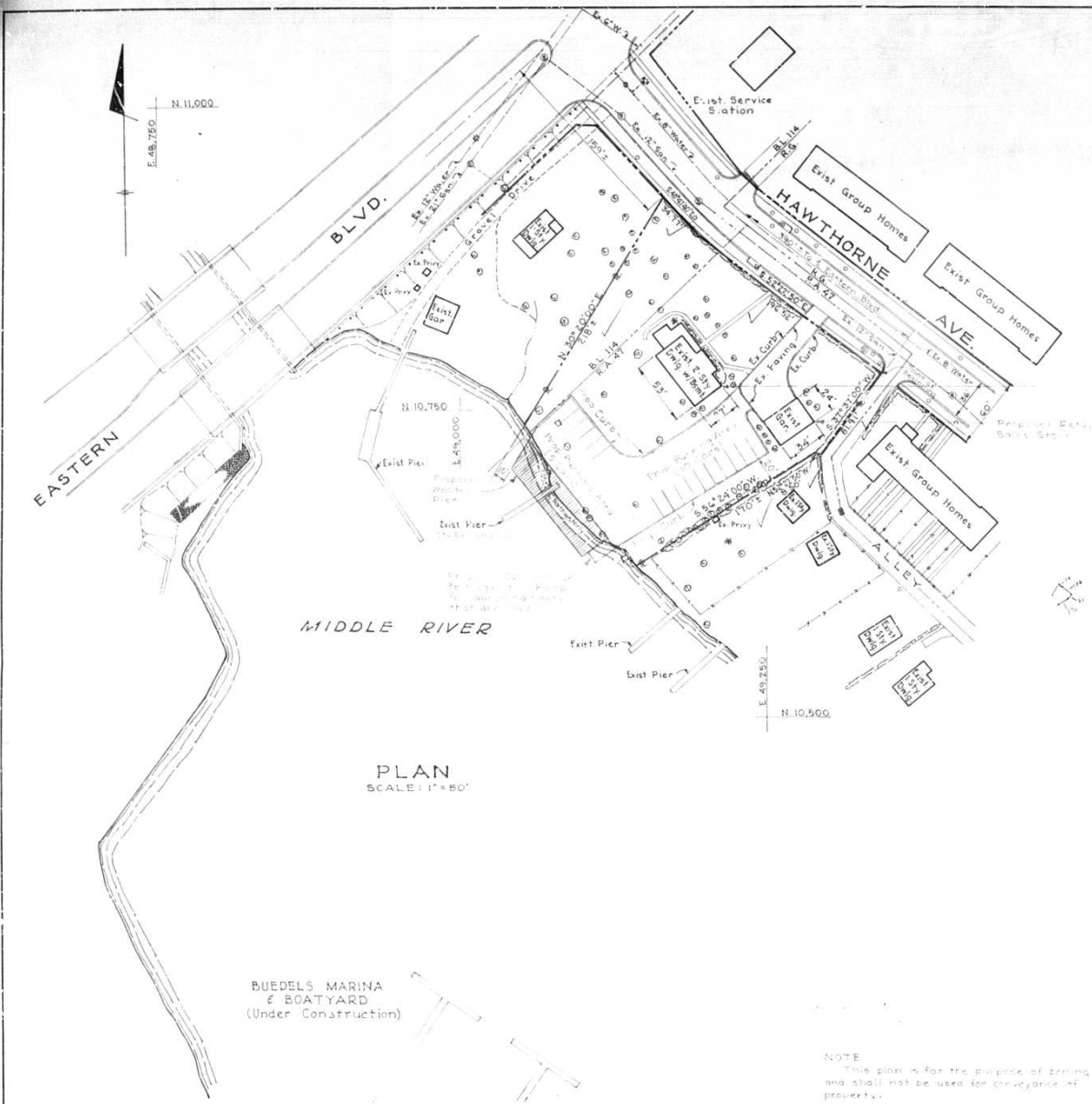
The following members had no comment to offer: Zoning Administration Division, Project Planning Division, Building Engineer, Board of Education, Bureau of Land Development, Industrial Development.

Very truly yours,

James E. Dyar
James E. Dyar, Principal Zoning Technician

JED/jdr

cc: Carlyle Brown, Bureau of Engineering
Richard Moore, Bureau of Traffic Engineering
Albert Quimby, Office of Planning and Zoning
John Meyers, State Roads Commission
Lt. Charles Morris, Fire Bureau
William Greenwalt, Health Department



Area of Property	1.02 Acres
Area of Proposed Retail Store	816 Sq. Ft.
Area of Proposed Outboard Motor Maintenance Area	1,450 Sq. Ft.
Area of Living Quarters - First Floor	1,550 Sq. Ft.
Area of Living Quarters - Second Floor	1,400 Sq. Ft.
Total	2,950 Sq. Ft.

Parking Space Requirements

Retail Store - 1 for every 200 sq. ft.	4
Outboard Motor Maintenance Area - 1 for every 300 sq. ft.	5
Living Quarters - 1 for every family	1
Total Parking Spaces Required	10
Number of Parking Spaces Proposed	15

67-165 X
OFFICE
COPY
MAP
4-B
EASTERN
AREA

RAY LUCAS BOAT SALES
2 HAWTHORNE AVENUE
BALTIMORE 20, MARYLAND

SITE PLAN



Edward D. Reilly & Assoc.
Registered Land Surveyors #4486

SCALE As Noted	DATE 12-5-66	DWS. NO. 1 OF 1
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