

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Ethel Winert, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

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 a (Special Exception) _____ for the existing boatyard and to expand the existing facility _____.

Property is to be posted and advertised as prescribed by Zoning Regulations. _____

I, or 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.

Raymond Ward Morrison Contract purchaser Ethel Winert Legal Owner

Address: Sandymount, Linksburg Address: 103 Hughes Shore Road

103 Hughes Shore Road Baltimore, Maryland 21220

Raymond Ward Morrison Petitioner's Attorney Ethel Winert Protestor's Attorney

Address: Suite 506 Tower Building Address: 103 Hughes Shore Road

Baltimore, Maryland 21220

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 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 _____, 1968, at 11:00 o'clock

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that _____ the petitioner has met the requirements of Section _____ of the Baltimore County Zoning Regulations, therefore, the special exception for a Boat Yard, should be granted.

ZONING DESCRIPTION
FOR
BOATYARD
ETHEL WINERT - OWNER

Beginning for the same at the intersection of Woodland Avenue and Hughes Shore Road, running thence and binding along the East side of Hughes Shore Road North 31 degrees East 214.195 feet to a point, thence still continuing along the aforesaid Road North 26 degrees 35 minutes West 200 feet to a point, thence leaving Hughes Shore Road South 63 degrees 25 minutes East 260 feet more or less to the waters of Frog Mortar Creek, thence along the shore of Frog Mortar Creek Southerly 143 feet more or less to a point, thence leaving the waters of Frog Mortar Creek North 62 degrees 50 minutes West 188 feet more or less to the place of beginning.

Containing 2.2 acres of land more or less.

Being all that land contained in a deed to Ethel Winert and recorded in the Land Records of Baltimore County in Liber 2105 folio 512.



CERTIFICATE OF PUBLICATION

TOWSON, MD., JUL 28 1968

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 in each _____ successive weeks before the _____ day of _____, 1968, the first publication appearing on the _____ day of _____, 1968.

THE JEFFERSONIAN,

_____ Manager.

Cost of Advertisement, \$ _____

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 2, 1968

FROM: George E. Cavell, Director of Planning

SUBJECT: Petition #69-37-X. Special Exception for a Boat Yard. Southeast corner of Woodland Avenue and Hughes Shore Road. Ethel Winert, Petitioner.

15th District

HEARING: August 14, 1968 Wednesday, (11:00 A.M.)

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

1. The planning staff notes that public water facilities are approximately 100 feet from the subject property and that sanitary sewer is not available. Can this property provide safe and sufficient sanitary facilities to support the number of boats envisioned here?
2. The plan as presented does not indicate the width of Frog Mortar Creek. Do the plans as proposed comply with the requirements of Section 417.5 of the Zoning Regulations? Can it be expressed as to whether or not the proposed plan might be in conflict with subsection "b" or "c".

GEG:am

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th

Posted for: Hearing, Wed. Aug. 14, 1968, 11:00 A.M.

Petitioner: Ethel Winert

Location of property: SE corner of Woodland Ave. & Hughes Shore Rd.

Location of Signs: 1. Posted at SE corner of Woodland Ave. & Hughes Shore Rd.

Remarks: _____

Posted by: Mr. J. H. _____

Signature: _____

Date of return: Aug. 1, 1968

THE ESSEX TIMES

ESSEX, MD. 21221 July 29, 1968

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One _____ week before the 29th day of July, 1968 that is to say the same was inserted in the issue of July 25, 1968.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose, Commissioner Office of Planning and Zoning

FROM: William M. Greenwalt

SUBJECT: Special Exception for boatyard for Ethel Winert, located 34/3 Hughes Shore Road 60' E. Woodland Avenue 15th District (Item 6, July 2, 1968)

Further reference is made to the Zoning comments for the above mentioned boat yard. These will be additional comments to those of July 8, 1968.

Based on a recent soil evaluation, the proposed repair shop must be set back near the road in order to obtain gravity flow to the sewerage system. Also, since the system will consist of a septic tank and tile field, this area must remain as a lawn area and to be fenced.

A recent inspection disclosed that some of the junk and debris has been removed, however, a considerable amount of objectionable material needs to be disposed of, including the submerged boats along the shoreline. It is our understanding that all existing buildings on the premises will be razed.

William M. Greenwalt

Chief Water and Sewer Section BUREAU OF ENVIRONMENTAL HEALTH

WMS/cn



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

Irvin M. Susman, Esq., 596 (Suite) Tower Building Baltimore & Guilford Avenue Baltimore, Maryland 21202

SUBJECT: Special Exception for boatyard for Ethel Winert, located 34/3 Hughes Shore Road 60' E. Woodland Avenue 15th District (Item 6, July 2, 1968)

Dear Sirs:

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

BUREAU OF ENGINEERING: An extension of approximately 50' would be required to provide this property with public water from the existing line at Miller Road & Woodland Ave. Sewer - Public sanitary sewer is not available to serve this site. Road - Countywide Lane must be established through this site. The improvement of this road shall be consistent with the existing cross-section.

HEALTH DEPARTMENT: Prior to approval for a building application for the proposed boat repair shop, soil percolation tests must be conducted to determine the suitability of the soil for underground sewage disposal.

ZONING ADMINISTRATION DIVISION: If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property is located for compliance to the approved plans.

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. Ryan

JOHN E. DYER, Zoning Supervisor

JOHN DYER, Chief, Bureau of Engr. William Greenwalt, Chief, Dept.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 12, 1968

FROM: George F. Gavrellis, Director of Planning

SUBJECT: Petition #69-37-X. Special Exception for a Boat Yard. Southeast corner of Woodland Avenue and Hughes Shore Road. Ethel Wimer, Petitioner.

15th District

HEARING: August 14, 1968 Wednesday, (11:00 A.M.)

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

1. The planning staff notes that public water facilities are approximately 900 feet from the subject property and that sanitary sewer is not available. Can this property provide safe and sufficient sanitary facilities to support the number of boats envisioned here?
2. The plan as presented does not indicate the width of Frog Marter Creek. Do the piers as proposed comply with the requirements of Section 417.5 of the Zoning Regulations? Concern is expressed as to whether or not the proposed piers might be in conflict with subsection "b" or "c".

GEG:tms

TELEPHONE
823-3000
EXT. 387BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 54479

DATE July 17, 1968

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204BILLED
BY:

TO: Money Order No. 199953

Zoning Dept. of Balto. Co.

DEBIT TO ACCOUNT NO. 01-622		RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST	
1	Petition for Special Exception for Ethel Wimer #69-37-X	\$50.00	\$50.00
4			

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Irwin M. Susman, Esq.,
Suite 506, Tower Building
Baltimore & Guilford Avenues
Baltimore, Maryland 21202County Office Building
111 W. Chesaapeake Avenue
Towson, Maryland 21204

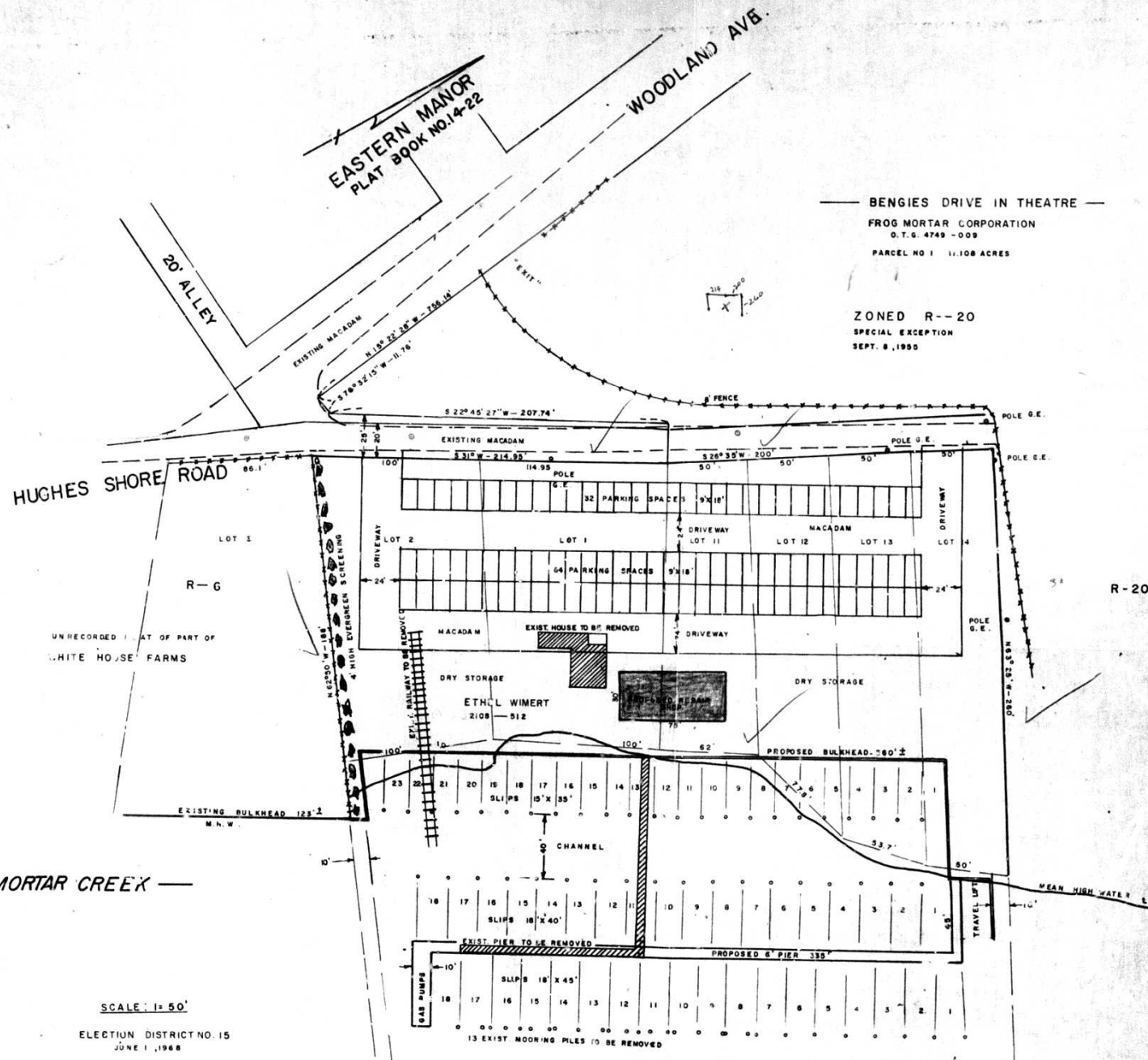
Your Petition has been received and accepted for filing this

2nd day of July, 1968.

JOHN G. ROSE,
Zoning Commissioner

Petitioner: Ethel Wimer

Petitioner's Attorney: Irwin M. Susman, Esq. Reviewed by: [Signature]
Chairman of
Advisory Committee



BENGIES DRIVE IN THEATRE —
 FROG MORTAR CORPORATION
 O.T.G. 4749 - 009
 PARCEL NO. 1 11.108 ACRES

ZONED R--20
 SPECIAL EXCEPTION
 SEPT. 8, 1955

R-20

#69-37X
 MAP
 4-B
 EASTERN
 AREA
 NE-4-J
 "X"

PROPOSED "BOATYARD" REVISION

ETHEL WIMERT, OWNER
 103 HUGHES SHORE ROAD
 BALTIMORE, MARYLAND 21221

WHITEFORD, FALK & MASK
 CONSULTING ENGINEERS & LAND SURVEYORS
 JEFFERSON BUILDING, TOWSON MD., 21204



Robert A. Whiteford



WHITEFORD, FALK & MASK
CONSULTING ENGINEERS & LAND SURVEYORS
JEFFERSON BUILDING, TOWSON MD. 21204

EASTERN MANOR
PLAT BOOK NO. 14-22

20 ALLEY

WOODLAND AVE.

BENGIES DRIVE IN THEATRE
TROS MOTOR CORPORATION
S. 1. # 4749-009

SETBACK APPROVED ON PLAN IS
SUBJECT TO ROAD CLOSING

Grades over drain fields to
be level.

SECTION "A-A"
SEA-LEVEL: 1' + 3'

N 14000

N 13709

PLANS APPROVED
CITY OF PEASBURY, ANNEX & ZONING
BY J. E. Gaudin 12/15/68
DATE _____
BY James E. Ryan
ZONING COMMISSIONER
DATE 12/15/68

File No-69.37

WIMERT'S BOAT YARD

15TH ELECTION DISTRICT BALTO. CO. MD.

SCALE: 1"=30'

OWNER

ETHEL WIMERT
103 HUGHES SHORE RD.
BALTO. MD. 21221

MICROFILMED

X 6822. ELEV. 10.831

20' ALLEY

WOODLAND: AVE.

44245

£ 57.00



SETBACK APPROVED ON PLAN IS
SUBJECT TO ROAD CLOSING

BENGIES DRIVE IN THEATRE
1808 MORTAR CORPORATION
T 4749-009

Grades over drain fields to
(be level).

UNTREATED BLDG. PAPER (DOUBLE THICKNESS)

FILL

PROP. GROUT

3' 6"

2' 0"

4" PIPE TILE

2" STONE OR GRAVEL

SECTION A-A

SCALE: 1" = 5'

N 14 000

N 13700

PLANS APPROVED
SPACING AND ZONING
BY J. E. Gaudin 12/5/68
DATE 12/5/68
ZONING COMMISSIONER
DATE 12/5/68

File No-69-37

WIMERT'S BOAT YARD

15TH ELECTION DISTRICT BALTO. CO, MD.
SCALE: 1"=30' SEPT., 1968.

OWNER

ETHEL WIMERT
103 HUGHES SHORE RD
BALTO. MD. 21221