

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the undersigned, legal owner/s of the property 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 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 zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser

Address

Robert J. Romadsky, Petitioner's Attorney

Address 809 Eastern Boulevard
Baltimore, Maryland (21221)

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of _____, 1969, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building, in Towson, Baltimore County, on _____ day of _____, 1969, at _____ o'clock.



Zoning Commissioner of Baltimore County.

(over)

MICROFILMED 10:00A 4/10/69 709m

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. Ralph Paddy and Kollin P. Paddy, Petitioners

Before

Zoning Commissioner

of

Baltimore County

No. 69-216-X

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, 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 Health set forth the requirements for approval of such use as follows:

"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 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 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 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 to the nearby residents.

MICROFILMED

The petitioners and the residents did not have a complete meeting of the mind 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 health, 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, from and after the date of this Order, subject to compliance with the following restrictions:

1. 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.
3. The length of the season will begin in the month of May and end in the month of September in each and every year.
4. Each camp site will include a 20 gallon drum with cover.
5. All temporary tents, 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 Bureau of Public Services, Office of Planning and Zoning and the Division of Community Hygiene Bureau of Environmental Health.

Zoning Commissioner of Baltimore County

MICROFILMED

EVANS, MAGAN & HOLZEFER, INC.

SURVEYORS AND CIVIL ENGINEERS
4375 ELKROD AVENUE / BALTIMORE, MD. 21214 (301) 436-2144
1300 HOPKIN STREET / LANHAM, MD. 21093 (301) 226-3300
1014 K. ROAD STREET / WESTMINSTER, MD. 21157 (301) 848-1300
1315 WASHINGTON STREET / EARTON, MD. 21028 (301) 862-9683

February 18 1969.

Description of Portion of Miami Beach Club Property to be Resolved Granting a Special Exception in an R-40 Zone for a Quasi Public Camp Site

BEGINNING for the same at a point situate the 3 following courses and distances From the corner formed by the intersection of the southeast side of Miami Beach Road with the northwest side of Bay Drive as shown on Addition to Plat No. 1 Part of Boulevards Quarters, viz: binding on the south-west side of Miami Beach Road the 2 following courses and distances, North 33 degrees 55 minutes West 321.55 feet and North 28 degrees 12 minutes West 59.33 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 4 following courses and distances, viz: South 46 degrees 50 minutes West 670.00 feet, thence North 43 degrees 10 minutes East 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 zoning purposes only and is not intended to be used for conveyance.



L. Allen Evans

S. ALAN EVANS, P.E., L.S.
J. CARROLL MAGAN, L.S.
J. GEORGE W. HOLZEFER, P.E.

ASSOCIATED

AND EXISTING

JESSE W. HUNLEY

RICHARD L. MULL

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Julius Messina, Baltimore County Health Dept., Date: May 20, 1969

FROM: John G. Rose

SUBJECT: Re: Petition of W. Ralph Paddy, 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 Romadsky, attorney for Ralph Paddy for Miami Beach recreational camp site.

Zoning Commissioner

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: George E. Gavell, 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. Ralph Paddy, 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 for Special Exception for a recreational camping site. We endorse 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 intensity of camping activity which should be allowed consistent with the ability of the site to support private sanitary sewage disposal without causing health hazards, pollution, or nuisances. The petitioner should clearly show that these conditions will not exist and that his specific plans for number of camping 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 wooded areas. Trees also should be saved around and within each of the camp sites. Permanent residence by trailers or campers should be prohibited.

GEG:bms

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Commissioner Date: May 22, 1969

FROM: Julius A. Messina

SUBJECT: Re: Petition of W. Ralph Paddy, for special exception 125' from S/W Side of Miami Beach Road

"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 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 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 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.



Director
Division of Community Hygiene
Bureau of Environmental Health

MICROFILMED

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 10, 1969

CITY OFFICE BUILDING
111 N. CHURCH STREET
BALTIMORE, MARYLAND 21202

Oliver L. Myers
BALTIMORE COUNTY
ZONING

MEMBERS

BUREAU OF ENVIRONMENTAL

HEALTH

TRAFFIC ENGINEERING

STATE ROAD ENGINEERING

PLANNING

PLANNING

PLANNING

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Robert J. Romadsky, Esq.,
809 Eastern Blvd.,
Baltimore, Maryland 21221

RE: Type of Hearing: Special Exception
for a recreational camping site
Location: 125' from S/W Side of Miami Beach Rd.
15th District
Petitioners: W. Ralph Paddy
Committee Meeting of Feb. 25, 1969
Item 126

Dear Sir:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

"The property is presently improved with a commercial beach known as Miami Beach Club, which has extensive picnic area, pavilions, bathhouse and parking area. The location of the proposed camping site would be in a very dense portion of the woods which abuts the property. The properties surrounding the subject site are improved with one to one and a half story masonry and frame dwellings, 15 to 20 years of age, in excellent condition. Miami Beach Road and Bay Drive at the present time are not improved as far as curb and gutter are concerned.

BUREAU OF ENGINEERING:

Highways:

The developer must provide a right-of-way for a 50' right-of-way for Miami Beach and, he must dedicate the required widening at no cost to Baltimore County.

The location, construction and grading of all types of access roads, on site roadways, and all drainage ditches shall conform to the requirements of the Department of Public Works. (See Section 35-5, Baltimore County Code, 1958)

MICROFILMED

Robert J. Rosado, Esq.,
809 Eastern Blvd.,
Baltimore, Maryland 21221
Item 196

March 10, 1969

Highways: (Continued)

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 responsibility.

The Developer must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration 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-4-b).

Sanitary Sewers:

Sanitary 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.

PROJECT PLANNING DIVISION:

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

BUREAU OF TRAFFIC ENGINEERING:

The subject petition is requesting a special exception for Quasi-Public Camp in an R-40 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.

BOARD OF EDUCATION:

Would have no significant effect on student population.

BUILDING ENGINEER'S OFFICE:

Must comply with all Baltimore County Building Code regulations.

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Robert J. Rosado, Esq.,
809 Eastern Blvd.,
Baltimore, Maryland 21221
Item 196

March 10, 1969

FIRE DEPARTMENT:

F.R.C. hydrants are showing on site plans. Fire Department has no comments.

HEALTH DEPARTMENT:

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 bathhouse located near the beach which could be used by the campers. Since we cannot provide adequate facilities for the proposed layout as shown on the zoning plan, the Department of Health will permit a maximum of 35 trailer spaces. Also, portable type privies will be permitted provided that the operation and cleaning is on a contractual basis. An adequate refuse disposal method must be maintained 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.

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
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose
Attention: Mr. O. L. Myers
FROM: John France
SUBJECT: 196 - W. Ralph Paddy

Date: February 27, 1969

Must comply with all Baltimore County Building

Code regulations.

John France
John France
Buildings Inspector

JF:gc

MICROFILMED

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

TO: Mr. John G. Rose
ATTN: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 196 - ZAC - February 25, 1969

Date: March 3, 1969

Property Owner: W. Ralph Paddy
NW 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 an R-40 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.

C. Richard Moore
C. Richard Moore
Engineer II

CRM:mr

MICROFILMED

BUREAU OF ENGINEERING
Zoning Plat - Comment

196. Property Owner: W. Ralph Paddy
Location: N/W cor. 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

Highways:

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, onsite roadways, and all drainage ditches shall conform to the requirements of the Department 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 responsibility.

The Developer must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration 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-4-b).

Sanitary Sewers:

Sanitary 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.

RMG:rw

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers
FROM: William M. Greenwalt
SUBJECT: Item 196 - Zoning Advisory Committee Meeting, February 25, 1969

Date: February 27, 1969

Health Department Comments:

196. Property Owner: W. Ralph Paddy
Location: NW Cor. 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 beach which could be used by the campers. Since we cannot provide adequate facilities for the proposed layout as shown on the zoning plan, the Department of Health will permit a maximum of 35 trailer spaces. Also, portable type privies will be permitted provided that the operation and cleaning is on a contractual basis. An adequate refuse disposal method must be maintained 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.

William M. Greenwalt
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WME/ca

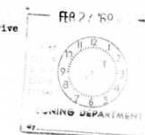
MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
ATTN: Mr. Myers
FROM: Inspector Thomas E. Kelly
SUBJECT: Property Owner: W. Ralph Paddy
Item 196, Agenda, Tuesday, February 25, 1969
Location: NW corner Miami Beach Road and Bay Drive
District: 15th

Date: February 27, 1969



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

Thomas E. Kelly
Inspector

cc: Mr. Jay Hanna,
Fire Protection Engineer

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: JOHN G. ROSE
Zoning Commissioner
FROM: PROJECT PLANNING DIVISION
SUBJECT: Zoning Advisory Agenda Item #196

Date: February 28, 1969

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

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

RBW:vh

Richard B. Williams
RICHARD B. WILLIAMS
Planner

MICROFILMED

08 Feb 25, 1969

Comments: WOULD HAVE NO SIGNIFICANT EFFECT ON
STUDENT DISTRIBUTION

MICROFILMED

TOWSON, MD.....MAR 20 1963.....19.....

THE JEFFERSONIAN.

Cost of Advertisement, \$.....

MICROFILMED

ESSEX, MD. 21221 March 27, 1969

THIS IS TO CERTIFY, that the annexed advertisement of
John W. Rose, Zoning Commissioner of
Baltimore County
was inserted in THE ESSEN TIMES, a weekly newspaper published in
Baltimore County, Maryland, once a week for One ~~month~~
week before the 27th day of March, 1969 that is to say, the same
was inserted in the issue of March 20, 1969.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

#69-216-A

District: 154 Date of Posting: 3-26-69
 Posted for: Fla. April 10, 1969. C. 10:00 P.M.
 Petitioner: W. Ralph Pelley
 Location of property: Box 1251 River Rd. NW 1/4 of Miami Canal Rd
and 301.55' West of Bay Drive
 Location of Signs: 1 Posted C. Beginning of River Hwy
1 Posted opp. 3.00' W. road through Miami Canal Rd.
 Remarks: Call 6099 Miami Canal Rd.
 Posted by: Mrs. L. N. Nunn MICHAEL MED 3-26-69

MICROFILMED

62147

To: Milad Bush Rm 600 Suite 10 Baltimore, Md. 21202		Saving Dept. of Baltimore County	
PAYMENT TO ACCOUNT NO. 62-282		RETURN YOUR PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND REEL THIS PORTION FOR YOUR RECORDS	
SERVICE	Advertising and posting of property for U. S. High Public MS-678-2	FISCAL AGENCY MS-68	COST
			\$2.00
		MICROFILMED	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204			

MICROFILMED

ESSEX, MD. 21221 March 27, 1969

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STROMBERG PUBLICATIONS, Inc.

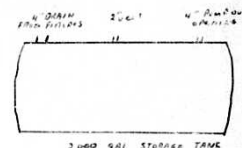
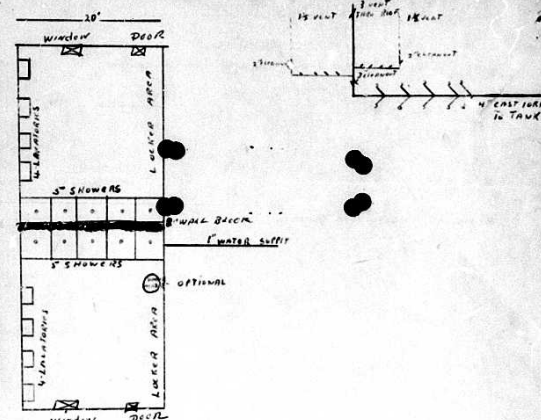
By Ruth Morgan

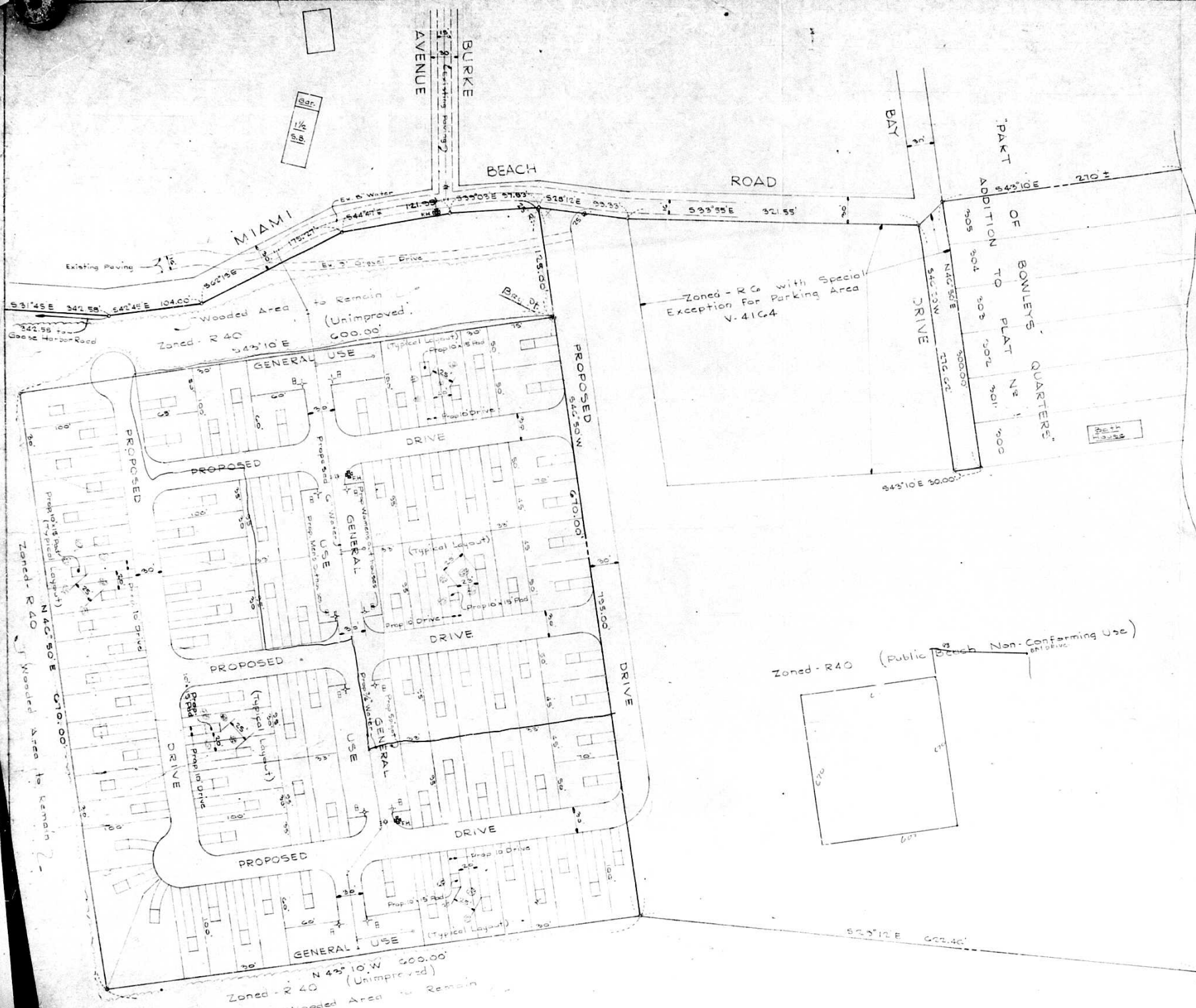
62102

TO: Robert A. Remick, Esq. 200 Gwynne Ave. Baltimore, Md. 21201		Selling Dept. of Baltimore County	
00-000		TOTAL AMOUNT 100.00	
DEBIT TO ACCOUNT NO.		SET IN THIS FURNISH WITH YOUR REMITTANCE	
AMOUNT		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	
DATE		COST	
Position for Special Session for W. Frank Smith, et al		as as	

MICROFILMED

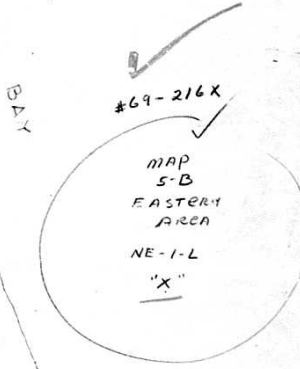
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204





Notes

Location - 15th Election, Baltimore County, Md.
 Present Zoning - R-40
 Present Use - Public Beach (Non-Conforming)
 Area to be Rezoned - 9.72 Acres ±
 Proposed Zoning - Special Exception for
 Quasi Public Camp in R-40 Zone
 Proposed Use - Public Camping Sites
 Proposed No. of Camp Site Lots - 93
 Minimum Area of Proposed Camp Site Lots - 3,000 sq. ft.
 Size of Proposed Trailer Pad - 10 x 15
 Proposed No. of Outhouses - 74 - Symbol
 Mens - 12
 Women's - 12
 Total Area of Petitioner's Property - 72.00 Acres ±
 * = Low Lighting Fixture



EVANS, HAGAN & HOLDEFER
 SURVEYORS AND CIVIL ENGINEERS
 4200 ELSDORF AVENUE / BALTIMORE, MD. 21214
 (301) 428-2144

L. R. Evans
 DATE: 2-10-69 SCALE: 1" = 50'

MICROFILMED

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the undersigned, legal owner(s) of the property 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 reclassified, 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 RECREATIONAL CAMPING SITE

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: W. Ralph Paddy
Address: Rollin P. Paddy, wife Legal Owner

Robert J. Romadka, Petitioner's Attorney
Address: 809 Eastern Boulevard
Baltimore, Maryland (21221)

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1969, 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, Md. on _____ day of _____, 1969, at 10:00 A.M.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Julius Matusz
TO Baltimore County Health Dept.
FROM John G. Rose

SUBJECT: Re: Petition of W. Ralph Paddy, 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 Paddy for Miami Beach recreational camp site.

Zoning Commissioner

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 28, 1969
FROM: George E. Gavett, 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. Ralph Paddy, et al., Petitioners.

15th District

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

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GEG:bms

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. Ralph Paddy and Rollin P. Paddy, Petitioners

Before
Zoning Commissioner
of
Baltimore County
No. 69-216-X

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, 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 Health set forth the requirements for approval of such use as follows:

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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 to the nearby residents.

The petitioners, and the residents did not have a complete meeting of the mind 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 health, 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, from and after the date of this Order, subject to compliance with the following restrictions:

1. 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.
3. The length of the season will begin in the month of May and end in the month of September in each and every year.
4. Each camp site will include a 20 gallon drum with cover.
5. All temporary tents, 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 Bureau of Public Services, Office of Planning and Zoning and the Division of Community Hygiene Bureau of Environmental Health.

John G. Rose
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE: 7/15/69
BY: John G. Rose

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose, Commissioner
TO: Office of Planning and Zoning Date: May 22, 1969

FROM: Julius A. Matusz
SUBJECT: Re: Petition of W. Ralph Paddy, for special exception
125' from S/W Side of Miami Beach Road

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 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 of 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 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."



Julius A. Matusz
Director
Division of Community Hygiene
Bureau of Environmental Health

JAN/7000

EVANS, MAGAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS
2906 ELKROG AVENUE / BALTIMORE, MD. 21214 (301) 426-2144
217 E. MAIN STREET / BALTIMORE, MD. 21202 (301) 444-1700
1210 WESTINGHOUSE STREET / BALTIMORE, MD. 21202 (301) 444-1700

February 18 1969.

Description of Portion of Miami Beach Club Property to be Resolved
Granting a Special Exception in an R-40 Zone for a Quasi Public Camp Site

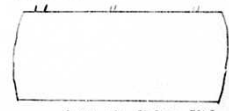
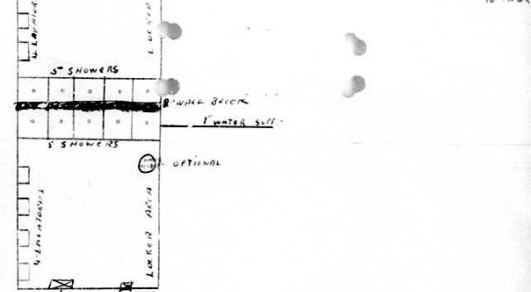
BEGINNING for the same at a point situate the 3 following courses and distances
From the corner formed by the intersection of the southwest side of Miami Beach Road with the northwest side of Bay Drive as shown on Addition to Plat No. 1 Part of Boulevards Quarters, vis: binding on the southwest side of Miami Beach 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 4 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 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 zoning purposes only and is not intended to be used for conveyance.



L. Allen Evans



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 10, 1969

Robert J. Bonadka, Esq.,
809 Eastern Blvd.,
Baltimore, Maryland 21221
Item 196

March 10, 1969

Highways: (Continued)

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 responsibility.

The Developer must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration 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-4-b.)

Sanitary Sewer:

Sanitary facilities must conform to all provisions of Section 36 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 ENGINEERING:

The subject petition is requesting a special exception for Quasi-Public Camp in an R-40 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.

BOARD OF EDUCATION:

Would have no significant effect on student population.

BUILDING ENGINEER'S OFFICE:

Must comply with all Baltimore County Building Code regulations.

PROPERTY: 196
1175 Chestnut Ave.
Towson, Maryland 21204Oliver L. Myers
Baltimore, Maryland 21201

SUBJECT:

RE: Type of Hearing: Special Exception

Location: NW Corner Miami Beach Rd. & Bay Drive

15th District

Petitioner: W. Ralph Paddy

Committee Meeting of Feb. 25, 1969

Item 196

Dear Sir:

The Zoning Advisory Committee has reviewed the plans

submitted with the above referenced petition and has made

an on site field inspection of the property. The

following comments are a result of this review and inspection.

The property is presently improved with a commercial

beach terrace at Miami Beach Club, which has extensive picnic

area, pavilions, bathhouse and parking area. The location

of the proposed camping site would be in a very dense portion

surrounding the subject site are improved with one to

one and a half story masonry and frame dwellings, 15 to

20 years of age, in excellent condition. Miami Beach Road

and Bay Drive at the present time are not improved as far

as curb and gutter are concerned.

BUREAU OF ENGINEERING:Highways:

The Developer must prepare a right-of-way 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, on site roadways, and all drainage ditches

shall conform to the requirements of the Department of Public

Works. (See Section 36-5, Baltimore County Code, 1959)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose
Attention: Mr. G. L. Rogers
Date: February 27, 1969

FROM: John Francis
Date: February 27, 1969

SUBJECT: 196 - W. Ralph Paddy

Must comply with all Baltimore County Building
Code regulations.

John Francis
Building Inspector

Robert J. Bonadka, Esq.,
809 Eastern Blvd.,
Baltimore, Maryland 21221
Item 196

March 10, 1969

FIRE DEPARTMENT:

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

HEALTH DEPARTMENT:

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 bathhouse located near the beach which could be used by the campers. Since we cannot provide adequate facilities for the proposed layout as shown on the zoning plan, the Department of Health will permit a maximum of 35 trailer spaces. Also, portable type privies will be permitted provided that the operation and cleaning is on a contractual basis. An adequate refuse disposal method must be maintained 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.

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
Enc.

JPg:6

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

March 3, 1969

TO: Mr. John G. Rose
Attn: Oliver L. Myers

FROM: C. Richard Moore

SUBJECT: Item 196 - ZAC - February 25, 1969
Property Owner: W. Ralph Paddy
NW 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-40 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.

C. Richard Moore
Engineer II

CRR:mr

BUREAU OF ENGINEERING

Zoning Plat - Comment

196. Property Owner: W. Ralph Paddy
Location: NW cor. Miami Beach Rd. & Bay Drive
District: 3rd
Present Zoning: R-40
Proposed Zoning: S.R. for Quasi-Public Camp
in R-40 zone
No. Acres: 9.23 ±

Highways:

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, on-site roadways, and all drainage ditches shall conform to the requirements of the Department of Public Works. (See Section 36-5, Baltimore County Code, 1959)

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 responsibility.

The Developer must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration 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-4-b.)

Sanitary Sewer:

Sanitary facilities must conform to all provisions of Section 36 of the Baltimore County Code, 1959, and to all Baltimore County and State Health Department requirements.

JMG:mr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers
Date: February 27, 1969

FROM: William M. Greenwalt

SUBJECT: Item 196 - Zoning Advisory Committee Meeting, February 25, 1969

Health Department Comments:

196. Property Owner: W. Ralph Paddy
Location: NW/Cor. Miami Beach Rd. & Bay Drive
District: 3rd
Present Zoning: R-40
Proposed Zoning: S.R. 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 beach facilities for the proposed layout as shown on the zoning plan, the Department of Health will permit a maximum of 35 trailer spaces. Also, portable type privies will be permitted provided that the operation and cleaning is on a contractual basis. An adequate refuse disposal method must be maintained 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.

William M. Greenwalt
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WML/ca

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

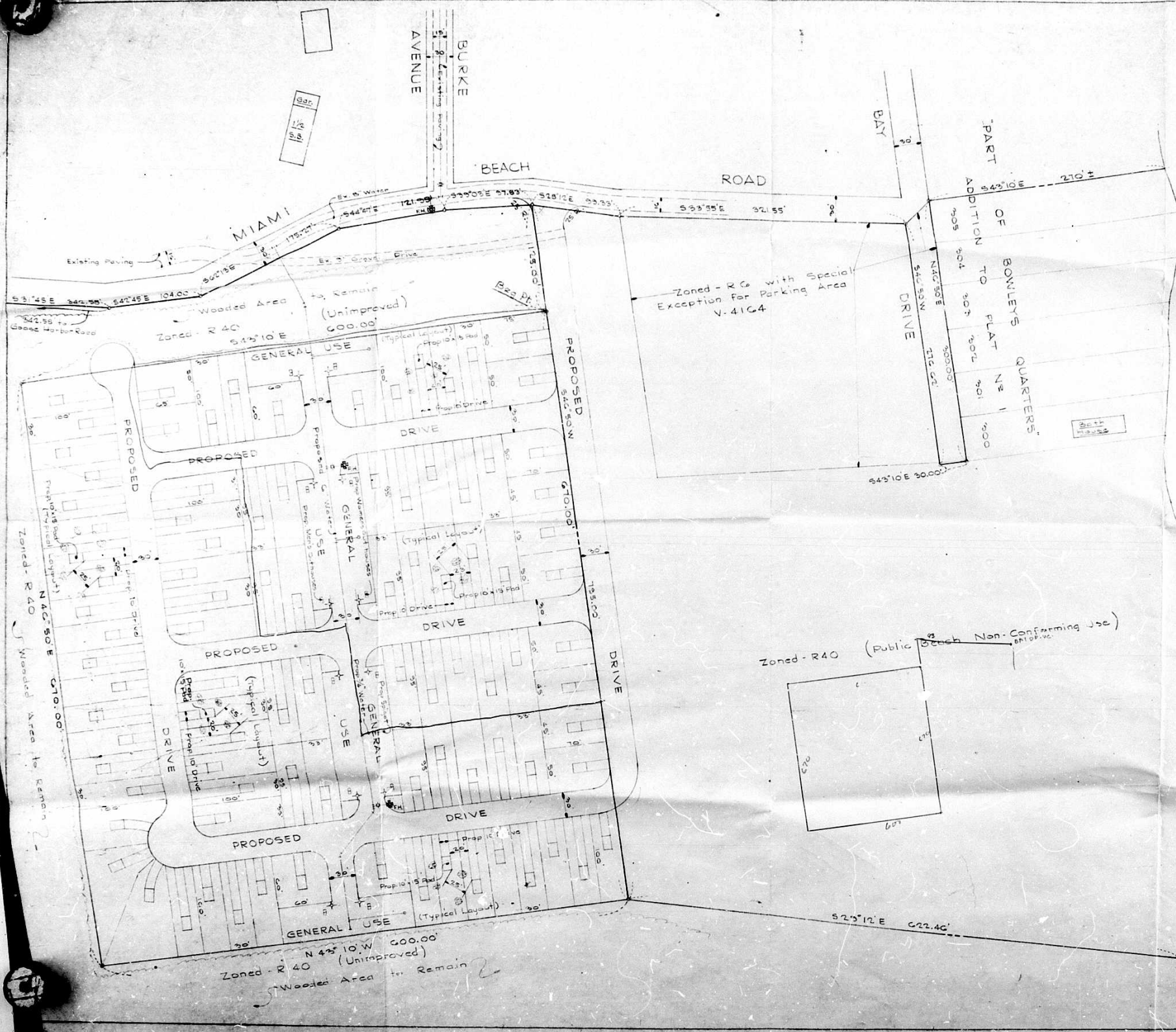
FROM: Inspector Thomas E. Kelly
Fire Department

SUBJECT: Property Owner: W. Ralph Paddy
Item 196, Agenda, Tuesday, February 25, 1969
Location: N.W. corner Miami Beach Road and Bay Drive
District: 15th

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

Thomas E. Kelly
Inspector

cc: Mr. Jay Hanna,
Fire Protection Engineer



Notes

Location - 15th Election Baltimore County, Md.
 Present Zoning - R-40
 Present Use - Public Beach (Non-Conforming)
 Area to be Retained - 3.125 Acres ±
 Proposed Zoning - Special Exception for
 Quasi Public Camp in R-40 Zone
 Proposed Use - Public Camping Sites
 Proposed No. of Camp Site Lots - 32
 Minimum Area of Proposed Camp Site Lots - 2,000 sq. ft.
 Size of Proposed Trailer Pads - 10 x 15
 Proposed No. of Outhouses - 24 - Symbol
 Men's - 12
 Women's - 12
 Total Area of Permitted Property - 72.00 Acres ±
 * Lower Lighting Fixture

Zoned - R40 (Public Beach Non-Conforming Use)

#69-216X
 MAP
 5-B
 EASTERN
 AREA
 NE-1-L
 "X"

EVANS, HAGAN & HOLDEER
 SURVEYORS AND CIVIL ENGINEERS
 4300 ELLSBOORE AVENUE, BALTIMORE, MD. 21214
 (301) 426-3144

F. J. Evans
 DATE 2-10-69 SCALE 1" = 50'