

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

August 16, 1993

(410) 887-3353

Norman W. Lauenstein, Esquire
Lauenstein & Lauenstein
First National Bank Building
809 Eastern Boulevard
Essex, MD 21221

RE: Baltimore Yacht Club
Clubhouse Addition Red-Line Site Plan
N/end Balto. Yacht Club Road, N Holly Neck Rd.
Zoning Case #70-59-X 70-59-X
District: 15C5

Dear Mr. Lauenstein:

Reference is made to your letter of July 30 on behalf of your client, Baltimore Yacht Club, to Arnold Jablon, Director of Zoning Administration and Development Management (ZADM), which has been referred to me for reply. You have requested that any misunderstanding between Baltimore Yacht Club and ZADM be cleared up or reviewed. By separate letter dated July 15, 1993, Steven K. Broyles of Broyles, Hayes and Associates, Inc. documented the changes to the club property since the original special exception was granted in 1969. The attached original special exception plan red-lined with the existing changes by Mr. Broyles has also been included.

As you are aware from our telephone conversation, this red-lined plan was previously required and previously reviewed and on-site inspected by this office, with the exception of the currently proposed clubhouse addition. The currently proposed clubhouse addition aside, previous reviews by the staff, the then zoning commissioner J. Robert Haines, and a joint on-site inspection by the Department of Environmental Protection and Resource Management (DEPRM) and zoning resulted in the following requirements, which were two-fold:

1. The red-lined plan must be corrected and completed including the bulkhead slips and additional parking area.
2. A zoning special hearing be petitioned for to correct and update the plan and order in zoning case #70-59-X. In addition to the original omissions, the petition would address the additions and changes, to this date, including:
 - (A) 50% reduction in the parking requirement provided that all activities in the clubhouse are marina only functions and not an outdoor recreation club (see Section 502.9, BCZR);
 - (B) elimination of outdoor recreation club as granted;
 - (C) an increase from 200 to 250 slips;
 - (D) approval of durable, dustless stone parking areas in lieu of paving;

MICROFILMED

Norman W. Lauenstein, Esquire
August 16, 1993
Page 2

- (E) parking and boat storage outside of the property boundary on the Broyles, Hayes and Associates plan dated April 5, 1993;
(F) any anticipated additions or development to eliminate the need for future zoning hearings.

The two plans submitted (the red-line plan by the Broyles, Hayes and Associates dated May 5, 1993 and the site plan dated April 5, 1993) both appear to be complete and correct as explained in Mr. Broyles' letter, including the recent clubhouse addition proposal. This office is unaware of any confusion concerning the property considering the previous extensive reviews by the staff, the zoning commissioner, and meetings with the owner, Mr. Broyles and Mr. Fraley in 1990. As explained in our telephone conversation, this office is unable to administratively update the zoning case and a special hearing before the zoning commissioner would still be required as in 1990.

I have reviewed the file, your letters and attachments, and discussed the proposed addition with the director, Arnold Jablon. Based on the prior use and in the absence of any complaints, this office will approve a conditional permit. A special hearing must be filed prior to permit approval and in addition to the terms of the provisional approval, construction must cease if there are any complaints received by this office prior to the zoning commissioner's decision.

In addition to the zoning requirements and in an effort to consolidate reviews, the clubhouse addition was reviewed by the Development Review Committee (DRC) today. Due to the fact that a zoning special hearing is required, the committee determined that the project was a limited exemption as a minor commercial structure under Section 26-171(a)(7) of the Baltimore County Development Regulations. Please forward a check for \$40.00 for the DRC review, along with a copy of this letter, to this office.

I have enclosed zoning special hearing petition forms and procedures and Catherine Milton or myself will be available in this office to assist you with the application and permit approvals. I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact Catherine Milton or myself at 887-3391.

Very truly yours,

u Carl Richards Jr

W. Carl Richards, Jr.
Zoning Coordinator

WCR:scj

Enclosures

cc: Steven K. Broyles
Stoney Fraley
Catherine A. Milton

MICROFILMED

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

February 7, 1990



Dennis F. Rasmussen
County Executive

Steve K. Broyles
Broyles, Hayes & Assoc.
1922 Middleborough Road
Baltimore, Maryland 21221

RE: Baltimore Yacht Club

Dear Mr. Broyles:

This letter is to confirm a phone conversation I had with you on February 5, 1990. During this phone conversation, I related to you that: 1) I had looked over the red lined hearing plan of the Baltimore Yacht Club with Mr. J. Robert Haines; 2) that Mr. Haines felt that a "Special Hearing to Amend" was in order; and 3) that more information was needed on the plan.

The additional information requested included, but was not limited to: 1) show existing and proposed improvement in much greater detail (finger piers, mooring piles, etc.); 2) show location of the area on a 100' scale map with Section 417 divisional lines; 3) address boat racks; and 4) show adjoining properties.

Enclosed, please find an updated hearing checklist.

If I may be of further assistance, please do not hesitate to call me at 887-3391.

Very truly yours,

Catherine A. Milton

Catherine A. Milton
Planner I

CAM:jat
cc: File

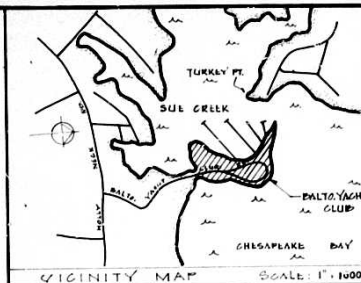
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LEGEND

TIDAL WETLAND
LIMIT EX. WOODS
NON-TIDAL WETLAND
EX. MOORING PILE
FENCE
RIP-RAP
FIELD LOCATED DIMENSION
PROPERTY LINE
WATER MAIN
MACADAM PAVING EDGE
GRAVEL EDGE
MEAN LOW WATER LINE
MEAN HIGH WATER LINE
TOPOGRAPHY CONTOUR

SUE

CREEK



BROYLES, HAYES AND ASSOCIATES, INC.
Engineers • Land Planners • Surveyors
4872 LICHSTER ROAD • ELLICOTT CITY, MD 21040-6838
PHONE (410) 747-5500 • FAX (410) 747-2562

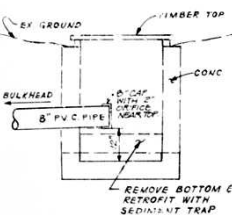
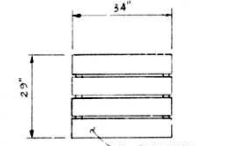
B-H

BALTO. YACHT CLUB
200 BALTIMORE YACHT CLUB ROAD, 3-45-10-1000 COUNTY, MARYLAND.

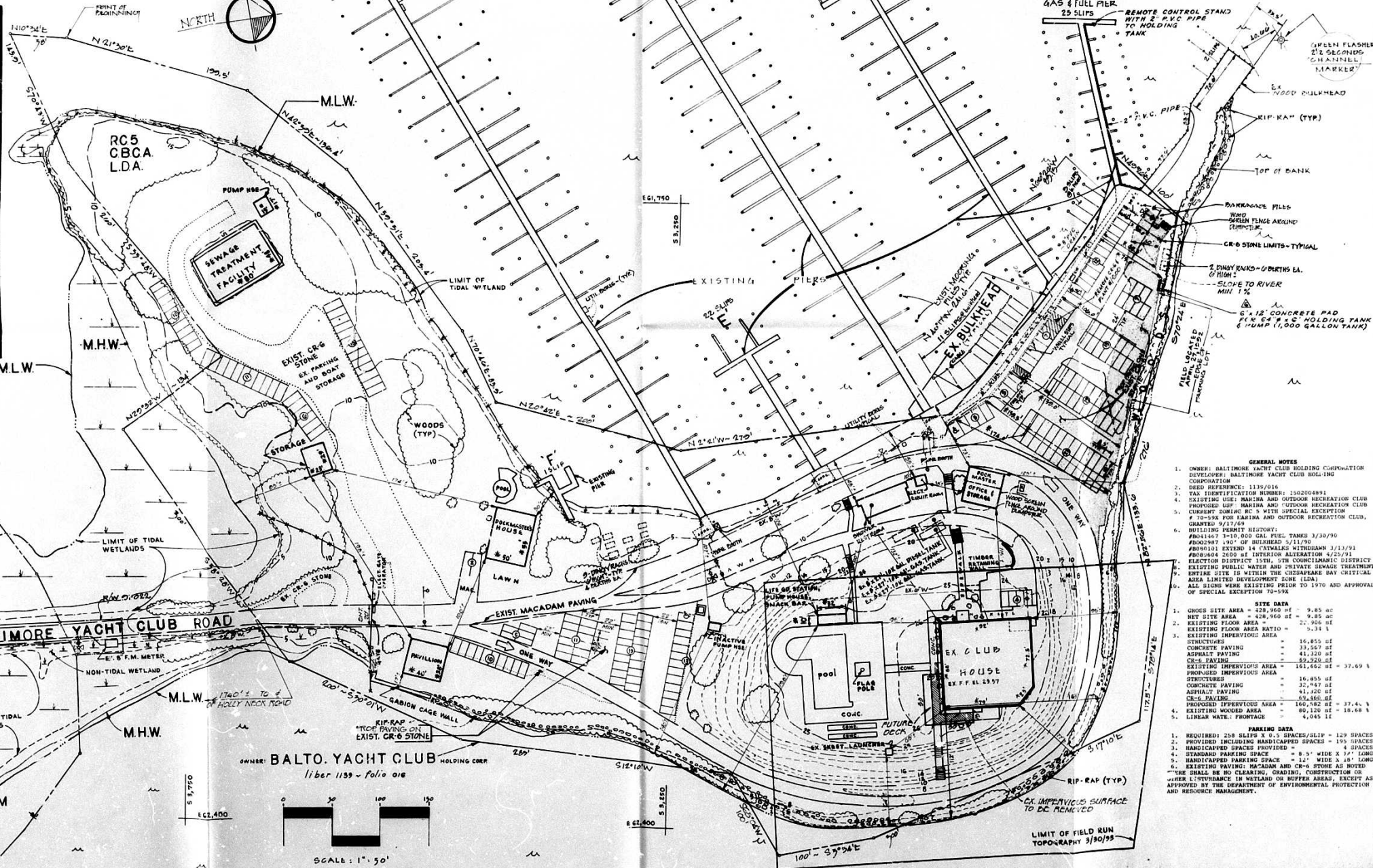
REVISIONS
1. 11/11/11
2. 11/11/11
3. 11/11/11
4. 11/11/11
5. 11/11/11

DRAWING
SHEET ONE OF TWO

1



1-2 RETROFIT DETAIL
SCALE: 1/2" = 1'-0"



- GENERAL NOTES**
- OWNER: BALTIMORE YACHT CLUB HOLDING CORPORATION
 - DEVELOPER: BALTIMORE YACHT CLUB HOLDING CORPORATION
 - TAX IDENTIFICATION NUMBER: 150204891
 - EXISTING USE: MARINA AND OUTDOOR RECREATION CLUB
 - PROPOSED USE: MARINA AND OUTDOOR RECREATION CLUB
 - CURRENT ZONING: RC-5 WITH SPECIAL EXCEPTION # 70-55X FOR MARINA AND OUTDOOR RECREATION CLUB, GRANTED 5/17/79
 - BUILDING PERMIT HISTORY: #B0002987 190' OF BULKHEAD 5/11/90 #B000101 EXTERIOR 14' CEMENTAL WITHWIND 3/13/91 #B000101 EXTERIOR 2000' OF INTERIOR ALTERATION 4/25/91 ELECTION DISTRICT 15TH, 5TH CONGRESSIONAL DISTRICT
 - ENTIRE SITE IS WITHIN THE CHESAPEAKE BAY CRITICAL AREA LIMITED DEVELOPMENT ZONE (CLDA)
 - ALL SIGNS WERE EXISTING PRIOR TO 1970 AND APPROVAL OF SPECIAL EXCEPTION 70-55X

- SITE DATA**
- GROSS SITE AREA = 428,960 SF = 9.85 AC
 - NET SITE AREA = 428,960 SF = 9.85 AC
 - EXISTING FLOOR AREA = 25,906 SF = 0.59 AC
 - EXISTING FLOOR AREA RATIO = 0.34 %
 - EXISTING IMPERVIOUS AREA = 16,855 SF
 - CONCRETE PAVING = 33,567 SF
 - ASPHALT PAVING = 41,320 SF
 - CR-5 PAVING = 69,220 SF
 - EXISTING IMPERVIOUS AREA = 161,642 SF = 37.69 %
 - PROPOSED IMPERVIOUS AREA = 16,855 SF
 - CONCRETE PAVING = 33,567 SF
 - ASPHALT PAVING = 41,320 SF
 - CR-5 PAVING = 69,220 SF
 - PROPOSED IMPERVIOUS AREA = 160,982 SF = 37.4 %
 - EXISTING WOODS = 69,110 SF = 15.66 %
 - LINEAR WATER: FRONTAGE = 4,045 LF

- PARKING DATA**
- REQUIRED: 258 SLIPS X 0.5 SPACES/SLIP = 129 SPACES
 - PROVIDED INCLUDING HANDICAPPED SPACES = 193 SPACES
 - HANDICAPPED SPACES PROVIDED = 4 SPACES
 - STANDARD PARKING SPACES PROVIDED = 8' 6" WIDE X 14' LONG
 - HANDICAPPED PARKING SPACE = 12' WIDE X 16' LONG
 - EXISTING PAVING: MACADAM AND CR-5 STONE AS NOTED
 - THE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR OTHER L'Y STURANCE IN WETLAND OR BUFFER AREAS, EXCEPT AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY

11/10/94 5846-94
To: CHM
17/5/94 uoc
at cashier
Rec. G. Lee
B200179
215-221-200
219-076
November 14, 1994

Arnold Jablon, Director of Zoning,
Administration and Development Management
111 W. Chesapeake Ave.
Towson, Md. 21204

Dear Mr. Jablon,

I am writing to you as President of the Baltimore Yacht Club Holding Corporation. We are currently undertaking a project to place us in compliance with Senate Bill 325 which requires Baltimore Yacht Club to have a pumpout and waste reception facility on-site by July 1, 1995. Since the yacht club does not have county sewage and the chemicals from the holding tanks used on boats are incompatible with our sewage treatment plant, we are left with the final option of a holding tank on shore.

Therefore we applied for a tank permit on November 10, 1994 and was directed by your office to forward our request to you along with a site plan and a check for \$40.00. Also enclosed is a copy of Senate Bill 325. *See notational permit in comp*

Please review this information and advise us at your earliest convenience of the next step in the process.

Sincerely,

Stoney Fraley

Stoney Fraley
President, Baltimore Yacht Club Holding Corporation
P.O. Box 7728
Baltimore, MD. 21221

RECEIVED
DEC 2 1994

ZADM

Project Agent
Geny Hannel
BECKER #237-9426 *convert (K)*
Home (Return) 391-5532 *70-54-X*

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 154209

DATE 12/5/94 ACCOUNT 001-6150

AMOUNT \$ 40.00 (CASH)

RECEIVED FROM Baltimore Yacht Club Holding Corp

#710 - VERIFICATION

FOR Baltimore Yacht Club

0140180048MCHRC \$40.00

014-0002-64817-04-94

VALIDATION OR SIGNATURE OF CASHIER

215-221-200

SENATE BILL 325

H1

4/16/93

By: Senators Winegrad and Fowler (Chesapeake Bay Commission)
Introduced and read first time: January 26, 1994
Assigned to: Economic and Environmental Affairs
Committee Report: Favorable with amendments
Senate action: Adopted
Read second time: February 22, 1994

CHAPTER 0473 NR26 94

AN ACT concerning

Environment - Marinas - Pump-Out and Waste Reception Facilities

FOR the purpose of altering the prohibition on the construction of certain new marinas or additional slips at existing marinas unless there are certain wastewater collection and treatment systems and pump-out stations by eliminating a certain exemption and limiting the prohibition to marinas capable of berthing vessels of a certain size; requiring all marinas that berth any vessel that is over a certain size to have certain pump-out and waste reception facilities by certain dates, depending on the size of the marina; authorizing certain exemptions under certain circumstances; setting certain terms; and generally relating to requiring pump-out and waste reception facilities at marinas in the State.

BY repealing and reenacting, with amendments,

Article - Environment

Section 9-333

Annotated Code of Maryland

(1993 Replacement Volume)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF

MARYLAND, That the Laws of Maryland read as follows:

Article - Environment

9-333.

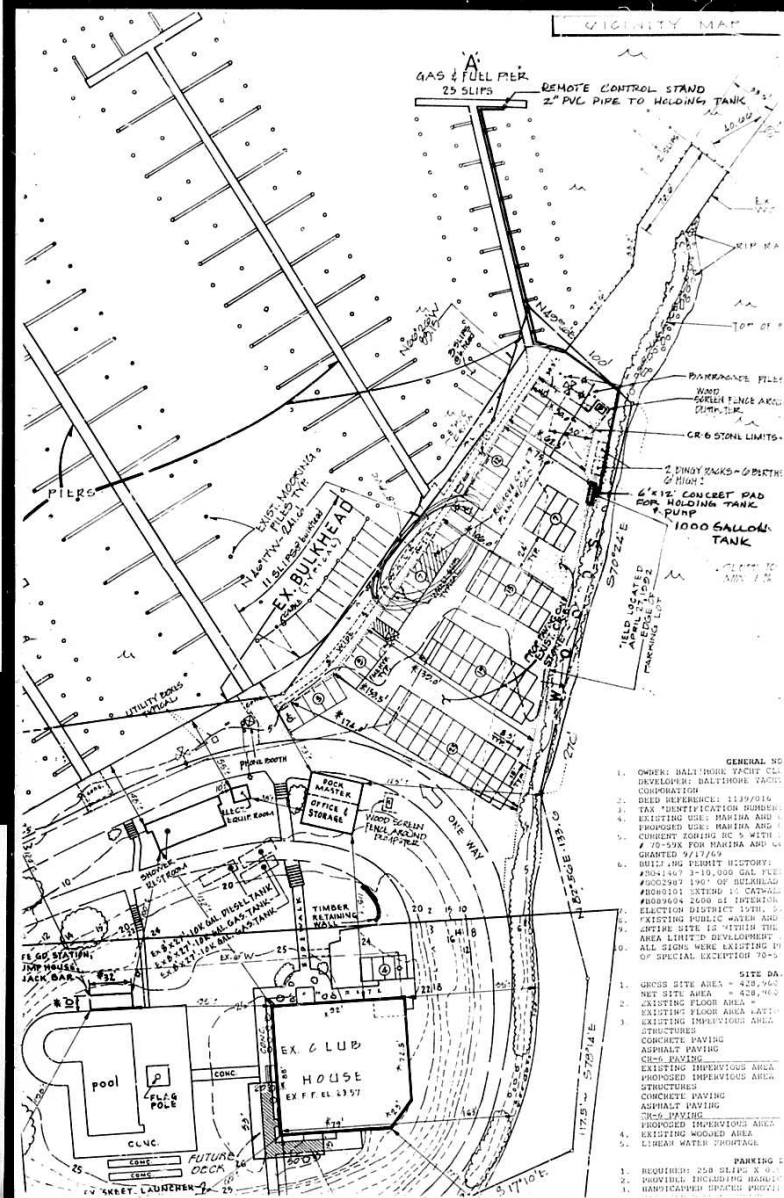
(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter added from existing law.

Underlining indicates amendments to bill.

For better indication matter struck from the bill by amendment or deletion from the law in amendment.



SENATE BILL 325

(2) "PUMP-OUT FACILITY" MEANS A FACILITY THAT PUMPS OR RECEIVES HUMAN BODY WASTES OUT OF TYPE II MARINE SANITATION DEVICES (HOLDING TANKS) ON VESSELS.

(3) (i) "WASTE RECEPTION FACILITY" MEANS A FACILITY SPECIFICALLY DESIGNED TO RECEIVE WASTES FROM PORTABLE TOILETS CARRIED ON VESSELS.

(ii) "WASTE RECEPTION FACILITY" DOES NOT INCLUDE A REST ROOM FACILITY.

(a) (i) This section applies to any public or private marina that is located on the navigable waters of the State.

(ii) (b) (c) [On or after July 1, 1994, a] A person may not construct any additional slips at an existing marina THAT IS CAPABLE OF BERTHING VESSELS 22 FEET OR LONGER that would result in a total slip capacity of more than 10 slips at or construct a new marina THAT IS CAPABLE OF BERTHING VESSELS 22 FEET OR LONGER with more than 10 slips on the navigable waters of the State unless:

(1) (i) [The] The wastewater collection and treatment system at the marina is adequate to handle any existing and increased flow; and

(ii) (a) (i) There is a pump-out station [on site] ON-SITE at the marina that is adequate to handle the increased sewage capacity from vessels that use the marina and that is operable and accessible at reasonable times; or

(2) The marina has a contract with a pump-out facility that:

(i) is located not more than 2 miles from the marina; and

(ii) is adequate to handle the increased sewage capacity from vessel that use the marina and that is operable and accessible at reasonable times.

(d) UNLESS A POSTPONEMENT IS GRANTED UNDER SUBSECTION (b) OF THIS SECTION.

(1) BY JULY 1, 1994, A MARINA THAT BERTHS ANY VESSEL THAT IS OVER 22 FEET IN LENGTH AND HAS 20 OR MORE SLIPS SHALL HAVE A PUMP-OUT FACILITY AND A WASTE RECEPTION FACILITY ON-SITE THAT IS OPERABLE, ADEQUATE TO HANDLE ANY EXISTING AND INCREASED FLOWS, AND ACCESSIBLE AT REASONABLE TIMES.

(2) BY JULY 1, 1994, A MARINA THAT BERTHS ANY VESSEL THAT IS OVER 22 FEET IN LENGTH AND HAS 10 OR MORE SLIPS SHALL HAVE A PUMP-OUT FACILITY AND A WASTE RECEPTION FACILITY ON-SITE THAT IS OPERABLE, ADEQUATE TO HANDLE ANY EXISTING AND INCREASED FLOWS, AND ACCESSIBLE AT REASONABLE TIMES.

(3) BY JULY 1, 1997, A MARINA THAT BERTHS ANY VESSEL THAT IS OVER 22 FEET IN LENGTH AND HAS 50 OR MORE SLIPS SHALL HAVE A PUMP-OUT FACILITY AND A WASTE RECEPTION FACILITY ON-SITE THAT IS OPERABLE, ADEQUATE TO

SENATE BILL 325

HANDLE ANY EXISTING AND INCREASED FLOWS, AND ACCESSIBLE AT REASONABLE TIMES.

(b) (i) (1) UPON APPLICATION BY A MARINA OWNER OR OPERATOR, THE SECRETARY MAY GRANT A POSTPONEMENT OF A REQUIREMENT OF SUBSECTION (b) OF THIS SECTION.

(ii) A POSTPONEMENT UNDER THIS SUBSECTION:

1. MAY NOT BE FOR MORE THAN 1 YEAR; AND

2. MAY NOT BE RENEWED MORE THAN ONCE AND MAY NOT BE RENEWED FOR MORE THAN 3 YEARS.

(c) AN APPLICATION FOR A POSTPONEMENT OR A RENEWED POSTPONEMENT UNDER THIS SUBSECTION MUST BE FILED WITH THE SECRETARY NOT LESS THAN 60 DAYS FOLLOWING RECEIPT OF AN APPLICATION FOR A POSTPONEMENT UNDER THIS SUBSECTION. THE SECRETARY SHALL FORWARD A COPY OF THE APPLICATION TO THE DEPARTMENT OF NATURAL RESOURCES.

(d) THE DEPARTMENT OF NATURAL RESOURCES SHALL PROVIDE ITS WRITTEN COMMENTS, IF ANY, WITHIN 60 DAYS FOLLOWING RECEIPT OF THE ORIGINAL APPLICATION UNDER THIS SUBSECTION.

(iii) IF NO COMMENTS HAVE BEEN RECEIVED FROM THE DEPARTMENT OF NATURAL RESOURCES WITHIN 60 DAYS FOLLOWING RECEIPT OF THE ORIGINAL APPLICATION, THE APPLICATION SHALL BE PROCESSED WITH THE ASSUMPTION THAT THERE ARE NO OBJECTIONS BY THE DEPARTMENT OF NATURAL RESOURCES.

(4) IN DECIDING WHETHER TO GRANT A POSTPONEMENT OR A RENEWED POSTPONEMENT UNDER THIS SUBSECTION, THE SECRETARY SHALL CONSIDER:

(i) WHETHER SUFFICIENT PUBLIC FUNDS ARE AVAILABLE TO ASSIST THE MARINA OWNER OR OPERATOR IN MEETING THE REQUIREMENTS OF SUBSECTION (b) OF THIS SECTION; AND

(ii) IF SUFFICIENT PUBLIC FUNDS ARE NOT AVAILABLE, WHETHER COMPLIANCE WITH THE REQUIREMENTS OF SUBSECTION (b) OF THIS SECTION WOULD REPRESENT AN ECONOMIC BURDEN TO THE MARINA OWNER OR OPERATOR.

(2) (i) THE SECRETARY SHALL ISSUE A DECISION ON AN APPLICATION FOR POSTPONEMENT OR RENEWED POSTPONEMENT UNDER THIS SUBSECTION WITHIN 90 DAYS FOLLOWING THE ORIGINAL RECEIPT OF THE APPLICATION.

(ii) IF NO ACTION HAS BEEN TAKEN BY THE SECRETARY WITHIN 90 DAYS FOLLOWING THE ORIGINAL RECEIPT OF THE APPLICATION, THE

SENATE BILL 325

POSTPONEMENT OR RENEWED POSTPONEMENT SHALL BE CONSIDERED GRANTED FOR A PERIOD OF 1 YEAR.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 1994.

Approved: _____
Governor.

President of the Senate.

Speaker of the House of Delegates.

70-59-X PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, BALTIMORE YACHT CLUB, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an... zone to an... zone for the following reasons:

1. The property has been designed and used as a Boat Club since 1940 and is presently being used as such.
 2. The contour and shape of the property does not lend itself to residential use and all improvements are in the nature of a Boat Club.
 3. That the general neighborhood contains boat yards and marinas and other commercial properties, and the subject property is therefore not suitable for residential use.
- 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... Marina and outdoor recreation club.

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 end are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

BALTIMORE YACHT CLUB HOLDING CORP.

President Robert C. Cochran

Legal Owner

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BALTIMORE YACHT CLUB

DESCRIPTION FOR ZONING FOR BOAT CLUB

Beginning for the same at a point on the western edge of Sue's Creek at the distance of North 69° East 633.7 feet from a stone marked No. 1 heretofore planted at the beginning of the land which by Deed dated July 11, 1893 and recorded among the Land Records of Baltimore County in Liber L.N.J. 129, folio 189 was conveyed by A. John Matting et al to John Mahatsky, said place of beginning being also at the distance of 646 feet North 51° 46' West from the beginning of the last line of the land which by Deed dated June 1, 1910 and recorded among the Land Records aforesaid in Liber W.P.C. 360, folio 513 was conveyed by Daniel Homborg to Gottlieb Koenig and running thence binding on the waters of Sue's Creek, Middle River and Cedar Creek the twenty-two following courses and distances, viz: North 21° 30' East 199.5 feet, North 42° 39' East 136.4 feet, North 59° 51' East 205.4 feet, North 70° 46' East 83.5 feet, North 20° 42' East 200 feet, North 02° 21' West 279 feet, North 48° 11' West 241.6 feet, North 66° 26' West 83.15 feet, North 4° 26' East 100 feet, South 70° 24' East 276 feet, North 82° 56' East 131.6 feet, South 78° 11' East 117.5 feet, South 17° 10' East 300 feet, South 05° 31' East 100 feet, South 65° 04' West 100 feet, South 12° 10' West 253 feet, South 30° 01' West 200 feet, South 58° 28' West 300 feet, North 29° 32' West 134 feet, South 55° 48' West 260 feet, South 70° 43' West 115.9 feet and North 10° 31' East 58 feet to the place of beginning.

Containing 10.9 acres of land more or less.

BALTIMORE YACHT CLUB - Description - Page - 2 -

Being the same lot of ground as that described in a Deed dated May 7, 1918 and recorded among the Land Records of Baltimore County in Liber W.C. 495 folio 419 was granted and conveyed by Amelia Klerion, widow wife William F. Mattes, since deceased and being also the same property which by the Last Will and Testament of the said William F. Mattes deceased and recorded in the office of the Register of Wills for Baltimore County in Wills Liber JPC 32, folio 317 was devised to his wife, Ruth Mattes, the latter having since intermarried with the said Philip Beck including also with an appurtenant to the above described property the right of way and the use of a twenty foot (20) wide road as reserved in a certain Deed from Daniel Homborg and wife to Gottlieb Koenig dated June 1, 1910 and recorded among the Land Records of Baltimore County in Liber W.C. 360 folio 512 for the purpose of crossing over the said Koenig's land to the property heretofore described as reference to said deed will more fully appear and in the same manner as if said provisions as to said right of way were fully and at length set out herein.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 5, 1969

FROM: Mr. George E. Gavelly, Director of Planning

SUBJECT: Petition #70-59-X. Special Exception for a Marina and Outdoor Recreation Club. East side of the western edge of Sue Creek 1200 feet north of Holly Neck Road. Baltimore Yacht Club Holding Corp., Petitioners

15th District

HEARING: Wednesday, September 17, 1969 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for marina and outdoor recreation club.

We note that the marina and club activities have occurred on this tract for many years. We voice no objection to its securing zoning status for the area shown on the applicant's site plan. Granting of this petition should be conditioned upon compliance with plans and requirements of the appropriate State and County agencies.

GEG:smc



ORDER RECEIVED FOR FILING

DATE 9/18/69

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BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 1, 1969

County Office Building

111 W. Chesapeake Avenue

Towson, Maryland 21204

Oliver L. Myers

ARREARMENTS

MEMBERS

BOARD OF ENGINEERING

BOARD OF TRAFFIC ENGINEERING

STATE BOARD OF CONSTRUCTION

BUREAU OF FIRE PROTECTION

HEALTH DEPARTMENT

PROJECT PLANNING

SCHOOL DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

RECORDS

DEVELOPMENT

John J. Brennan, Esq.,
Loyola Federal Building
Towson, Maryland 21204

RE: Type of Hearing: Special Exception for Marina and outdoor recreation club
Location: 1200' No. of Holly Neck Rd. (Sue Island)
15th District
Petitioner: Baltimore Yacht Club Holding Corp.
Committee Meeting of July 22, 1969
Item 13

Dear Sirs:

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 as it currently exists is improved with a yacht club and yacht basin. It is located on a small peninsula connected with an improved road to Holly Neck Road. To the north is Middle River to the east and west is residential shore properties, and to the south is the Paramount Boat Sales.

Highways:

Access to this property is via Baltimore Yacht Club Road, an existing road maintained by Baltimore County to a point 6.99 miles from Holly Neck Road, at which point Baltimore Yacht Club Road becomes a private road. No further highway improvements are proposed for that portion of Baltimore Yacht Club Road maintained by Baltimore County at this time.

Storm Drains:

The applicant 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 Applicant.

The property to be developed is located adjacent to the water front. The Applicant is advised that the proper sections

John J. Brennan, Esq.,
Loyola Federal Building
Towson, Maryland 21204
Item 13 Page 2

August 1, 1969

Storm Drains: (Continued)

of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of commercial development and other special construction features are required.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property; therefore, a private sewage disposal system must be provided in accordance with Department of Health regulations and requirements.

Water:

This property is presently served with public water supply by a private submarine water line which is connected to the public water supply system located in Rockaway Beach Road. A more adequate source of water supply could be provided by extending the existing 8-inch water main in Baltimore Yacht Club Road, approximately 900 feet to the beginning of the private road serving the subject property. The existing 8-inch water main in Baltimore Yacht Club Road is shown on Baltimore County Bureau of Engineering drawing #68-148, A-A-C.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring comment.

BUREAU OF TRAFFIC ENGINEERING:

Review of the subject petition indicates the operation is presently in use as a marina and does not appear that there is to be expanded; therefore, no trip density increase is expected.

BOARD OF EDUCATION:

The Special Exception would not affect the student population.

FIRE DEPARTMENT:

This office has no comment.

BUILDING ENGINEER'S OFFICE:

This office has no comment.

John J. Brennan, Esq.,
Loyola Federal Building
Towson, Maryland 21204
Item 13 Page 3

August 1, 1969

HEALTH DEPARTMENT:

The club is connected to public water. However, since public sewer is not available a private disposal system is in use which is not adequate. Consideration should be given to the installation of a small package plant which would improve the quality of sewage effluent being discharged to Middle River. No further expansion will be permitted until such time that adequate facilities are provided.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

TELEPHONE 822-3000 EXT. 337		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		No. 64710 DATE: Sept. 17, 1969	
To: Robert Cochran 27 Chesapeake Road Baltimore, Md. 21204		BILLED Being Rep. of Baltimore County		TOTAL AMOUNT \$2.00	
REPORT TO ACCOUNT NO. 69-422		DETAILS ALONG PERFORMANCES AND KEEP THIS PORTION FOR YOUR RECORDS		CITY	
Advertising and posting of property for Baltimore Yacht Club Holding Corp. \$2.00					
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO: DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204					

John A. Gavelly, Esq., BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
111 W. Chesapeake Avenue
Towson, Md. 21204

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accounted for filing this

day of July, 1969

John G. Rose
JOHN G. ROSE,
Zoning Commissioner

Petitioner: *Baltimore Yacht Club*

Petitioner's Attorney: *John J. Brennan*

Reviewed by *Oliver L. Myers*
Chairman of Advisory Committee

7-21-70

ORDER RECEIVED FOR FILING

DATE 9/7/69 JCH

BY

Zoning Commissioner of Baltimore County

 $\#70.5\text{R} \times$

TELEPHONE 823-9000 EXT. 387	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 64676 DATE Aug. 25, 1969
To Baltimore Waste Disposal Corp. San Landfills Division, Inc.	Billed By	Issued By. of Baltimore County
PAY BY TO ACCOUNT NO. 65-002 CREDIT, Y		TOTAL AMOUNT \$25.00 CASH
Full and final receipt for \$25.00		

50000

100 p. 113 for the purpose of crowding over the said Kennon's lot to the property hereabove described as reference to said deed to meers fully appear, and in the same manner as if said provisions in said right of way were fully set out and set forth herein.

Being the property of Baltimore Yacht Club Mooring Corporation, shown on plat plan filed with the zoning Department.

Hearing Date: Wednesday, September 17, 1953 at 10:00 A.M.

Public Hearing: Room 102, Council Office Building, 111 W. Chesapeake Avenue, Md.

By Order of
JOHN G. ROSE
Zoning Commissioner of
Baltimore County.

AGE 27.

Cost of Advertisment \$

Carter Kennedy died June 1, 1916
 and bequeathed among the Lake
 View property 360 acres of land to
 the Lake View WPC 360 acres 512-76
 for the purpose of creating over the said
 Kennedy's land in the property
 boundaries described as follows:
 in said land were fully paid
 and in the same manner as if
 the property in said land of
 were fully paid and at large on the
 basis.

Selling the property of Sullivan's
 Youth Club Holding Corporation, a
 shown on plat plan filed with the
 Clerk of the County of Cook, Illinois.

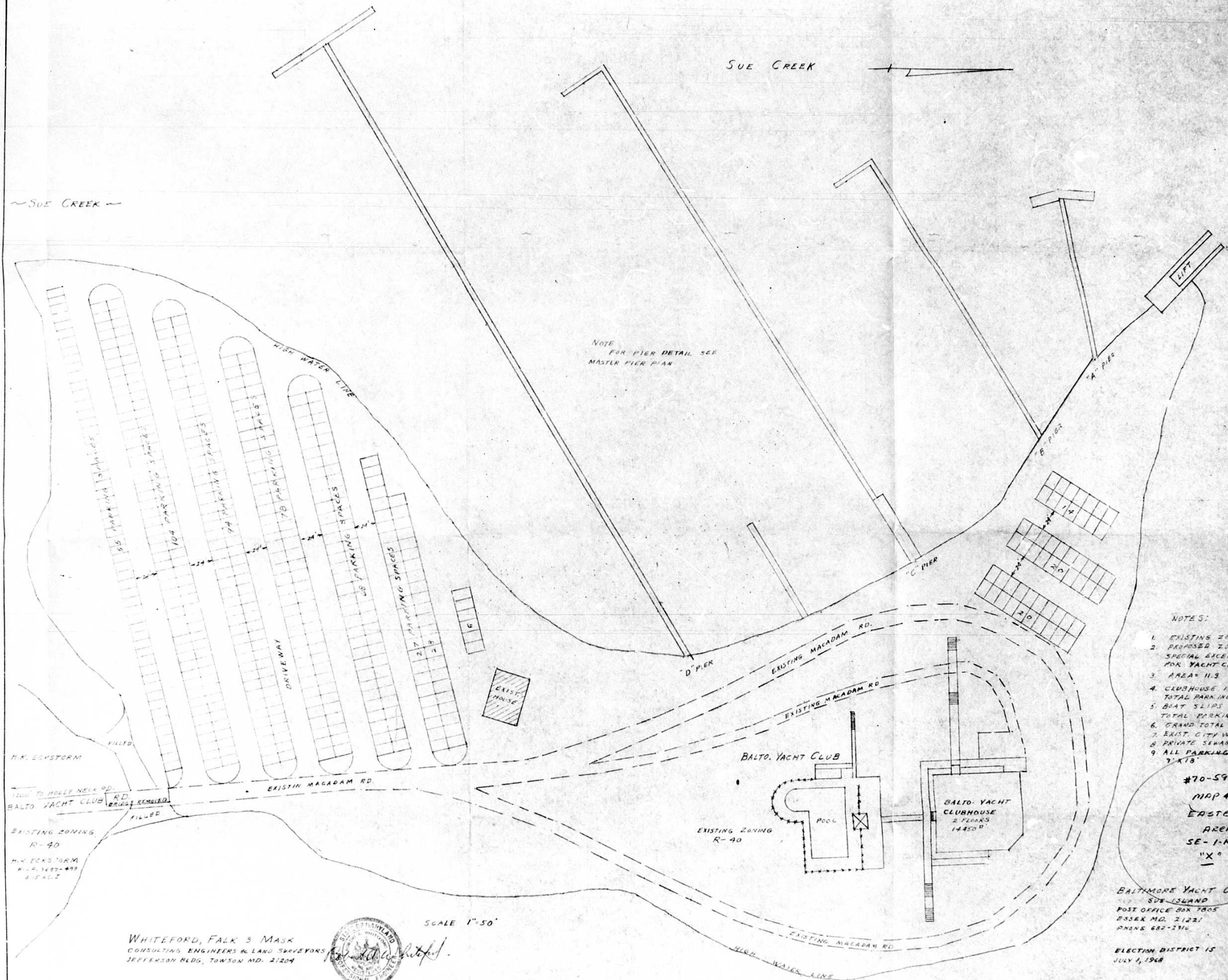
H. M. D. Co. Waukegan
 September 17, 1909 at 10:00 A.M.
 Public Hearing Room 302
 County Office Building, 111 W. Madison
 Chicago, Illinois, W. Va. Md.
 BY ORDER OF

By Ruth Morgan

~SUE CREEK~

SUE CREEK

NOTE
FOR PIER DETAIL SEE
MASTER PIER PLAN



NOTES:

1. EXISTING ZONING R-40
2. PROPOSED ZONING SPECIAL EXCEPTION FOR YACHT CLUB
3. AREA 11.3 ACRES
4. CLUBHOUSE 14450 SQ. FT. TOTAL PARKING SPACES 289
5. BOAT SLIPS 200 TOTAL PARKING 489
6. GRAND TOTAL PARKING 509
7. EXIST. CITY WATER SUPPLY
8. PRIVATE SEWAGE SYSTEM
9. ALL PARKING SPACES 1" X 18"

#70-59X

MAP 4-B

EASTERN

AREA

SE-1-K

1" X 18"

BALTIMORE YACHT CLUB
SUE ISLAND
POST OFFICE BOX 7005
ESSEX MD. 21221
PHONE 682-2710

ELECTION DISTRICT 15
JULY 1, 1968

SCALE 1"=50'

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

