

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, the undersigned, legal owner(s) of the property a site 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 _____ zone to an _____ zone, for the following reasons:

The 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 _____

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 and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser _____ Address _____
Legal Owner _____ Address _____
Petitioner's Attorney _____ Protestant's Attorney _____
Address _____

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____ 1968, 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 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 February, 1968, at 11:00 o'clock.

By _____
Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

OFFICE OF
The Eastern Beacon
800 21k Eastern Ave. January 25 19 68
Balto. 21, Md.

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Special Exception - Otto L. Hensel was inserted in _____ The Eastern Beacon a weekly newspaper published in Baltimore County, Maryland, once a week for _____ 6-30 (1) _____ weeks before the 15th day of February 1968; that is to say, the same was inserted in the issue of Jan. 24, 1968.

Stromberg Publications, Inc.
Publisher.

By _____

PETITION FOR SPECIAL EXCEPTION

FOR DISTRICT
ZONING: Petition for Special
Exception for a Boat Yard
154-1110, North side of
Holly Neck Road 150 feet East
of Frankwitz Road
DATE & TIME: THURSDAY
FEBRUARY 15, 1968 at 11:00
A.M.
PLACE: BUILDING Room
106, County Office Building, 111
W. Chesapeake Avenue, Towson,
Maryland.
The Zoning Commissioner of Baltimore County, at the authority of the County Act and Regulations of Baltimore County, will hold a public hearing on the above described property for a Special Exception for a Boat Yard.
All that parcel of land in the 15th District of Baltimore County.
Beginning for the same at a point on Holly Neck Road, said parcel being the division line between Tracts 21 and 22, thence along Holly Neck Road North 89 degrees 56 minutes East 204.19 feet, thence leaving Holly Neck Road North 1 degree 29 minutes East 142.25 feet, thence North 89 degrees 56 minutes East 212.46 feet to the division line between Tracts 20 and 22, continuing thence North 89 degrees 56 minutes East 20 feet, thence South 12 degrees 12 minutes West 20 feet, thence leaving said Frankwitz Road and along the division line between Tracts 20 and 21 North 88 degrees 29 minutes East 100 feet, thence South 4 degrees 17 minutes West 232.50 feet to the place of beginning on Holly Neck Road.
The above point of beginning is located 150.00 feet from the intersection of Frankwitz Road and Holly Neck Road.
Being the property of Otto L. Hensel, as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, February 15, 1968 at 11:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
JOHN G. ROSE
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 requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met

a Special Exception for a _____ boat yard _____ should be granted.
IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of February, 1968, that the herein described property on _____ 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, and the Baltimore County Health Department.
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 reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____ 1968, that the above reclassification 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

MICROFILMED

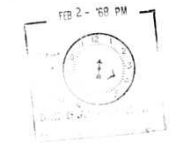
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 2, 1968
FROM: George E. Gornelli, Director of Planning
SUBJECT: Petition #68-187-X, North side of Holly Neck Road 150 feet East of Frankwitz Road. Petition for Special Exception for a Boat Yard.
Otto L. Hensel - Petitioner
15th District
HEARING: Thursday, February 15, 1968. (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a special exception for a boat yard and has the following advisory comments to make with respect to pertinent planning factors:

The planning staff is not in a position to make definitive comment as to whether or not the proposed special exception for a boat yard would meet the requirements of Section 502.1 of the Zoning Regulations. We have no insight as to the adequacy of the site to provide appropriate and essential sanitary facilities so as not to be detrimental to the health of the locality. The petition form indicates that dry boat storage is proposed on the site. The area and extent of boat storage is not indicated on the site plan. Will such activity have an adverse effect on the neighboring properties? Parking is not provided at the rate of one space for every slip. Although space exists on the tract for additional parking, no parking is shown adjacent to the proposed new boat slips. Screening is not provided as required by the regulations for any of the off-street parking facilities.



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
Mr. Otto L. Hensel
265-1/2 Holly Neck Road
Baltimore, Maryland 21220
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this _____ day of January 12, 1968.
John G. Rose,
Zoning Commissioner

Petitioner: Mr. Otto L. Hensel
Petitioner's Attorney: _____
Reviewed by _____
Chairman of Advisory Com.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 51735
DATE: Feb. 19, 1968

TO: Otto L. Hensel
265-1/2 Holly Neck Road
Baltimore, Md. 21221

REPORT TO ACCOUNT NO. 01-622
QUANTITY
TOTAL AMOUNT
\$90.00
COST
\$9.00

Petition for Special Exception
#68-187-X
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

January 11, 1968

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Mr. Otto L. Hensel
265-1/2 Holly Neck Road
Baltimore, Maryland 21220
SUBJECT: Special Exception, boatyard, for Otto L. Hensel located 150 feet East of Frankwitz Rd., 15th District
(Item 64, January 9, 1968)

Dear Sirs:
The Zoning Advisory Committee has reviewed the subject petition and has the following comments to offer:

BUREAU OF ENGINEERING:
Water - Existing 12" water in Holly Neck Rd.
Adequacy of existing utilities to be determined by developer or his engineer.
Sewer - Public sanitary sewer is not available.
Road - Holly Neck Road is to be developed as a minimum 40' road on a 60' R/W.

HEALTH DEPARTMENT:
Will review and comment at a later date.

ZONING ADMINISTRATION DIVISION:
If any proposed parking or boat storage is to be located on Tract #22 with access to Frankwitz Rd., this must be indicated on revised plan.

If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

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:

Project Planning Division
Bureau of Traffic Engineering
Bureau of Fire Prevention
State Roads Commission
Building Engineer
Board of Education
Industrial Development

Very truly yours,
James E. Gornelli
JAMES E. GORNELLI
Principal Zoning Technician

JEG:ld
cc: Carlyle Brown-Sur. of Engr.; William Greenwalt-Health Dept.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 51735
DATE: Feb. 19, 1968
TO: Hensel's Marine
265-1/2 Holly Neck Road
Baltimore, Md. 21221

REPORT TO ACCOUNT NO. 01-622
QUANTITY
TOTAL AMOUNT
\$90.00
COST
\$9.00

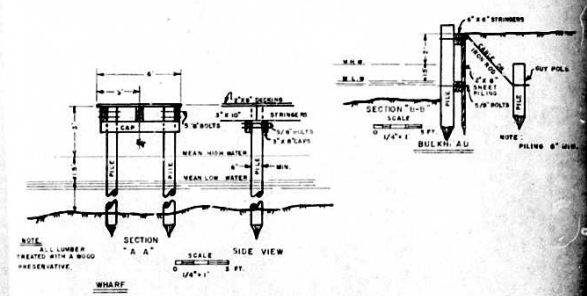
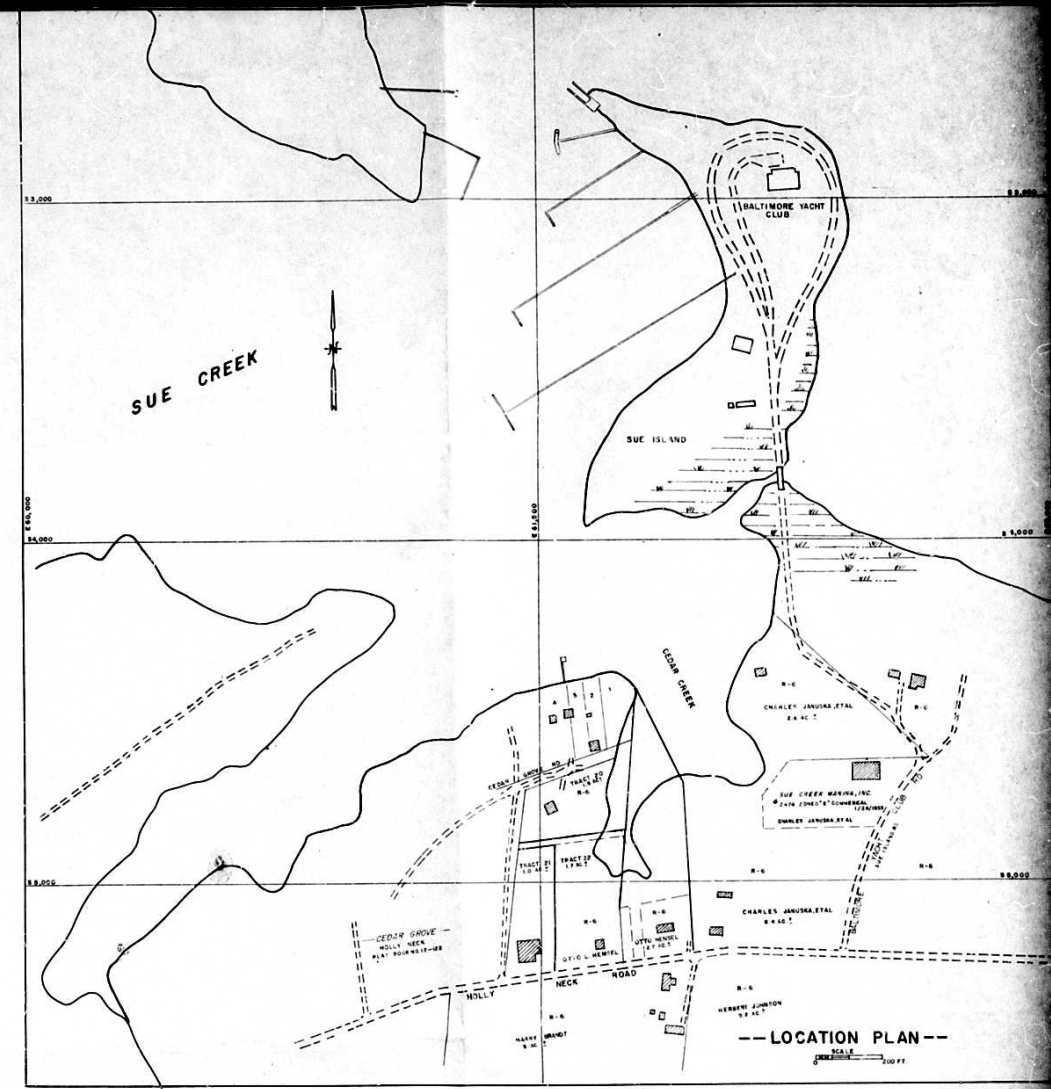
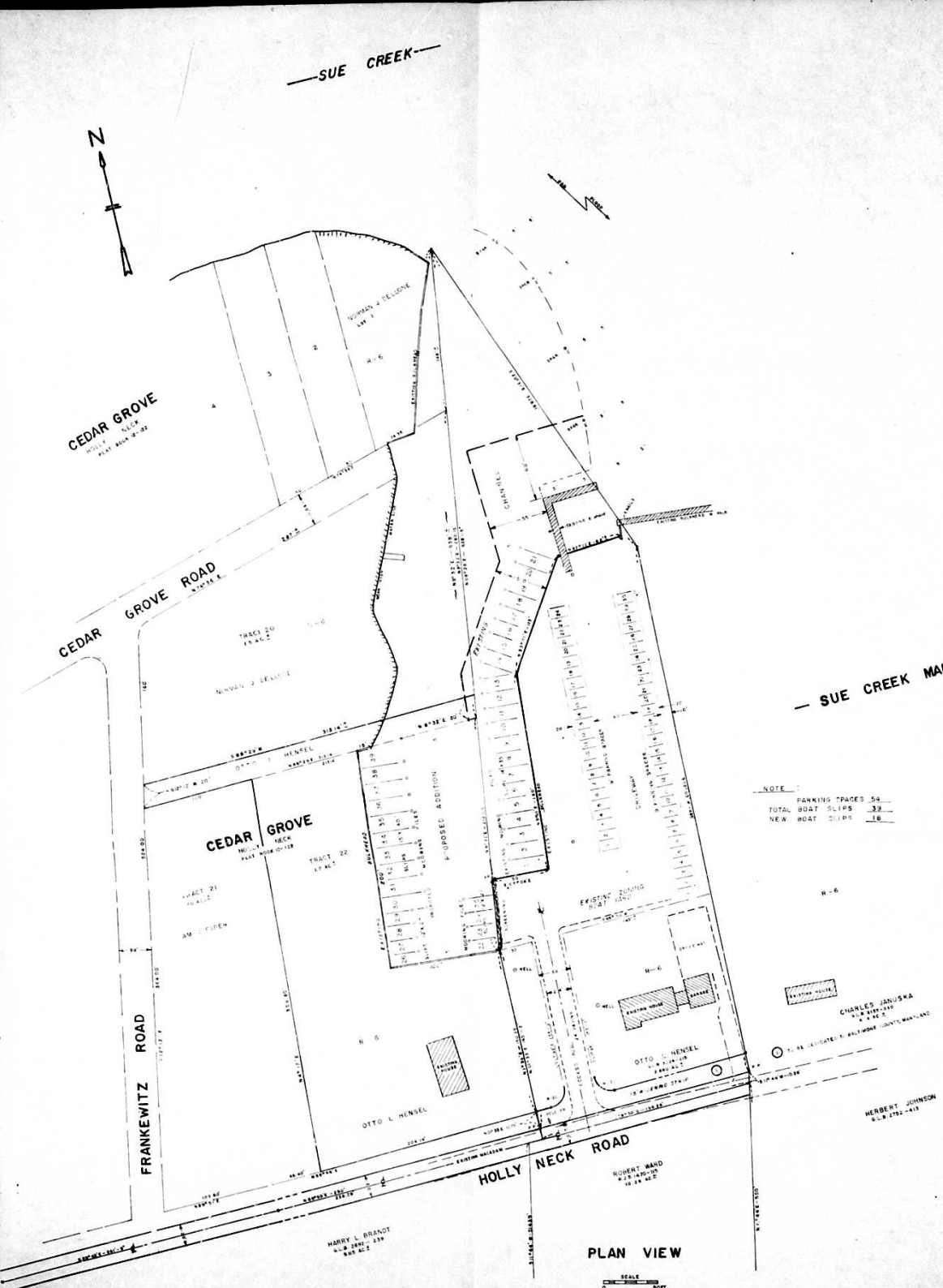
advertising and posting of property
#68-187-X
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF PUBLICATION

TOWSON, MD. JAN 22 1968
THIS IS TO CERTIFY, that the annexed advertisement published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in _____ of _____ one time _____ before the _____ day of February 1968, the first publication appearing on the _____ day of January 1968.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$ _____



PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY *[Signature]*
 DATE 11/10/68

WITH APPROVAL SUBJECT TO THE FOLLOWING:
 1) APPROVAL OF HEALTH DEPT. AND BUREAU OF PUBLIC SERVICES
 2) NO DRYLAND STORAGE TAKING OR BOAT YARD OPERATION
 OF ANY TYPE SHALL TAKE PLACE ON LOT 22 UNTIL SUCH
 TIME AS A SITE PLAN HAS BEEN SUBMITTED TO THIS OFFICE
 AND APPROVED FOR SUCH USES

ADDITION TO "HENSEL'S BOATYARD"

HOLLY NECK ROAD BALTIMORE 20, MARYLAND

SUE CREEK

BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT NO. 18 PHONE MD 8-8845

OTTO L. HENSEL, (OWNER)

800 1/2 HOLLY NECK ROAD BALTIMORE 20, MARYLAND

PHONE MD 8-8845

JOHN A. DIVEN 11/10/1968

REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR

NO. 1003