

RE: PETITION FOR SPECIAL EXCEPTION
for Boat Yard - N/S of Lynwood
Park Road, 628' Southeast of
Eastern Avenue - 15th District
Thomas W. Marshall, Anna M.
Marshall and Joseph Buedel -
Petitioners

EXHIBIT 1
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 66-13-1

The petitioner seeks a Special Exception to use his property
for a Boat Yard.

The requirements of Section 504.1 of the Baltimore County
Zoning Regulations having been met and the safety, health, and general
welfare of the locality involved not being detrimentally affected, the
Special Exception should be granted, subject, however, to the following
restrictions:

- (1) That an out-of-water storage facility will be built
or placed within sixty feet of the southernmost boundary
of the boatyard for a distance of two hundred feet from
Middle River.
- (2) That the southernmost boundary within two hundred feet
from Middle River shall be "screened", with a hedge and
a wooden fence will also be placed along the "rail"
boundary for a distance of two hundred feet from Middle
River.
- (3) That there shall be no material change in the topography
of the land within sixty feet of the southernmost boundary
within two hundred feet from Middle River.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore
County, this 21st day of June, 1965, that a Special Exception
for a Boat Yard, subject to the aforementioned restrictions, shall be
granted, from and after the date of this order, and
the same is granted, from and after the date of this order, and
further subject to approval of the site plan by the Bureau of Public
Services and the Office of Planning and Zoning.

Charles D. Harty
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. James B. Dyer, Chief Date: June 21, 1965
FROM: George H. Pryor
SUBJECT: Property Owner: Joseph Buedel

Location: N/S Lynwood Park Rd., S.E. of Eastern Ave.
District: 15
Present Zoning: R-6
Proposed Zoning: Special Exception for Boat Yard
Area: 5.8 acres

Review of the subject plat results in the following comments:

- 1 - The applicant apparently owns property adjacent to the
subject site and binding on Eastern Avenue, therefore this
office questions the applicant's future plans for the
remainder of his property.
- 2 - The applicant's plat shows a proposed building of 5,000
square feet but does not designate any intended use for
said building. This office must know the proposed use of
this structure.

George H. Pryor
Office of Planning and Zoning

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Joseph Buedel, 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 R-6 zone to an "X" 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 Boat Yard.

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.

Contract purchaser Joseph Buedel Address 1316 Stoneridge Court
Petitioner's Attorney Joseph Buedel Protester's Attorney
Address 1316 Stoneridge Court

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day
of June, 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 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 2nd day of July, 1965, at 10:00 o'clock
A.M.



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

Mr. Joseph Buedel
1316 Stoneridge Court
Towson, Maryland 21204

SUBJECT: Special Exception for a Boatyard
for Joseph Buedel, et al, located on N/S
North Side of Lynwood Avenue and Park Road

Dear Sir:

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

HEALTH DEPARTMENT Subject to Health Department requirements pertaining to sewer
and water.

BUREAU OF TRAFFIC ENGINEERING This Bureau will review the subject petition and
submit comments at a later date.

BUREAU OF ENGINEERING
Utilities - Sewer - Existing 18" sewer in Eastern Avenue. However, it does not appear
that this sewer can serve the subject property without pumping.
Water - Existing 12" water in Eastern Avenue.
Adequacy of existing utilities to be determined by developer or
his engineer.

Road - Eastern Avenue to be developed as a minimum 18' curb and gutter road, on a 70'
right of way.

OFFICE OF PLANNING AND ZONING The petitioner's plan does not comply with Section
417.2 of the Baltimore County Zoning Regulations. This Section requires that the
outline of the adjoining properties, including any construction beyond mean low tide,
be shown on the plan.

The definition of a boatyard is as follows:

"A commercial or non-profit boat basin, with facilities for
one or more of the following: sale, construction, repair,
storage, launching, berthing, securing, fueling and general
servicing of marine craft of all types."

The petitioner's plan indicates berthing, dry storage and launching only.
If any of the other permitted uses are proposed, they should be clearly indicated
on the plan.

Section 417.5 restricts the length of piers to -

- a. Three hundred feet beyond mean low tide
- b. In the absence of a definable channel, not more than 1/3 the
width of waterway
- c. Not beyond the near boundary of a definable channel."

Again the petitioner's plans do not indicate if the requirements (b) and (c) are
being met.

Mr. George Pryor, of the Project Planning Division of this office, will re-
view the plan with regard to Subdivision Regulations, site planning and access in
general.

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 prob-
lems 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 (70) days before the Zoning Commissioner's hearing.

DOLLENBERG BROTHERS
Registered Professional Engineers & Land Surveyors
708 WASHINGTON AVENUE AT YORK ROAD
TOWSON 4, MD.

Zoning Description

All that piece or parcel of land situate, lying and being in the
Fifteenth Election District of Baltimore County, State of Maryland and
described as follows to wit:

Beginning for the same on the north side of Lynwood Park Road at
the distance of 628 feet easterly measured along the north side of said
road from the corner formed by the intersection of the north side of
Lynwood Park Road with the southeast side of Eastern Avenue and running
thence and binding on the north side of Lynwood Park Road and binding
on the outlines of the land of Joseph Buedel et al the two following
courses and distances viz: North 81 degrees 55 minutes East 179.3 feet and
North 79 degrees East 500 feet to the waters of Middle River, thence bind-
ing on the waters of Middle River the five following courses and distances
viz: North 47 degrees 30 minutes East 200 feet, North 33 degrees 40 min-
utes East 95 feet, North 43 degrees 10 minutes East 140 feet, North 54
degrees 10 minutes East 20 feet and North 71 degrees 10 minutes East
50 feet, thence leaving said river and binding on the outline of the land
of Joseph Buedel et al South 45 degrees West 225 feet and thence leaving
said outline and running through the land of Joseph Buedel et al the three
following courses and distances viz: South 53 degrees 50 minutes East 200
feet, South 56 degrees 10 minutes West 167 feet and South 7 degrees 55
minutes West 265 feet to the place of beginning.

Containing 5.8 Acres of land more or less.

Note: This description is not to be used for conveyance purposes.

INTER-OFFICE CORRESPONDENCE
BUREAU OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson, Maryland, 21204

TO: Mr. James B. Dyer
FROM: Eugene J. Clifford
SUBJECT: Item 1 - ZAC - June 8, 1965
Proposed Boat Yard - Eastern Avenue at Kittyhawk Road

Review of the plan dated May 17, 1965 results in the
following comments:

Major access to the subject property should be by the
new road which parallels Lynwood Park Road, with minor access
by the proposed road to the north of the tract.

The proposed road south of Kittyhawk Road should be
eliminated.

If the proposed Zoning is granted, it is requested
that the entrances be made subject to the approval of this
Bureau.

Eugene J. Clifford
County Traffic Engineer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 30, 1965
FROM: George E. Gavrili, Director

SUBJECT: Petition #66-13-X. "Special Exception for Boat Yard, North side of Lynwood
Park Road 628' Southeast of Eastern Avenue. Being the property of Thomas B.
Marshall and Anna M. Macfarlane and Jos. Buedel."

15th DISTRICT

HEARING: Monday, July 12, 1965 (10:00 A.M.)

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

As indicated in the comments of the Zoning Advisory Committee, the petitioner's plat
is unsatisfactory - particularly in that it does not meet the requirements of Subsection
417.5 of the Zoning Regulations. We do not believe that the Special Exception
should be granted until such time as an approvable plan has been developed. The
plan should show all of the petitioner's adjacent holdings so that a satisfactory access
and circulation system, proper lotting, appropriate screening (for adjacent R-G
zoning) and, generally, a suitable relationship of land use can be included.

We emphasize that our request is not to make granting subject to later site plan
approval, but to withhold possible granting until such time as an approvable plan
has been developed.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

66-13-X
District 15th
Date of Posting 6-24-65
Posted for Henry M. Jones July 12, 65 at 10:00 A.M.
Petitioner: Thomas Marshall
Location of property: N/S Lymwood Park Rd 622' S 51/4
Location of Sign: 2 on property where they turned down the
2nd road to the right 180' from the turn down house
Remarks: 100' from the sign at the house on
Posted by Robert Marshall Date of return 7-1-65
Lymwood Park Rd side

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
8 day of June, 1964.

Owns Name: Joseph Buell
Reviewed by: James E. Dyer

JOHN G. ROSE
Zoning Commissioner

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

George E. GAVELIS
Director
John G. ROSE
Zoning Commissioner

Date: June 22, 1967
Subject: Approved Site Plans
Zoning file # 66-13-X
Blkg. # 318-67

Jennifer Pitts & Almond
Jennifer Building
Towson, Maryland 21204

Gentlemen:

The Office of Planning and Zoning has approved the above referenced site plan, as
conditioned in the Zoning Commissioner's Order # 66-13-X

This plan has been inserted in our Zoning file # 66-13-X

If you are desirous of obtaining a signed plan for your file, please forward a copy of
the site plan to this office.

Very truly yours,

JAMES E. DYER, CHIEF
Petition and Permit Processing

JED, 3

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TO: Mr. Joseph Buell
1316 Stensbridge Court
Towson, Md. 21204

DATE: 7/15/65

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DESCRIPTION	AMOUNT
1	Advertising and posting of property	\$9.40
1	66-13-X	
1	7-1665 8:15	31969 11P-
1		59.80

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

TO: Joseph Buell
1316 Stensbridge Court
Towson, Md. 21204

DATE: 6/22/65

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DESCRIPTION	AMOUNT
1	Petition for Special Exception for a Boat Yard	\$50.00
1	66-13-X	
1	6-6340 7:489	30696 11P-
1	6-6340 7:489	30696 11P-
1		50.00
1		50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

PETITION FOR SPECIAL
EXCEPTION
15th DISTRICT
ZONING: Petition for Special
Exception for Boat Yard
LOCATION: North side of Lym-
wood Park Road, 622' Southeast
of Eastern Avenue.
DATE & TIME: MONDAY,
JULY 12, 1965 at 10:00 A.M.
PUBLIC HEARING: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of
Baltimore County, to authority of the
Zoning 111 and Regulations
of Baltimore County, will hold a
public hearing.

Boat Yard
All that parcel of land is the
15th District of Baltimore
County

Beginning for the same on the
north side of Lymwood Park Road
at the distance of 622 feet easterly
by measured along the north side
of said road from the corner
formed by the intersection of the
north side of Lymwood Park Road
and the southeast side of Eastern
Avenue and running thence and
ending on the north side of Lym-
wood Park Road according to the
outlines of the land of Joseph
Buell of all the two following
courses and distances viz: North
81 degrees 15 minutes East 175.2
feet and North 79 degrees East
7.2 feet to the waters of Middle
River, thence standing on the
waters of Middle River the five
following courses and distances
viz: North 47 degrees 30 minutes
West 200 feet, North 23 degrees
40 minutes West 92 feet, North
13 degrees 27 minutes West 190
feet, North 24 degrees 18 minutes
West 220 feet and North 71 de-
grees 18 minutes West 50 feet
thence having said river and
standing on the outline of the land
of Joseph Buell at all South 45
degrees West 225 feet and thence
having said outline and running
through the lot of Joseph Buell
of all the three zoning courses
and distances viz: South 33 de-
grees 58 minutes East 200 feet,
South 56 degrees 12 minutes West
187 feet and South 7 degrees 50
minutes West 265 feet to the place
of beginning.

Containing 5.8 Acres of land
more or less.

Note: This description is not
to be used for conveyance pur-
poses.

Being the property of Th. mar
H. Marshall and Anne M. Marshall,
and Jane Buell

Hearing date: Monday, July 12,
1965 at 10:00 A.M.
Public Hearing: Room 108,
County Office Building, 111 West
Chesapeake Ave, Towson, Md.
BY
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD., June 23, 1965

THIS IS TO CERTIFY, that the annexed advertisement of
"Thomas B. Marshall"
as inserted in THE COMMUNITY PRESS, a weekly news-
paper published in Baltimore County, Maryland, once a week
for 1 successive week before the
22nd day of June 1965; that is to say,
the same was inserted in the issues of 6-23-65

Stromberg Publications, Inc.
Publisher.

By: Mrs. Palmer Price
Mrs. Palmer Price

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 25, 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. once in each
66-13-X successive week before the 22nd
day of July 1965, the first publication
appearing on the 25th day of June 1965.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$.

PETITION FOR SPECIAL EXCEPTION-15th DISTRICT

ZONING: Petition for Special Ex-
ception for Boat Yard
LOCATION: North side of Lymwood
Park Road, 622' Southeast of Eastern
Avenue.

DATE & TIME: Monday, July 12,
1965 at 10:00 A.M.
PUBLIC HEARING: Room 108, Coun-
ty Office Building, 111 W. Chesape-
ke Avenue, Towson, Maryland

The Zoning Commissioner of Bal-
timore County, to authority of the
Zoning 111 and Regulations of Bal-
timore County, will hold a public
hearing.

Boat Yard
All that parcel of land is the 15th
District of Baltimore County
Beginning for the same on the
north side of Lymwood Park Road
at the distance of 622 feet easterly
by measured along the north side
of said road from the corner
formed by the intersection of the
north side of Lymwood Park Road
and the southeast side of Eastern
Avenue and running thence and
ending on the north side of Lym-
wood Park Road according to the
outlines of the land of Joseph
Buell of all the two following
courses and distances viz: North
81 degrees 15 minutes East 175.2
feet and North 79 degrees East
7.2 feet to the waters of Middle
River, thence standing on the
waters of Middle River the five
following courses and distances
viz: North 47 degrees 30 minutes
West 200 feet, North 23 degrees
40 minutes West 92 feet, North
13 degrees 27 minutes West 190
feet, North 24 degrees 18 minutes
West 220 feet and North 71 de-
grees 18 minutes West 50 feet
thence having said river and
standing on the outline of the land
of Joseph Buell at all South 45
degrees West 225 feet and thence
having said outline and running
through the lot of Joseph Buell
of all the three zoning courses
and distances viz: South 33 de-
grees 58 minutes East 200 feet,
South 56 degrees 12 minutes West
187 feet and South 7 degrees 50
minutes West 265 feet to the place
of beginning.

Containing 5.8 Acres of land
more or less.

Being the property of Thomas B
Marshall and Anne M. Marshall,
and Jane Buell

Hearing date: Monday, July 12,
1965 at 10:00 A.M.
Public Hearing: Room 108, County
Office Building, 111 West Chesape-
ke Ave, Towson, Md.
By order of
JOHN G. ROSE
Zoning Commissioner
of Baltimore County

June 25, 1965

EASTERN BOULEVARD



AVENUE

LOUELLA

AVENUE

KITTY HAWK ROAD

EASTERN

LYNWOOD

PARK

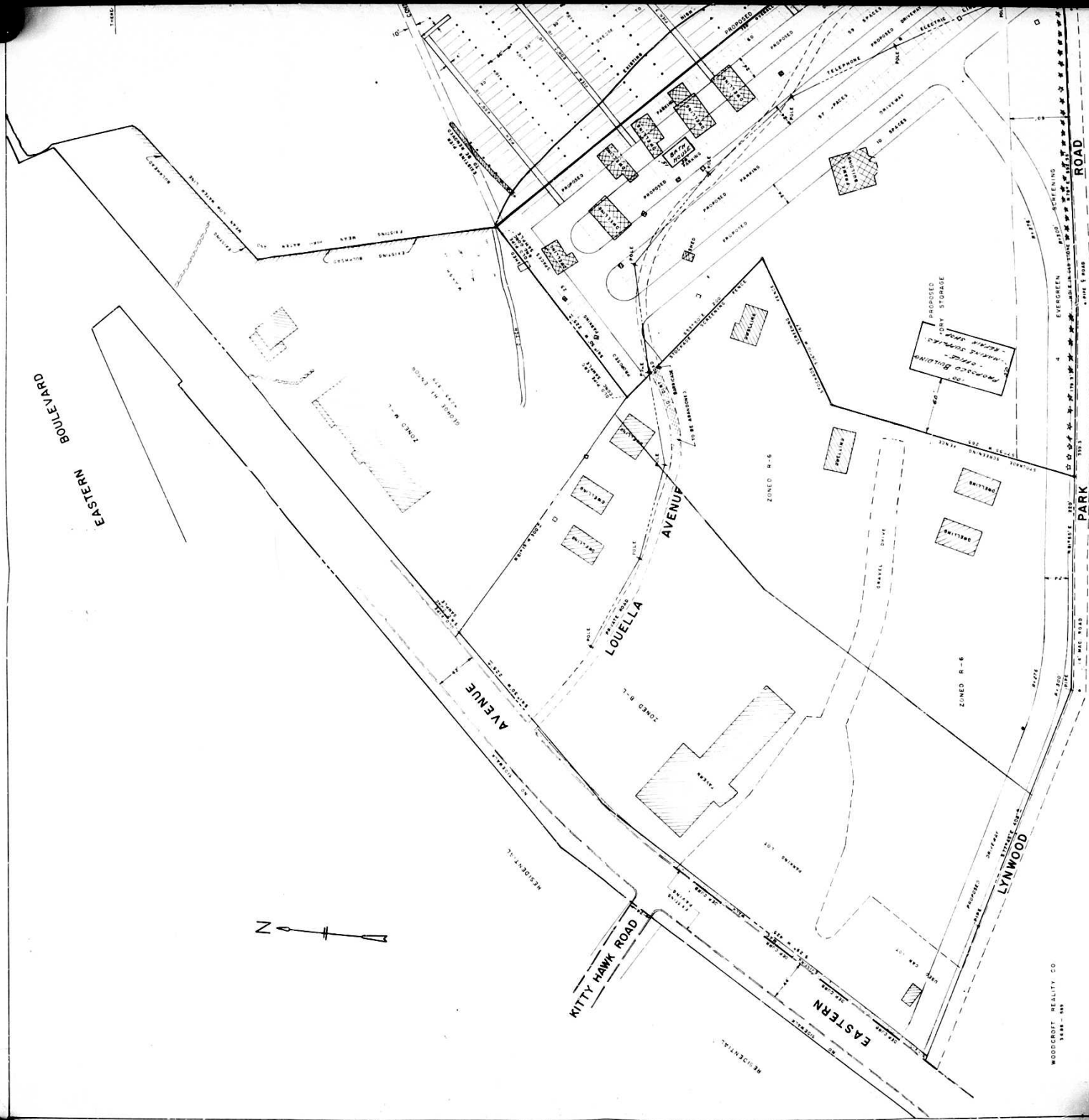
ROAD

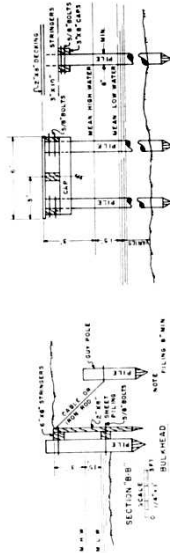
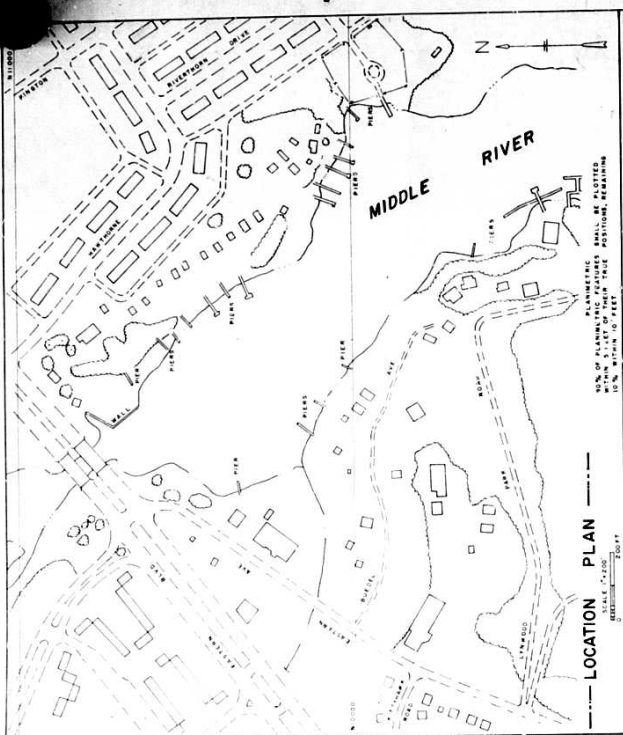
WOODCROFT REALTY CO
1944 - 1945

ZONED R-4
UNIMPROVED

JOSEPH M. PUNTE
1944 - 1945

ZONED R-6
UNIMPROVED
CHARLES A. RILEY
1945 - 1946



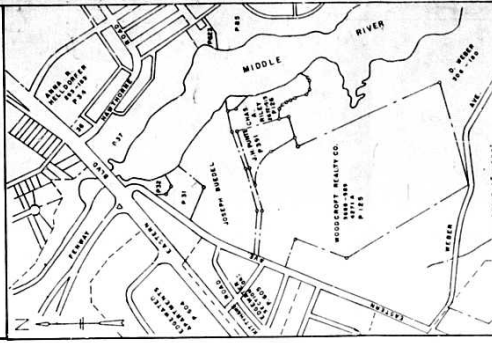


VIEW DATA

NO.	VIEW DATA	SIZE IN FT.
1	VIEW FROM THE RIVER	10' x 30'
2	VIEW FROM THE STREET	10' x 30'
3	VIEW FROM THE STREET	10' x 30'
4	VIEW FROM THE STREET	10' x 30'
5	VIEW FROM THE STREET	10' x 30'
6	VIEW FROM THE STREET	10' x 30'
7	VIEW FROM THE STREET	10' x 30'
8	VIEW FROM THE STREET	10' x 30'
9	VIEW FROM THE STREET	10' x 30'
10	VIEW FROM THE STREET	10' x 30'

TOTAL AREA: 10' x 30' = 300 SQ. FT.

ALL DIMENSIONS REFER TO MEAN LOW WATER



BUEDEL'S MARINA & BOATYARD

1514 PENNSYLVANIA COURT
BALTIMORE, MARYLAND
ELECTION DISTRICT NO. 15

1514 PENNSYLVANIA COURT
BALTIMORE, MARYLAND
ELECTION DISTRICT NO. 15

1514 PENNSYLVANIA COURT
BALTIMORE, MARYLAND
ELECTION DISTRICT NO. 15

1514 PENNSYLVANIA COURT
BALTIMORE, MARYLAND
ELECTION DISTRICT NO. 15

THERE IS NO DRAINAGE CANAL.

MIDDLE

CONSTRUCTION LINE

CONSTRUCTION LINE

CONSTRUCTION LINE

CONSTRUCTION LINE

CONSTRUCTION LINE

CONSTRUCTION LINE

CONSTRUCTION LINE

CONSTRUCTION LINE

CONSTRUCTION LINE

CONSTRUCTION LINE

CONSTRUCTION LINE

CONSTRUCTION LINE

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 11/12/50

SCALE 1" = 50'

REVISED 6-12-1957

