



## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner Date: July 29, 1965

FROM: George E. Gavalis, Director of Planning

SUBJECT: Petition No. 66-44-X. "Petition for Special Exception of a Marina. West side of Burke Road 690 feet North of Bowleys Quarters Road. Being the property of Caroline B and Ole S. Gaddis."

15th District

HEARING: Monday, August 16, 1965 (1:00 P.M.)

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

1. There are a number of technical points which must be raised with regard to this petition and which should be resolved by the submission of a new petition and/or plat, to wit:

A. Are the owners of the subject parcels "Caroline B. and Ole S. Gaddis," as shown on the petition, or "Louis Metzler, et al," as shown on the plat? Are the two parcels in separate ownerships?

B. What is the exact nature of the use? Is it solely a "marina," as indicated on the petition? Or is it a "commercial beach" or an "outdoor recreation club" in part? If part of it is an outdoor recreation club, is this use to take place on the westerly or the easterly side of Burke Road? (The parcel on the westerly side contains less than the required five acres.) If the activities are a combination of the three uses—and perhaps others—what are the areal limits of each use? Is a boat yard also involved?

C. What are the areal limits of whatever portion of the use may be non-conforming? What is—or was—the nature of that portion of the use?

D. Does the petitioner plan to provide new sanitary facilities? If so, where are they to be located?

E. How does the petitioner plan to provide land for widening of Burke Road and Bowleys Quarters Road for any portions of those roads that abut this property?

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner Date: July 29, 1965

FROM: George E. Gavalis, Director of Planning

SUBJECT: Petition No. 66-44-X. (page 2)

15th District

HEARING: Monday, August 16, 1965 (1:00 P.M.)

2. We can offer no definitive comment upon the subject petition until such time as the above points are clarified. We note, however, that access to the two parcels in question is inadequate (Burke Road, in particular, being quite substandard) and that there seems to have been made insufficient provision for permanent screening.

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner Date: July 29, 1965

FROM: George E. Gavalis, Director of Planning

SUBJECT: Petition No. 66-44-X. "Petition for Special Exception of a Marina. West side of Burke Road 690 feet North of Bowleys Quarters Road. Being the property of Caroline B and Ole S. Gaddis."

15th District

HEARING: Monday, August 16, 1965 (1:00 P.M.)

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

1. There are a number of technical points which must be raised with regard to this petition and which should be resolved by the submission of a new petition and/or plat, to wit:

A. Are the owners of the subject parcels "Caroline B. and Ole S. Gaddis," as shown on the petition, or "Louis Metzler, et al," as shown on the plat? Are the two parcels in separate ownerships?

B. What is the exact nature of the use? Is it solely a "marina," as indicated on the petition? Or is it a "commercial beach" or an "outdoor recreation club" in part? If part of it is an outdoor recreation club, is this use to take place on the westerly or the easterly side of Burke Road? (The parcel on the westerly side contains less than the required five acres.) If the activities are a combination of the three uses—and perhaps others—what are the areal limits of each use? Is a boat yard also involved?

C. What are the areal limits of whatever portion of the use may be non-conforming? What is—or was—the nature of that portion of the use?

D. Does the petitioner plan to provide new sanitary facilities? If so, where are they to be located?

E. How does the petitioner plan to provide land for widening of Burke Road and Bowleys Quarters Road for any portions of those roads that abut this property?

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner Date: July 29, 1965

FROM: George E. Gavalis, Director of Planning

SUBJECT: Petition No. 66-44-X. (page 2)

15th District

HEARING: Monday, August 16, 1965 (1:00 P.M.)

2. We can offer no definitive comment upon the subject petition until such time as the above points are clarified. We note, however, that access to the two parcels in question is inadequate (Burke Road, in particular, being quite substandard) and that there seems to have been made insufficient provision for permanent screening.

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 13, 1965

Attention: Mr. Edward Hardesty

FROM: George E. Gavalis

SUBJECT: Supplementary Comments. Petition 66-44-X. Special Exception for a Marina. West side of Burke Road 690 feet North of Bowleys Quarters Road. Being the property of Caroline B and Ole S. Gaddis.

15th District

HEARING: Monday, August 16, 1965 (1:00 P.M.)

In response to a series of questions contained in our advisory comments on the subject petition, dated July 29th, the attorney for the petitioners has clarified two potential nature of the proposed marina. A copy of that letter, dated August 6th, is contained in the official file for this case.

We find that the petitioner intends to limit the use of this property for marina activities and that the use of the beach and recreational facilities will be limited to those persons and their guests who may have slip facilities or launching privileges in connection with the marina. We understand also, that the 12 acre parcel will be utilized only for parking and the off-season boat storage. Widening is intended to be provided for Burke Road along the bounds of the subject property.

If the petition is granted, it is requested that approval of site plans by this office be included among the list of possible conditions imposed by the granting.

George E. Gavalis, Director  
Office of Planning and Zoning

GEG:bm

TELEPHONE  
823-3000

## BALTIMORE COUNTY, MARYLAND

## OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

No. 31989

DATE 7/21/65

TO: C. Van Loven Stewart, Esq.,  
1409 Harcourt Trust Building  
Baltimore, Md. 21202

BILLED BY: Zoning Dept. of Balt. Co.

| QUANTITY | DEPOSIT TO ACCOUNT NO. 01-622                                  | STATION UPPER SECTION AND RETURN WITH YOUR REMITTANCE | TOTAL AMOUNT<br>\$50.00 |
|----------|----------------------------------------------------------------|-------------------------------------------------------|-------------------------|
| 1        | Petition for Special Exception for Caroline B. & Ole S. Gaddis |                                                       | 50.00                   |
|          |                                                                |                                                       | 50.00                   |

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

TELEPHONE  
823-3000

## BALTIMORE COUNTY, MARYLAND

## OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

No. 32049

DATE 8/16/65

TO: C. Van Loven Stewart, Esq.,  
1409 Harcourt Trust Building  
Baltimore, Md. 21202

BILLED BY: Zoning Dept. of Balt. Co.

| QUANTITY | DEPOSIT TO ACCOUNT NO. 01-622                                     | STATION UPPER SECTION AND RETURN WITH YOUR REMITTANCE | TOTAL AMOUNT<br>\$70.30 |
|----------|-------------------------------------------------------------------|-------------------------------------------------------|-------------------------|
| 1        | Advertising and posting of property for Caroline B. Gaddis, et al |                                                       | 70.30                   |
|          |                                                                   |                                                       | 70.30                   |

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.

TELEPHONE  
823-3000

## BALTIMORE COUNTY, MARYLAND

## OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

No. 33441

DATE 12/1/65

TO: C. Van Loven Stewart, Esq.,  
1409 Harcourt Trust Bldg.,  
Baltimore, Maryland 21202BILLED BY: Office of Planning & Zoning  
119 County Office Bldg.,  
Towson, Maryland 21204

| QUANTITY | DEPOSIT TO ACCOUNT NO. 01-621                            | STATION UPPER SECTION AND RETURN WITH YOUR REMITTANCE | TOTAL AMOUNT<br>\$90.00 |
|----------|----------------------------------------------------------|-------------------------------------------------------|-------------------------|
| 1        | Cost of appeal - - property of Caroline B. Gaddis, et al |                                                       | 570.00                  |
| 1        | No. 66-44-X posting - 2 signs                            |                                                       | 10.00                   |
|          |                                                          |                                                       | 580.00                  |

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.

July 22, 1965

C. Van Loven Stewart, Esq.,  
1409 Harcourt Trust Building  
Baltimore, Md.

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

13th day of July, 1965

Owner Name: Caroline B. Ole Gaddis

Reviewed by: [Signature]

JOHN G. ROSE  
Zoning Commissioner

## VENABLE, BARTHELEMY AND HOWARD

ATTORNEYS AT LAW

HARCOURT TRUST BUILDING

BALTIMORE, MARYLAND 21202

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

BALTIMORE, MARYLAND 21204

## BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

July 30, 1965 #66-44X

COUNTY OFFICE BUILDING  
111 W. CHESAPEAKE AVE.  
TOWSON, MD. 21204  
TA. 8-2000GEORGE T. GAVRELLIN  
DIRECTORJOHN G. ROSE  
ZONING COMMISSIONERMessrs. McCarthy and Stewart  
1409 Heacattile Trust Building  
Baltimore, Md. 21202

Gentlemen:

The enclosed memorandum is sent to you in compliance with Section 23-22 of the 1961 Supplement of the Baltimore County Code.

Any questions of correspondence in regard to the enclosed subject matter must be directed to the Director of Planning and Zoning (or his Deputy) and NOT to the Zoning Commissioner.

If you desire to have a member of the Planning Staff testify, it will be necessary for you to summons him through the Sheriff's Office.

Yours very truly,

JOHN G. ROSE  
Zoning Commissioner

JGR/h

Encls:

## CERTIFICATE OF PUBLICATION

OFFICE OF

The Community Press

DUNDALK, MD. July 28, 1965

THIS IS TO CERTIFY, that the annexed advertisement of "Caroline S. Gaddis"

was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive weeks before the

27th day of July 1965; that is to say, the same was inserted in the issues of 7-28-65

Stromberg Publications, Inc.

Publisher.

By: Mrs. Palmer Price

Mrs. Palmer Price

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

#66-44X

TO: John G. Rose, Zoning Commissioner Date: July 29, 1965

FROM: George E. Goveletts, Director of Planning

SUBJECT: Petition No. 66-44-X. "Petition for Special Exception for a Marina. West side of Burke Road 690 feet North of Bowleys Quarters Road. Being the property of Caroline S. and Ole S. Gaddis."

15th District

HEARING: Monday, August 16, 1965 (1:00 P.M.)

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

1. There are a number of technical points which must be raised with regard to this petition and which should be resolved by the submission of a new petition and/or plat, to wit:

- Are the owners of the subject parcels "Caroline S. and Ole S. Gaddis," as shown on the petition, or "Louis Metzler, et al," as shown on the plat? Are the two parcels in separate ownerships?
- What is the exact nature of the use? Is it solely a "marina," as indicated on the petition? Or is it a "commercial beach" or an "outdoor recreation club" in part? If part of it is an outdoor recreation club, is this use to take place on the westerly or the easterly side of Burke Road? (The parcel on the westerly side contains less than the required five acres.) If the activities are a combination of the three uses--and perhaps others--what are the areal limits of each use? Is a boat yard also involved?
- What are the areal limits of whatever portion of the use may be non-conforming? What is--or was--the nature of that portion of the use?
- Does the petitioner plan to provide new sanitary facilities? If so, where are they to be located?
- How does the petitioner plan to provide land for widening of Burke Road and Bowleys Quarters Road for any portions of those roads that about the property?

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

#66-44X

TO: Date: July 29, 1965

FROM:

SUBJECT: Petition No. 66-44-X. (page 2)

15th District

HEARING: Monday, August 16, 1965 (1:00 P.M.)

2. We can offer no definitive comment upon the subject petition until such time as the above points are clarified. We note, however, that access to the two parcels in question is inadequate (Burke Road, in particular, being quite substandard) and that there seems to have been made insufficient provision for permanent screening.

ep

Messrs. McCarthy and Stewart  
1409 Heacattile Trust Building  
Baltimore, Md. 21202Re: Petition for Special Exception for  
Caroline S. Gaddis, et al  
#66-44-X

Gentlemen:

This is to advise you that \$70.30 remains due for advertising and posting of the above property.

Please make check payable to Baltimore County, Md. and remit to Mrs. Anderson, Room 121, County Office Building, before the hearing.

Yours very truly,

JOHN G. ROSE  
ZONING COMMISSIONER

JGR/ba

PETITION FOR  
SPECIAL EXCEPTION  
15th DISTRICT  
ZONING. Petition for special  
Exception for a Marina.  
LOCATION: West side of Burke  
Road 690 feet North of Bowleys  
Quarters Road.  
TIME & DATE: MONDAY, AUGUST 16, 1965 at 1:00 P.M.  
PUBLIC HEARING: Room 108,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for a Special Exception for a Marina.  
All that parcel of land in the Fifteenth District of Baltimore County.

Beginning for the on the west side of Burke Road at the distance of 690 feet measured along the west side of Burke Road from the north side of Bowleys Quarters Road, said point of beginning being at the division line between lots numbered 147 and 148 as shown on the plat of Bowleys Quarters and plat being recorded among the land records of Baltimore County in plat book 7 folio 12 and thence running and binding on the west side of Burke Road North 35 degrees 01 minutes West 215 feet thence leaving Burke Road for two lines of division as follows: South 39 degrees 16 minutes West 90 feet and South 78 degrees 17 minutes West 215 feet to the waters of Galloway Creek thence binding on the waters of Galloway Creek 179 feet more or less to a point in line with the division line between lots numbered 147 and 148 above referred to and thence running and binding on said division line North 62 degrees 39 minutes East 89 feet in all to the place of beginning. Containing 2.66 acres of land more or less.

Beginning for the second thereof at the North east corner of Burke Road and Bowleys Quarters Road and thence running and binding on the east side of Burke Road as follows: To a line curving to the left with a radius of 112.26 feet for a distance of 104.12 feet, North 35 degrees 01 minutes West 137.08 feet, by a line curving to the right with a radius of 185 feet for a distance of 125.48 feet, North 12 degrees 31 minutes East 26.71 feet thence leaving Burke Road for two lines of division as follows: North 67 degrees 09 minutes East 89 feet East 311.63 feet and South 17 degrees 3 minutes East 15 seconds East 129.43 feet to the north side of Bowleys Quarters Road and thence running and binding on the north side of Bowleys Quarters Road South 81 degrees 15 minutes West 424.71 feet to the place of beginning.

Containing 12 acres of land more or less.  
Being the property of Caroline S. and Ole S. Gaddis, as shownon plat plan filed with the Zoning Department.  
Hearing Date: Monday, August 16, 1965 at 1:00 P.M.  
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.  
BY ORDER OF  
JOHN G. ROSE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTYPETITION FOR  
SPECIAL EXCEPTION - 15TH DISTRICTZONING: Petition for Special Exception for a Marina.  
LOCATION: West side of Burke Road 690 feet North of Bowleys Quarters Road.  
TIME & DATE: MONDAY, August 16, 1965 at 1:00 P.M.  
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for a Special Exception for a Marina.  
All that parcel of land in the Fifteenth District of Baltimore County.

Beginning for the on the west side of Burke Road at the distance of 690 feet measured along the west side of Burke Road from the north side of Bowleys Quarters Road, said point of beginning being at the division line between lots numbered 147 and 148 as shown on the plat of Bowleys Quarters and plat being recorded among the land records of Baltimore County in plat book 7 folio 12 and thence running and binding on the west side of Burke Road North 35 degrees 01 minutes West 215 feet thence leaving Burke Road for two lines of division as follows: South 39 degrees 16 minutes West 90 feet and South 78 degrees 17 minutes West 215 feet to the waters of Galloway Creek thence binding on the waters of Galloway Creek 179 feet more or less to a point in line with the division line between lots numbered 147 and 148 above referred to and thence running and binding on said division line North 62 degrees 39 minutes East 89 feet in all to the place of beginning. Containing 2.66 acres of land more or less.

Beginning for the second thereof at the North east corner of Burke Road and Bowleys Quarters Road and thence running and binding on the east side of Burke Road as follows: To a line curving to the left with a radius of 112.26 feet for a distance of 104.12 feet, North 35 degrees 01 minutes West 137.08 feet, by a line curving to the right with a radius of 185 feet for a distance of 125.48 feet, North 12 degrees 31 minutes East 26.71 feet thence leaving Burke Road for two lines of division as follows: North 67 degrees 09 minutes East 89 feet East 311.63 feet and South 17 degrees 3 minutes East 15 seconds East 129.43 feet to the north side of Bowleys Quarters Road and thence running and binding on the north side of Bowleys Quarters Road South 81 degrees 15 minutes West 424.71 feet to the place of beginning.

Containing 12 acres of land more or less.  
Being the property of Caroline S. and Ole S. Gaddis, as shown

## CERTIFICATE OF PUBLICATION

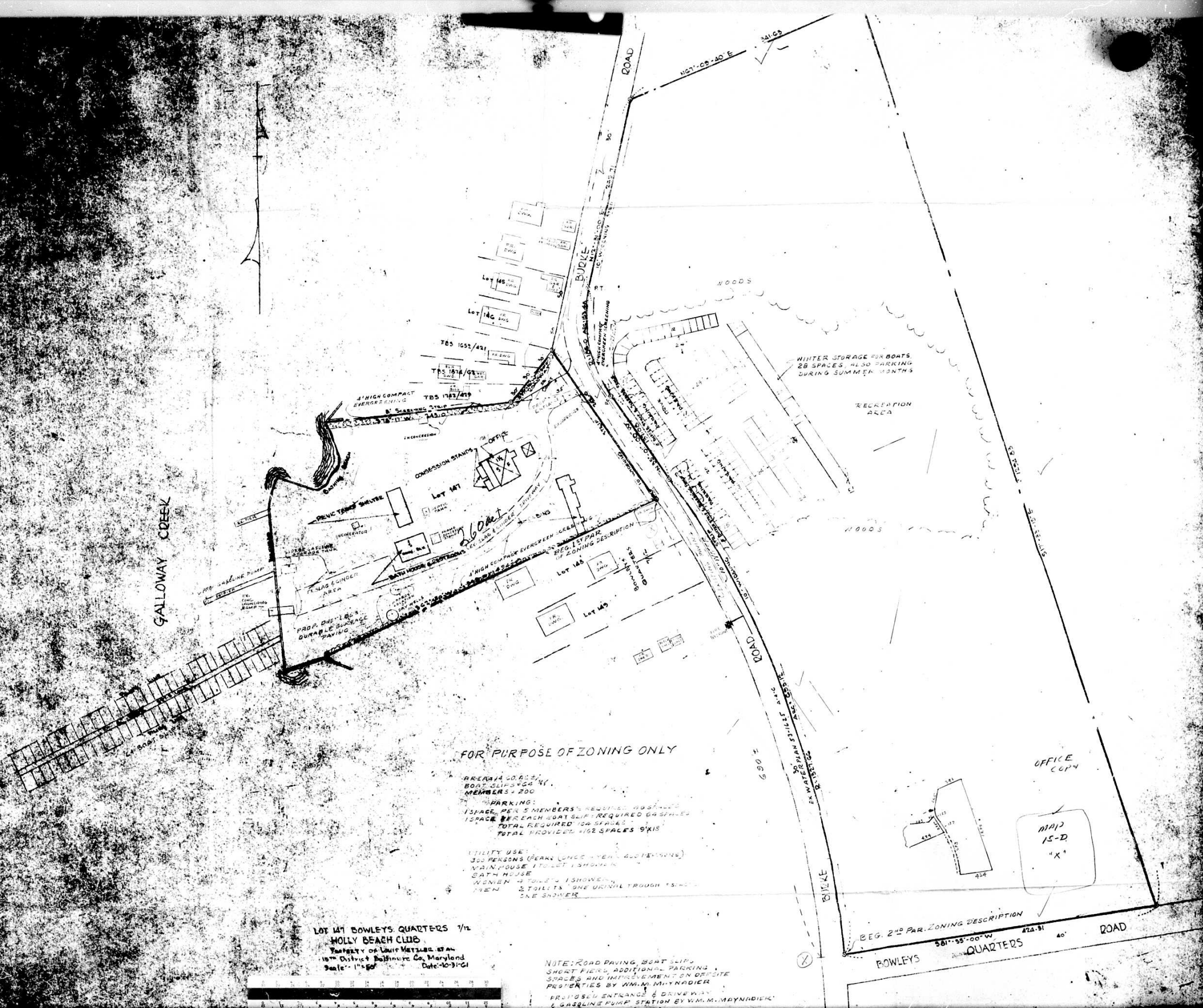
TOWSON, MD. July 28, 1965

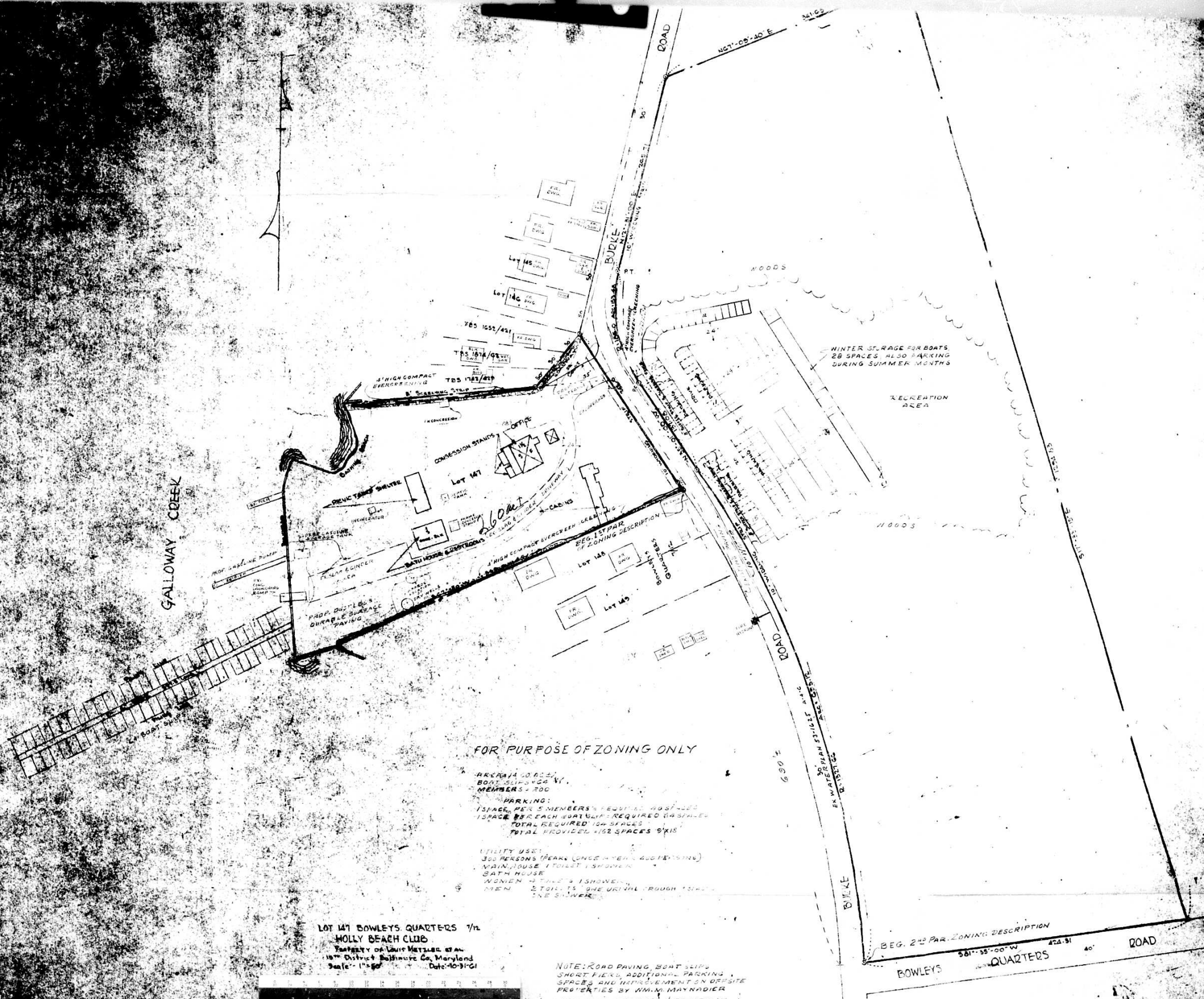
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1 successive weeks before the 27th day of July 1965; that is to say, the same was inserted in the issues of 7-28-65

THE JEFFERSONIAN.

Manager.

Cost of Advertisement, \$.....





FOR PURPOSE OF ZONING ONLY

AREA 14.0 AC.  
BOAT SLIPS 24 V.  
MEMBERS 200

PARKING:  
1 SPACE PER 5 MEMBERS REQUIRED 40 SPACES  
1 SPACE PER EACH BOAT SLIP REQUIRED 24 SPACES  
TOTAL REQUIRED 64 SPACES  
TOTAL PROVIDED 162 SPACES 9'x18'

UTILITY USE:  
300 PERSONS (PEAK) (ONCE A YEAR 200 PERSONS)  
MAIN HOUSE 1 TOILET 1 SHOWER  
BATH HOUSE  
WOMEN 4 TOILETS 1 SHOWER  
MEN 2 TOILETS 1 SHOWER (ROUGH 1 SHOWER)  
1 SHOWER

LOT 147 BOWLEYS QUARTERS 1/2  
HOLLY BEACH CLUB  
PROPERTY OF LOUIS METZGER ET AL  
15th District Baltimore Co. Maryland  
Scale: 1"=50' Date: 10-31-61



NOTE: ROAD PAVING, BOAT SLIPS, SHORT FIELD, ADDITIONAL PARKING SPACES AND IMPROVEMENT ON OPPOSITE PROPERTIES BY WM.M. MAYNARDIER  
PROPOSED ENTRANCE & DRIVEWAY & GASOLINE PUMP STATION BY WM.M. MAYNARDIER (OUTLINES BY OTHERS)

BEG. 2nd PAR. ZONING DESCRIPTION  
561'-55'-00" W 424.91 40' ROAD  
BOWLEYS QUARTERS