TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the undersigned legal owners of the property situate in Baltimore MAP County and which is described in the description and plat attached hereto and made a part hereof. 5-B hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant Elizates. tone to an DACA to the Zoning Law of Baltimore County, from 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 recreational camping site

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 soning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltim W. Rajoh Peddy Dolly Rollin P. Peddy, Wiferen Cone

lir. Julius Messins

10 Baltimore County Health Dept.

Address 809 Eastern Boulevard

196 o 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 Baitimore 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

BALMMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Please lot me have your opinion of a plot plan for utility

SUBJECT. Ret. Petition of W., Raigh Poddy, for special exception

building for shower stalls with a heiding tank submitted by Robert

Romadka, attorney for Ralph Peddy for Miami Beach recreational

STREET & MANUAL TO SOUTH

Wanty, 50 am _____ 10th _____ day of ___Agril -..., 1969..., at _10±000'clock MICRUFILMED

Date. May 20, 1969

MICROFILMED

125' from S/W Side of Mismi Basch Board

NE-1-L

"X"

19/67

DATE

Re: Petition for Special Exception for Recreational Camping Site Prop. Beg. 125' from the S/E Side of Miami Beach Road and 321. 55' W. Day Drive, 15th Dist. W. Ral ph Peddy and Rollin P. Peddy. Petitioners

*69-216× MAP 5-B ENSTERN Before/ ner pren NE-1-L "X No 69 216-X

ORDER

5

A hearing was held on April 10, 1969 to consider the petitioners' request for special exception to use the above property for a Recreational Camping Site. Some residents in the area objected to the Camping Site being placed on the subject property objected to the Camping Site being placed on the subject proper however, a Camping Site is permitted in an R-40 Zone if the requirements of Section 502.1 of the Baltimore County Zoning Regulations are met.

At the time of the hearing testimony indicated that all requirements could be met except that of the Bureau of Environmental Health. On May 22, 1969, the Bureau of Environmental set forth the requirements for approval of such use as

"The plot plan for the uility building for snower stalls with a holding tank to serve the proposed Miami Beach Recreational Camp Site has been reviewed.

The plan appears to be selfufactory with the exception of the specifications pertaining to the storage tank. A total storage area of at le st 5000 gallons must be provided. In addition, all valves on shower units and wash basins must be of a self closing type. The pump-out opening must be at leas. 8 inches in diameter and there shall be no overflow pipes which would allow waste water

The tank design is based upon a scavenger pumping at a minimum of once a week

The applicant must meet all the camp site requirements and regulations of the Maryland State Department of Health".

In the meantime it was hoped that the petitioners and the residents could agree on such additional restrictions as would make the use of the property as a Recreational Camping Site agreeable tothe nearby residents.

MICROFILMED

#69-216X

The netitioners, and the residents did not have a complete meeting of the mid on the restrictions and the residents, through their attorney, let it be known that they still do not desire a Recreational Camping Site on the Miami Beach property.

The proposed use will not be detrimental to the h ealth, saiety or general welfare of the locality and the requested use subject to certain restrictions should be granted.

It is this Hu day of July, 1969, by the Zoning Commissioner of Baltimore County, ORDERED that a special exception for a Recreational Camping Site, should be and the same is granted, from and after the date of this Order, subject to compliance with the

- 1. Compliance with the Division of Community Evgiene Bureau of Environmental Health directive of May 22, 1969 as set forth above.
- 2. The area shall be restricted to 35 camp sites.
- The length of the season will begin in the month of May and and in the month of September in each and every year
- Each camp site will include a 20 gallon drum with cover.
- All temporary te nts, outhouses, etc. will be removed immediately after closing of season and not reinstalled until five days before opening day.

It is further ORDERED that the site plan for the development of said property is subject to approval of the Eureau of Public Services, O ffice of Planning and Zoning and the Division of Community Hygiene Burgau of Environmental Health.

MICROFILMED

Date May 22, 1969

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORFESPONDENCE

TO. Mr. John G. Rose, Zoning Commissioner Date March 28, 1969

\$69-916X

FROM George E. Gavrelis, Director of Planning

SUBJECT Petition 69-216-X. Special Exception for a Recreational Camping Site.

Beginning 125 feet from the southwest side of Miami Beach Road and 321.55
feet west of Bay Drive. W. Rol-* Peddy, et al., Petitions s.

Thursday, April 10, 1969 (10:00 A.M.)

The stoff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for a recreational comping site. We endone the concept of this sativity have in connection with the already existing baech activities on the adjoining parcel. The big issue seems to be the intensity of comping activity which should be allowed consistent with the oblitty of the site to support private sonitary sewage disposal without cousing health heards, pollution, or onisances. The petitioner should clearly show that these conditions will not exist and that his specific plans for number of comping spaces have the approval of the Health Department. If granted, the granting should be conditioned upon provision of appropriate public improvements as set forth in the comments by the Zoning Advisory Committee. The granting should be further conditioned upon maintaining within the site appropriate screening by retaining existing vacaded areas. Trees also should be saved around and within each of the camp sites. Permorant residence by traiters or compens should be prohibited.

GEG:bm

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose, Commissioner TO Office of Flanning and Zoning

FROM Julius A. Messina

SUBJECT. Re: Petition of W. Rulph Peddy, for special exception

The plot plan for the utility building for shower stalls with a holding tank to serve the proposed Miami Beach recreational camp site has been reviewed.

The plan appears to be satisfactory with the exception of the specifications pertaining to the storage tank. A total storage area of at least 5000 salions must be growided. In addition, all valves on shower units and wash basins must be of a self-object prop. The numer-out opening must be of at least 0 inches th diameter and there shall be or overflow plows which would allow waste water discharge to

The tank design is based upon a scavenger pumping

The applicant must meet all the camp site requirements and regulations of the Maryland State Department of Health.



MICROFILMED

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

purters, vis: binding on the south seat side of Mismi Seach Road the 2 following courses and distances, North 33 degrees 55 minutes West 321.55 feet and North 28 degrees 12

mirates West 59.33 feet, thence leaving said road South 46 degrees 50 minut feet to the point of beginning, thence leaving said point of beginning and raining for

new lines thru the property of which the parcel now being described is part the 4

East 670.00 feet and thence South 43 degrees 10 minutes East 600.00 feet to the place

Note: This description has been prepared for soning purposes only and is not intended to be used for conveyance,

Containing 9.23 acres of land, more or less.

following courses and distances, vis: South 46 degrees 50 minutes West 670,00 feet.

thence North 43 degrees 10 minutes West 600.00 feet, thence North 46 degrees 50 minutes

Barch 10, 1959

Robert J. Romacka, Esq., 809 Eastern Elvd., Baltimore, Maryland 21221

RE: Type of Maring: Shatial Exception for a recreational conding site Location: WA/Car. Hand Speck Ad. & Bay Sarku Jetticoner W. Majoh Poddy Committee Meating of Feb. 25, 1969 Iten 195

Door Stre

The Zoning Advisory Committee has reviewed the plans submitted with the above offerenced multipe and has nade as an size field importion of the property. The following comments are a result of this review and inspection.

The property is presently improved with a connected beach known as Mari Beach Club, which has extending plenic area, partitions, bathbout and parking prays. The partie of the proposed compling site would be in a very dome parties of the woods which about the presenty. The properties surrounding the subject site are improved with one to ene and whalf termy absorpt and frame challings, it is 20 years of ago, in excellent condition. Mind Jack hood and why Give with the present time are not interview as for as curb and cutter are concerned.

BUREAU OF ENGINEERING:

The Developer must prepare a right-of-way for a 50' right-of-way for Mani Black and. He must dedicate the required widening at no cost to Saltimore County.

The location, construction and grading of all types of access readways, on size readways, and all drainage ditches shall conform to the requirements of the Department of Public Yorks. (See Section 36-5, Baltimere County Code, 1958)

MICROFILMED

Description of Portion of Miami Beach Club Property to be Resoned

of beginning.





Enstern

REGILISING for the same at a point situate the 3 following courses and distances corner formed by the intersection of the southwest side of Miani Beach Hoad with the northwest side of Bay Drive as shown on Addition to Plat No. 1 Part of Bowleys

Granting a Special Exception in an B-40 Zone for a Quasi Public Comp Site

Narch 10, 1969

Highways: (Continued)

Road improvements will be decided at the time of submission for a

Storm Drains:

Any storm drains necessary will be the Developer's full responsibility.

The Developer must provide necessary draftage facilities (temporary or otherwise) to prevent creating any nutrances or changes to adjacent presenting, especially by the concentration of surface where. Correction of any probles which may result, due to imprese grading or other draftage facilities, would be the full responsibility of the Development.

There is an existing 8" water line in Miami Beach Road, (See Drawings 53-1379 and 1680. A-4-b.

Sanitary Sever:

Sanitary facilities must conform to all provisions of Section 35 of the Baltimore County Code, 1959, and to all Baltimore County and State Health Department requirements.

PROJECT PLANNING DIVISION:

We will withhold comment pending the submittal of a revised plan.

BUREAU OF TRAFFIC ENCINEERING:

The subject petition is requesting a special exception for Quasi-Public Camp in an Riko zone. This zening appears to be undesirable since all existing reads into the subject site are only if feet wide and are not of sufficient width for compers which would be moving i and out of this site.

Highways:

Public Works Agreement. Storm Drains:

Sanitary Sewer:

HWS: SW

Would have no significant affect on student population.

BUREAU OF ENGINEERING

Zoning Plat - .ommant

196. Property Owner: W. Ralph Peddy
Location: N/W cor. Miani Beach Rd. & Bay Drive

The Developer must prepare a right-of-way plat for a 50' right-of-way for island Seach Road. He must dedicate the required widening at no cost to Baltimore County. The location, construction and grading of all types of access roadways, onsite roadways, and all drainage ditches shall conform to the requirements of the Department of Public Works. (See Section 36-5, Balkimore County

Road improvements will be decided at the time of submission for a

Any storm drains necessary will be the Developer's full responsible . .

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There is an existing 8" water line in Miami Beach Road. (See prawings 53-1679 and 1680, A-k-b.

Baltimore County Code, 1958, and to all Baltimore County and State Health Department requirements.

Samitary facilities must conform to all provisions of Section 36 of the

Mostrict: Jri
Present Zoning: R-io
Proposed Zoning: S.E. for Quasi-Public Cump in
Proposed Zoning: S.E. for Quasi-Public Cump in

BUILDING ENGINEER'S OFFICE:

Must comply with all Baltimore County Building Code regulations.

MICROFILMED

Robert J. Romadka, Esq., 209 Eistern Blvd., Baltimore, Maryland 21221 Item 195

March 10, 1969

FIRE DEPARTMENT:

Fire hydrants are showing on site plans. Fire Department has no

HEALTH DEPARTMENT:

Public water is available to the site.

A soil evaluation disclosed that the soil in this area is not suitable for underground smagn dispusal, therefore justify buildings are prohibited. It is not suitable to the soil in the same property of the comparts. Since we cannot preside adequate facilities for the proposed layout as shown on the zoning plan, the Department of Healthwill a permitted provided that the operation plan, the Department of Positiville parmitted provided that the operation will be presented by the provided that the operation beautiful to the provided that the operation will be a soil as the provided that the operation of the operation of the provided that the operation of the operation of the provided that the operation of the opera

Dased on the above comments, it is recommended that a revised plan be requested prior to a hearing.

ZONING ADMINISTRATION DIVISION:

Revised plans must be submitted to this office in conformance with the above Health Department comments prior to a hearing date being assigned.

Very truly yours.

OLIVER L. MYERS, Chairman

OLM: JD

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

70 Mr. Oliver L. Myera

Date Pebruary 27, 1969

FROM William M. Greenwalt

SULUECT Item 196 - Zoning Advisory Committee Meeting, February 25, 1969

Health Department Comments:

196. Property Omner: W. Raiph Peddy Location: NW/Lor. Miami Beach Rd. & Bay Drive District: 3rd Present Zoning: R-40
Proposed Zoning: S.E. for Quasi-Public Camp
in R-40 zone
No. Acres: 9.23

Public water is available to the site.

A soil evaluation disclosed that the soil in this area is not suitable for underground sewage disposal, therefore, utility buildings are prohibited. There is an existing bath house located near the basch which could be used by the campers. Since we cannot provide adequate which could be used by the campers. Since we cannot provide adequate the could be used by the campers. Since we cannot provide adequate the logarithm of itself will provide as shown on the zoning plan, the poperation of itself will provide and the could be provided that the operation and cleaning is on a contractual basis. An adequate refuse disposal sethod must be asintained and the area shall be kept in a sanitary manner at all times.

Based on the above comments, it is recommended that a revised plan be requested prior to a hearing.

Chief
Water and Sewer Section
BUIEAU OF ENVIRONMENTAL HEALTH

WMG/ca

cc: Er. Jay Hanna, Fire Protection Engineer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John Rose Attention: Mr. O. L. Meyers Date . February 27, 1952

FROM John France SUBJECT 196 - W. Ralph Peddy

mest comply with all Baltimore County Building

Code regulations.

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Fire hydrants are showing on sit. plans. Fire Department

TO Mr. John G. Rose, Zoning Commissioner Date February 27, 1969

SURUKCY Property Owner: W. Halph Feddy Item 196, Agenda, Tuenday, February 25, 1969 Location: N.W. corner Miami Beach Road and Bay Drive District: 15th

FROM Pire Department

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Raltimore County, Margland

Towsen, Maryland, 21204

The subject potition is requesting a special exception for Quasi-Public Camp in a R-MO zone. This zoning appears to be undesirable since all existing roads into the subject site are only 16 feet, wide and are not of sufficient width for campers which would be moving in and out of this site.

March 3, 1969

MICROFILMED

BUREAU OF TRAFFIC EMILIEE

Mr. John G. Rose

C. Richard Moore

CRM: nr

Attn: Oliver L. Myers

I tem 196 - ZAC - February 25, 1969

Property Owner: W. Raiph Peddy NW Corner Miami Beach Road & B.y Drive Special exception for Quasi-Public Camp in R-40 zone

TO:

FROM:

SUBJECT:

INTER-OFFICE CORRESPONDENCE

JOHN G. ROSE TO Zoning Commission r

paw.vh

Date. February 28, 1969

FROM PROJECT PLANNING DIVISION

SUBJECT Zoning Advisory Agenda Itam #196

February 25, 1969 W. Ralph Peddy N/W cor. Miami Beach Rd. & Bay Drive

We will withhold comment pending the submittal of a

revised plan.

RICHARD B. WILLIAMS Planner

MICROFILMED

MICRUFILMED

FR2/160

MICROFILMED

MICROFILMED

District 15th

District 15th

Posted for Flower Graft Re 1969 & 10:00 BMR

Poststoner W. Rolfet Bellog.

Location of property. Deg. 125! Royan She Stills of Meanest Bland Rel

Location of Separa Sheet of Royan She Stills of Meanest Bland Rel

Location of Separa Sec. 4. Rever Secretary of Sheer May

1 Vested opport 200; 4. Revel Extract Meanest Bland Rel

Remarks: Bold forcy, March Black Ill.

Posted by Mich & March MICR District March 3-28-69 County Office Sullding 111 M. Chesapeake Avenu Towson, Maryland 2120h Petitioner & Bales Petit Petitioner's Attorney and MICROFILMED BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Diedes of Collection and Straight
COUNT HOUSE
TOWNER, MARYLAND 21304 CERTIFICATE OF PUBLICATION THIS IS TO CERTIFY, that the annexed advertisement was of one tire ___, 19.69_, the first publication appearing on the 20th day of Berch 19.69... THE JEFFERSONIAN MICROFILMED ORIGINAL

> OFFICE OF @essexTIMES

> > STROMBERG PUBLICATIONS, Inc.

By Ruth morgan

ESS* X, MD. 21221 THIS IS TO CERTIFY, that the annexed advertisement of John G. Hose, Zoning Commissioner of Seltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One weeks before the 27th day of March, 1969 that is to say, the same was inserted in the issued of March 20, 1969.

BALTIMORE COUNTY BOARD OF EDUCATION

Iocation: M. im. Bercu 20

Petitioner: Pepar

District: 3 Present Zoning: 240 Proposed Zoning: 5 € No. of Acres: 923 1

SAING ADVISORY COMMITTES MEETING 07 Fan 25, 1969

Comments: Would NIVE NO S.ENIFICINT EFFECT ON

125-5000 EXT. 367	INVOICE NA	2102
	BALL FORE COUNTY, MARY AND OFFICE OF FINANCE District of Collection and Restrict COURT HOUSE TOWNN, MARYLAND 21004	 15, 11
To: 2	ors in Baselin, Bay. Saning Bays, of Baltharry & Chairmy Mil. Saning M. Sissa	—
GATTITY	OUNT NO. DETACH ALONG PERFORATION AND KEEP THIS PORTION WITH YOUR RECORDS	TOTAL AND
N)	MOUNT NO. RETURN THIS PORTION WITH YOUR REMITTANCE	700.00

#69-216-X

Date of Posting 3-2c-69

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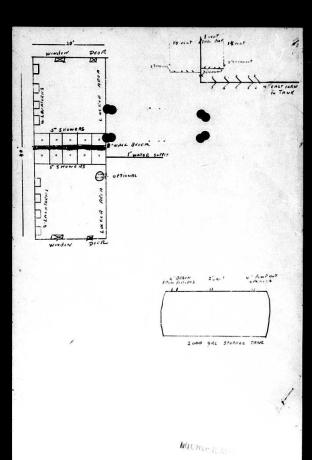
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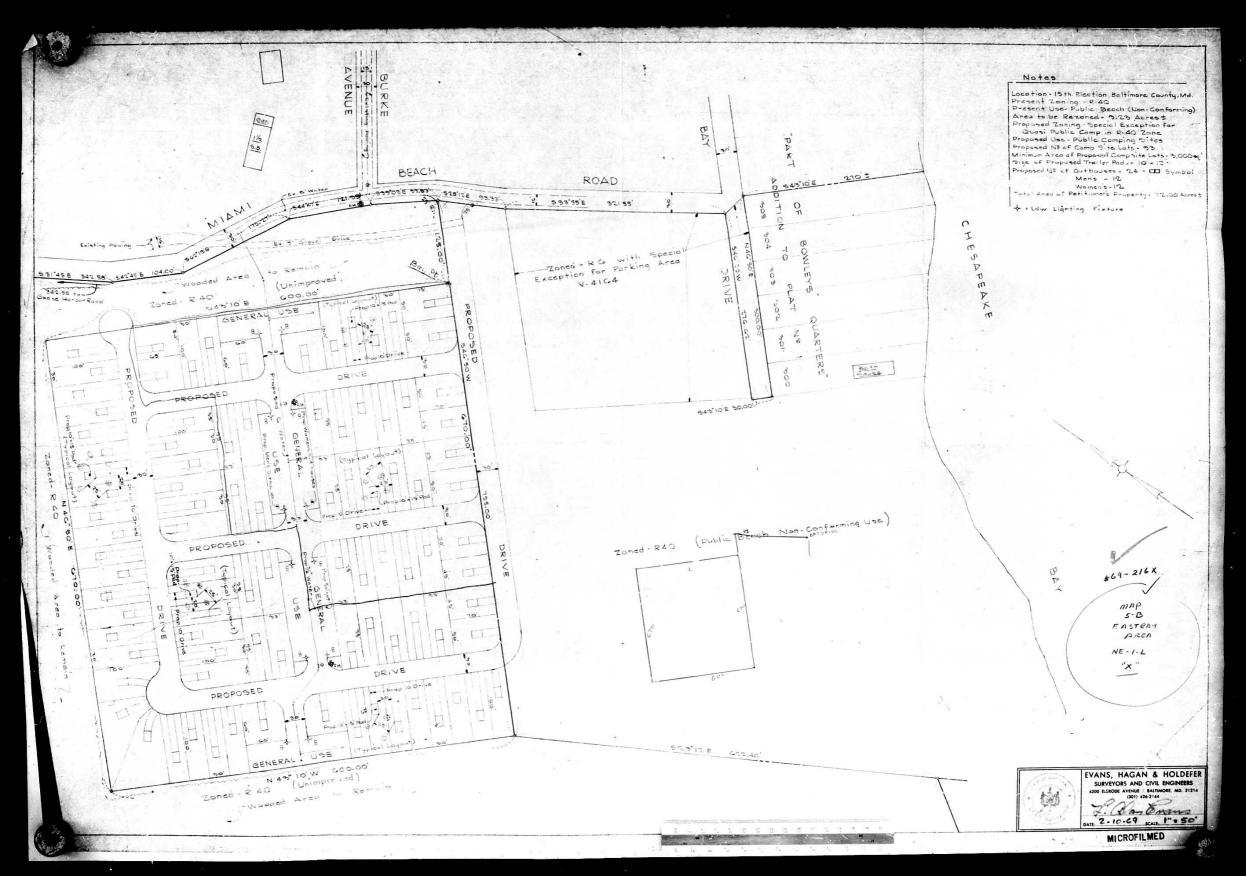
62147

CERTIFICATE OF POSTING RTMENT OF BALTIMORE COU

Towns, Maryland

District. 15#





PETITION 1 OR ZONING RE-CLAS IFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we the undersigned legal owners of the property situate in Baltimore MAP County and which is described in the description and plat attached hereto and made a part hereof, because and which is described in the described property be re-classified, pursuant Eto the Zoning Law of Baltimore County, from an-

c	Zonnig	Law	OF	Danimore	Coun	٠.		-		
					zone:	fo	r the	fellowing	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 recreational camping site

Property is to be posted and advertised as prescribed by Zoning Regulations. respectly is to be possess and assertined as prescribed by soming 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 turther agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore W. Rapp Peddy

Robert J. Rome cke Pelitioner's Attorner

Address - 809 Eastern Soulevard Baltimore, Maryland (27221)

, 196 ... 9 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, AV all _____ 10th _____ day of __april ____ 1969 ... at _10_000'clock



Ja 25

Rollin P. Peddy, wifelegal Owner

BALLIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Julius Messina TO Baitimore County Health Dept.

FROM John G. Rose SUBJECT Res: Petition of W. Raigh Peddy, for special exception 125' from S/W Side of Miami Beach Road

Please let me have your opinion of a plot plan for utility building for shower stalls with a holding tank submitted by Robert

Romadka, attorney for Ralph Peddy for Miami Beach recreational

Zoning Commissibner

Re: Petition for Special Exception for Recreational Camping Site Prop. Beg. 125' from the S/E Side of Miami Beach Road and 321, 55' W. Bay Drive, 15th Dist. W. Ral ph Peddy and Rollin

P. Peddy, Petitioners

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and 70007

If #69-216-X bm the SWS of Hiami d 321.551 W of

ORDE DATE

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*69-216×

A hearing was held on April 10, 1969 to consider the petitioners⁷ request for special exception to use the above property for a Re-reational Camping Site. Some residents in the area objected to the Camping Site being placed on the subject property, however, a Camping Site is permitted in an R-40 Zone if the requirements of Section 952.1 of the Baltimore County Zoning Regulations are met.

At the time of the hearing testimony indicated that all requirements could be met except that of the Bureau of Environmental Health. On May 22, 1969, the Bureau of Environmental et forth the requirements for approval of such use as follows:

'The plot plan for the wility building for shower stalls with a holding tank to serve the proposed Miami Beach Recreational Camp Site has been reviewed.

of the specifications pertaining to the storage tank. A total storage area of at least 5000 gallons must be provided. In addition, all valves on shower units and wash basins must be of a self closing varies on shower units and wash basins must be of a self-closing type. The pump-out opening must be at least 8 inches in diameter and there shall be no overflow pipes which would allow waste water discharge to the surface.

The tank design is based upon a scavenger pumping

The applicant must meet all the camp site requirements and regulations of the Maryland State Department of Health".

In the meantime it was hoped that the petitioners and the residents could agree on such additional restrictions as would make the use of the property as a Recreational Camping Site agreeable to the nearby residents.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

\$69-216X

TO Mr. John G. Rose, Zoning Commissioner Date March 28, 1969

FROM George E. Gayrelis, Director of Planning

SUBJECT Petition #69-216-X. Special Exception for a Recreational Comping Site.

Beginning 125 feat from the southwest side of Miami Beach Road and 321,55 feet west of Bay Drive. W. Ralph Peddy, et al., Petitioners.

15th District

HEARING:

Thursday, April 10, 1969 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition The staff of the Office of Planning and Zoning has reviewed the subject patition for Special Exception for rescretational camping site. We endors the concept of this activity here in connection with the already existing beach activities on the adjoining parcel. The big issue seems to be the intentity of comping activity which should be allowed consistent with the ability of the site to support private sanitary awaged disposal without acusing bethin beards, pollution, or ordisance. The partitioner should clearly show that these conditions will not exist and that specific pollutions for number of comping spaces have the approach of the Neeth Department. If granted, the granting should be acceditioned upon provision of appropriate public in-provements as set forth in the comments by the properties and the staff of the section of the sect

GEG:bm

#69-216X

The petitioners and the residents did not have a complete meeting of the mind on the restrictions and the residents, through unit attorney, let 't be known that they still do not desire a Recreational Camping Site on the Mamil Beach property.

The proposed use will not be detrimental to the h ealth. safety or general welfare of the locality and the requested use subject to certain restrictions should be granted.

It is this day of July, 1969. by the Zoning Commissioner of Baltimore County, ORDERED that a special exception for a Recreational Camping Site, should be and the same is granted, and after the date of this Order, subject to compliance with the

- Compliance with the Division of Community Hygiene Bureau of Environmental Health directive of May 22, 1969 as set forth above.
 - 2. The area shall be restricted to 35 camp sites.
 - The length of the season will begin in the month of May and end in the month of September in each and every year.
 - Each car a site will include a 20 gallon drum with cover.
 - All temporary te ..is, outhouses, etc. will be removed immediately after closing of season and not reinstalled antil five days before opening day.

It is further ORDERED that the site plan for the development of said property is subject to approval of the Bureau of Public Services, O ffice of Planning and Zoning and the Dirision of Community Hygien: Pureau of Environmental Healt

, HAGAN & HOLDEFER, INC.

Pebruary 18 1969.

HE-1-L

Description of Portion of Mismi Beach Club Property to be Resoned renting a Special Exception in an R-40 Zone for a Quasi Public Camp Site

formed by the intersection of the southwest side of Mismi Beach Road orthoget side of Bay Drive as shown on Addition to Flat No. 1 Part of Rowlevs wis: binding on the southwest side of Miami Seach Road the 2 following courses and distances, North 33 degrees 55 minutes West 321.55 feet and North 28 degrees 12 minutes West 99.33 feet, thence leaving said road South 46 degrees 50 minutes West 125 feet to the point of beginning, thence leaving said point of beginning and running for new lines thru the property of which the parcel now being described is a part the A courses and distances, vis: South 46 degrees 50 minutes West 670.00 feet, thence North 43 degrees 10 minutes West 600.00 feet, thence North 46 degrees 50 minutes East 670.00 feet and thence South 43 degrees 10 minutes East 600.00 feet to the place of beginning.

Containing 9.23 acres of land, more or less.

Note: This description has been prepared for soning purposes only and is not intended to be used for conveyance.



I WATER SULL 0

> HORALD TOUT HE ANDOT 2000 GAL STOTAGE TANK

The tank design is based upon a scavenger pumping at a minimum of once a week.

"The plot plan for the utility building for shower stalls with a holding tank to serve the proposed Miami Beach recreational camp site has been reviewed.

The plan appears to be satisfactory with the tank. A total storage tank. A total storage are of at least 500 gallans must be provided. In addition, all valves on short storage must be so fine and valves on short storage of the surface the surface of the surface the surface to the surface to

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

SUBJECT. Re: Petition of M. Ralph Peddy, for special exception 125 from 3/M Side of Miami Beach Road

Date May 22, 1969

The applicant must meet all the camp site requirements and regulations of the Maryland State Department of Health. χ^{\prime}

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650

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

FROM Julius A. Messina

Robert J. Romacka, Esq., 809 Ecatorn Blvd., Baltimore, Maryland 21221

RE: Type of Hasdinus Sancial Execution for a recreational combine site Lection MayDow, Hinal Banch Rd. B Bey Drive 15th District Politicars V. Malph Poddy Committee Healing of Teb. 25, 1969 Item 126

The Zoring Advisory Cormittee has reviewed the plans submitted with the above referenced patition and has made an oratic field inspection of the property. The following community are a result of this review and inspection,

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

The property is presently improved with a convertial both known as stand beach Clab, shich has extensive pitch area, pawifion, bathboas and parking area, pawifion, bathboas and parking area, properties of the proposed coming a lie would be. The properties of the wors which about the standard properties of the wors which about the properties of the wors which about the properties of the wors which about the convertient of the properties of the worst which are the properties of the properties of

FUREAU OF ENGINEERI'S:

Highwayst

The Developer must propose a right-of-way for a 50' right-of-way for Hami Bench Road. He must dedicate the required widening at no cost to Baltimore County.

The location, construction and grading of all types of access readways, on site readways, an all drainage ditches small conform to the requirements of the Department of Public Works. (See Section 16-5), altimore County Code, 1950)

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

Mr. John G. Rose

Attn: Oliver L. Hvers

FROM-SUBJECT:

Item 196 - ZAC - February 25, 1969 Property Owner: W. Ralph Peddy NM Corner Miami Beach Road & Bay Drive Special exception for Quasi-Public Camp in R-40 zone

The subject petition is requesting a special exception for Quasi-Public Camp in a R-MC zone. This zoning appears to be undestrable since all existing roads into the subject site are only 16 feet wide and are not of sufficient width for campers which would be moving in and out of this site.

March 3, 1969

CRM-or

Robert J. Romadka, Esq., 809 Eastern Flvo. Saltimore, Maryland 2122: Item 196

Barch 10, 1969

Picherys: (Continued)

Road improvements will be decided at the time of submission for a

Storm Drains:

Any storm drains necessary will be the Developer's full responsibility.

The Developer must provide necessary draining facilities (temporary or otherwise) to prevent creating any nutsiness or damages to adjacent properties, aspecially by the concentration of surface saters. Correction of any predict match may result, due to improve grading or other draining facilities, would be the full resumentity of the Developer.

There is an existing B^α water line in Miami Beach Road. (See Drawings 53-1679 and 1680, $\hbar \omega_0 \omega_0$

Southery facilities must conform to all provisions of Section 36 of the Baltimore County Code, 1958, and to all Baltimore County and State Health Department requirements.

We will withhold comment pending the submittal of a revised plan.

BUREAU OF TRAFFIC ENGINEERING:

The subject potition is requesting a special exception for Quasi-Public Camp in an R-40 zone. This zoning appears to be undesirable since all existing reads into the subject site are only 16 feet wide and are not of sufficient width for campers which would be moving in and out of this site.

BOARD OF EDUCATION:

Would have no significant affect on student population.

EUILDING ENGINEER'S OFFICE:

Must comply with all Baltimore County Building Code regulations.

BUREAU OF ENGINEERING

Zoning Plat - Comment

196. Property Cwner: W. Ralph Peddy
Location: N/W cor. Mismi Beach Rd. & Bay Drive

Present Zoning: R-40
Proposed Zoning: S.E. for Quasi-Public Camp in
R-40 zone No. Acres: 9.23+

The Developer must prepare a right-of-way plat for a 50' right-of-way for Miami Beach Road. He must dedicate the required widening at no cost to Baltimore County.

The location, construction and grading of all types of access roadways, onafte roadways, and all drainage ditches shall conform to the requirements of the Rapartment of Public Works. (See Section 36-5, Baltimore County Code, 1958)

Road improvements will be decided at the time of submission for a Public Works Agreement.

Storm Drains:

Any storm drains necessary will be the Developer's full responsibil y.

The Developer must provide necessary drainage facilities (temporary or The Leveloper must provide messaling graining assistant temporary or otherwise) to present creating any missances or casages to adjacent properties, especially by the conventration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Developer.

Water:

There is an existing 8" water line in Miami Beach Road. (See Drawings 53-1679 and 1680, A-h-b.

Sanitary facilities must conform to all provisions of Section 36 of the Baltimore County Code, 1958, and to all Saltimore County and State Health Department requirements.

HMS: SW

- Page 3 -

Robert J. Romadka, Esq., 809 Eastern 21vd., Baltimore, Maryland 21221 Item 196

March 10, 1969

FIRE DEPARTMENT:

Fire hydrants are showing on site plans. Fire Department has no

MEALTH DEPARTMENT:

Public water is available to the site.

A soil evaluation disclosed that the soil in this area is not suitable for underground semage disposal, theraform utility building are prohibited. There is an existing batthouse located near the basch which could be used by the comparts. Since we cannot provide adequate facilities for the proposal layout as shown on the zoning place, the Department of Health will permit a maximum of 35 trailer spaces. Also, portable type privide will be permitted provided that the operation and closating is on a contractual basis. An adequate refuse discount method must be well-attended and the area shall be best in a saintary moment all times.

Based on the above comments, it is recommended that a revised plan be

ZONING ADMINISTRATION DIVISION:

Revised plans must be submitted to this office in conformance with the above Health Department comments prior to a hearing date being assigned.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

SUBJECT Ites 196 - Zoning Advisory Counittee Meeting, February 25, 19'9

196. Property Osmer: W. Ralph Peddy
Location: NW/Cor. Miani Beach Rd. & Bay Drive
District: Service Present Zoning: R-40
Present Zoning: S.B. for Quasi-Public Camp
Proposed Zoning: S.B. for Quasi-Public Camp
Mo. Acres: 9-23

saitable A soil evaluation disclosed that the soil in this area is not saitable for underground sawage disposal, therefore, utility bulldings are probabilited. There is an existing bath house located sear the beach facilities for used by the caspers. Since we cannot provide adequate facilities for used by the caspers. Since we cannot provide adequate facilities for used by the caspers. Since we cannot provide adequate facilities for used by the caspers. Since we cannot provide adequate facilities for used by the caspers. Since we cannot provide adequate facilities for used by the caspers. Since we cannot provide adequate facilities of sealth of the case of t

Based on the above comments, it is recommended that a revised plan be requested prior to a hearing.

Public water is available to the site.

OLIVER L. MYERS, Chairman

Date February 27, 1960

OLM: JD Enc.

TO Mr. Oliver L. Myers

Health Department Comments:

FROM William M. Greenwalt

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Attention: Mr. O. L. Mayers Date .. February 27, 1969

FROM John France

SUBJECT, 196 - W. Rauph Peddy

Must comply with all Baltimore County Building

JF:gfc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Nr. John G. Rose, Zoning Commissioner Date. February 27, 1969

FROM. Inspector Thomas E. Kelly

SUBJECT Fromery Owner: W. Ralph Feddy
Tiem 196, Agenda, Tuenday, February 25, 1969
Location: N.W. corner Miani Beach Road and Bay Drive
District: 15th

FFR 27 160

Fire bydrants are showing on site plans. Fire Department

cc: Mr. Jay Hanna, Fire Protection Enginee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JOHN G. ROSE TO. Zoning Commissioner

Date February 28, 1969

FROM PROJECT PLANNING DIVISION

SURJECT. Zoning Advisory Agenda Item #196

February 25, 1969 W. Ralph Peddy N/W cor. Miami Beach Rd. & Bay Drive

We will withhold comment pending the submittal of a revised plan.

RBW: vh

RICHARD B. WILLIAMS

BALTIMORE COUNTY BOARD OF EDUCATION

2 LANG ADVISORY COMMETTER MEETING OF Fan 35 1769

Petitioner: Pepar

Iocation: Minn Beren 20

District: 3

Present Zoning: 12 40

Proposed Zoning: 5 €

No. of Acres: 9-3 .

Comments: Would NAVE NO S.ENIFICANT EFFECT ON

STUDENT AGRUCATION

OFFICE OF

ESSEX 1

ESSEX, MD. 21221

THIS IS TO CERTIFY, that the annexed advertisement of John G. Mose, Zoning Commissioner of Beltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One week before the 27th day of March, 1969 that is to say, the same was inserted in the issued of March 20, 1969.

STROMBERG PUBLICATIONS, Inc.

CERTIFICATE OF PUBLICATION

19.62.

THE JEFFERSONIAN.

Maria Barrier Co.	
BALTIMORE (COUNTY OFFICE OF PLANNING AND ZONING
THE RESIDENCE OF THE PROPERTY	County Office Building 111 W. Chesapeake Avenue Towson, Karyland 21204
Your Petis	ion has been received and accepted for filling this
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Patitioner 16 States Parks	
Publicioner's Actorney Const. A.	Chairman of Advisory Committee

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