

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Middle View Beach Club, Inc., 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an NE-1-1 zone; for the following reasons:

This property has been used as a boat yard for many years and is operating as such by virtue of a non-conforming use status. The purpose of this application for Special Exception is to have the zoning status of this property conformed with the actual use of the property.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Boat Yard

Property is to be posted and advertised as prescribed by Zoning Regulations. For 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.

By John J. Brennan, Esq., Attorney
Address: Loyola Federal Building
Townson, Maryland 21204
Contract purchaser: Middle View Beach Club, Inc.
Legal Owner: Robert D. Swenson
Address: 2120 Corbin Road
Baltimore, Maryland 21214

Address: Loyola Federal Building
Townson, Maryland 21204
ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of January, 1971, 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 the petition be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Townson, Baltimore County, on the 24th day of February, 1971, at 1:00 o'clock.

(over)

E. F. RAPHEL & ASSOCIATES
Regional Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE 975-3908

RESIDENCE 771-4582
November 9, 1970

DESCRIPTION TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION FOR BOAT YARD
PROPERTY OF MIDDLEVIEW BEACH CLUB,
INCORPORATED

BEGINNING for the same at a point on the north side of Brown Road at a distance of 1500' easterly from the intersection of Brown Road and Back River Neck Road, said point being also at the end of the 13th line of the land which by deed dated May 28, 1969 and recorded among the Land Records of Baltimore County in Liber OTG 4881, folio 207 was conveyed by James Bakas to the Middleview Beach Club, Inc., thence leaving the north side of Brown Road and ending on the 14th and 15th or last line in aforesaid deed, the two following courses and distances:
1) S2°00'00"W 231.0' and 2) S2°00'00"W 213.4', running thence and binding on the 1st by the 3rd lines in aforesaid deed
1) S88°43'E 696.85' and 2) S42°44'E 79.35' 3) S5°00'E 132.0' to the waters of Norman Creek running thence and binding on the waters of Norman Creek in a northeasterly and northerly direction 65' thence leaving the waters of Norman Creek and running on the 10th to the 13th line inclusive in aforesaid deed 1) N85°23'W 205.83' 2) N43°55'30"E 30.82' 3) N25°04'30"W 289.83' 4) N39°08'W 833.21' to the place of beginning.

CONTAINING 11.06 acres of land more or less.

SAVING and excepting 2.06 acres of land more or less which by deed dated November 5, 1965 and recorded among the Land Records of Baltimore County in Liber OTG 4543, folio 91 was conveyed by James Bakas to The American Telephone and Telegraph Company.



E. F. RAPHEL
Eugene F. Raphael #2246
Reg. Professional
Land Surveyor

John J. Brennan, Esq.,
Loyola Federal Building
Townson, Maryland 21204
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing this

18th day of January, 1971

Edward D. Hardesty
Edward D. Hardesty
Zoning Commissioner

Petitioner Middle View Beach Club, Inc.

Petitioner's Attorney John J. Brennan

Reviewed by Oliver L. Myers
Chairman of the
Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map			4/24/71	APK	4/24/71	APK	4/24/71	APK	4/24/71	APK
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>JFB</u>	Revised Plan: Change in outline or description Yes No									
Previous case:	Map # <u>4-B EASTERN AREA</u> <u>NE-1-1</u>									

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

INVOICE
N° 78397
DATE Feb. 1, 1971

TO: Messrs. Brennan and Brennan
Loyola Federal Building
Townson, Md. 21204

FROM: Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. 01-622
QUANTITY
RETURN THIS PORTION WITH YOUR REMITTANCE
TOTAL AMOUNT \$50.00
COST

Petition for Special Exception for Middle View Beach Club, Inc.
#71-218-X
215-X

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townson, Maryland

District: 15th Date of Posting: 2-3-71
Posted for: Hearing, Feb. 24, 1971, 1:00 P.M.
Petitioner: Middle View Beach Club, Inc.
Location of property: Middle View Beach Club, 1500' E. of Back River Neck Road
Location of Sign: On Road, between Back River Neck Road and Brown Road
Remarks: None
Posted by: David H. Myers Signature Date of return: 2-11-71

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 5, 1971

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

RE: Type of Hearing: Special Exception
for Boat Yard
Locations: 1500' E. of
Back River Neck Rd.
Petitioner: Middle View Beach Club, Inc.
Committee Meeting of December 8, 1970
15th District
Item 80

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 subject property is presently improved with an existing boat yard which appears to be a non-conforming use. The properties to the north, east and south are improved with dwellings. A portion of the property to the west is improved with an AT&T Company, relay antenna. Brown Road is not improved insofar as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways

Brown Road, an existing road, is proposed to be improved in the future as a 30-foot closed section on a 50-foot right-of-way.

West Road, an existing road, is proposed to be improved in the future as a 30-foot closed section on a 40-foot right-of-way.

John J. Brennan, Esq.,
Loyola Federal Building
Townson, Maryland 21204
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January 5, 1971

Although highway improvements are not required for these roads at this time, highway right-of-way and widening together with any necessary reversible slope easements will be required in connection with any subsequent building or grading permit application.

The status of the westernmost 16.5 feet of this property is unknown; it appears to be a private road or right-of-way, known as Stanbury Lane.

The petitioner, or his engineer, is advised to consult the Street, Road and Bridge Design Group of the Baltimore County Bureau of Engineering in regard to future highway and right-of-way requirements.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Sediment Control

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Storm Drains

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The property to be developed is located adjacent to the water front. The petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels and other special construction features are required.

The petitioner must provide necessary drainage facilities (temporary or permanent) 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 improper installation of drainage facilities, would be the full responsibility of the petitioner.

Water

Public water supply is available to serve this property.

John J. Brennan, Esq.,
Loyola Federal Building
Townson, Maryland 21204
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January 5, 1971

Sanitary Sewer

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

DEPT. OF TRAFFIC ENGINEERING

The subject petition is requesting a special exception for a boat yard for an existing boat yard. Although the property is now in use, there is some difficulty encountered when vehicles with or without boats, pass in opposite directions on Brown Road.

HEALTH DEPARTMENT

Revised plans must be submitted showing the location of all existing sewage disposal systems prior to a hearing date being assigned.

BOARD OF EDUCATION

Much less: not increase student population.

FIRE DEPARTMENT

This office has no comment on the proposed site.

BUILDING'S ENGINEER'S OFFICE

Petitioner to meet requirements of Baltimore County Building Code. Also, see Section 409.100.

ZONING ADMINISTRATION DIVISION

Due to the comment by the Health Department regarding the existing septic system, this office is withholding a hearing date until such time as the comments are complied with.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JD
Enc.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

INVOICE
N° 78393
DATE Feb. 12, 1971

TO: Messrs. Brennan and Brennan
250 Courtland Ave.
Townson, Md. 21204

FROM: Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. 01-622
QUANTITY
RETURN THIS PORTION WITH YOUR REMITTANCE
TOTAL AMOUNT \$50.00
COST

Advertising and posting of property for The Lan-Lee Corp.
#71-218-X

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

06-04-71

MICROFILMED

Black River Neck Rd. 15th

21-110

PETITIOES FOR
LAND LOCATION
AND SURVEY
Zones 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911,

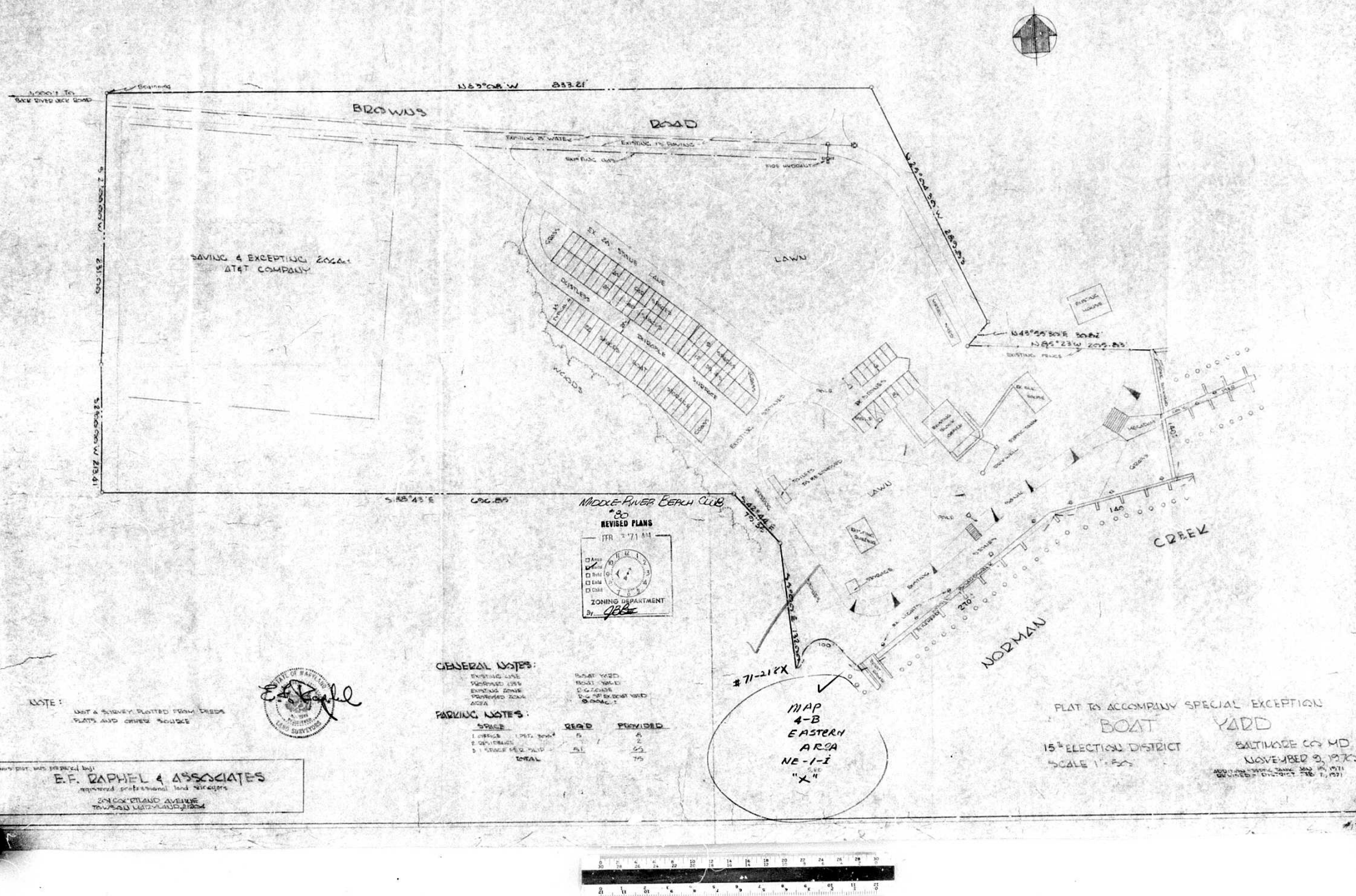
By Rachel Morgan

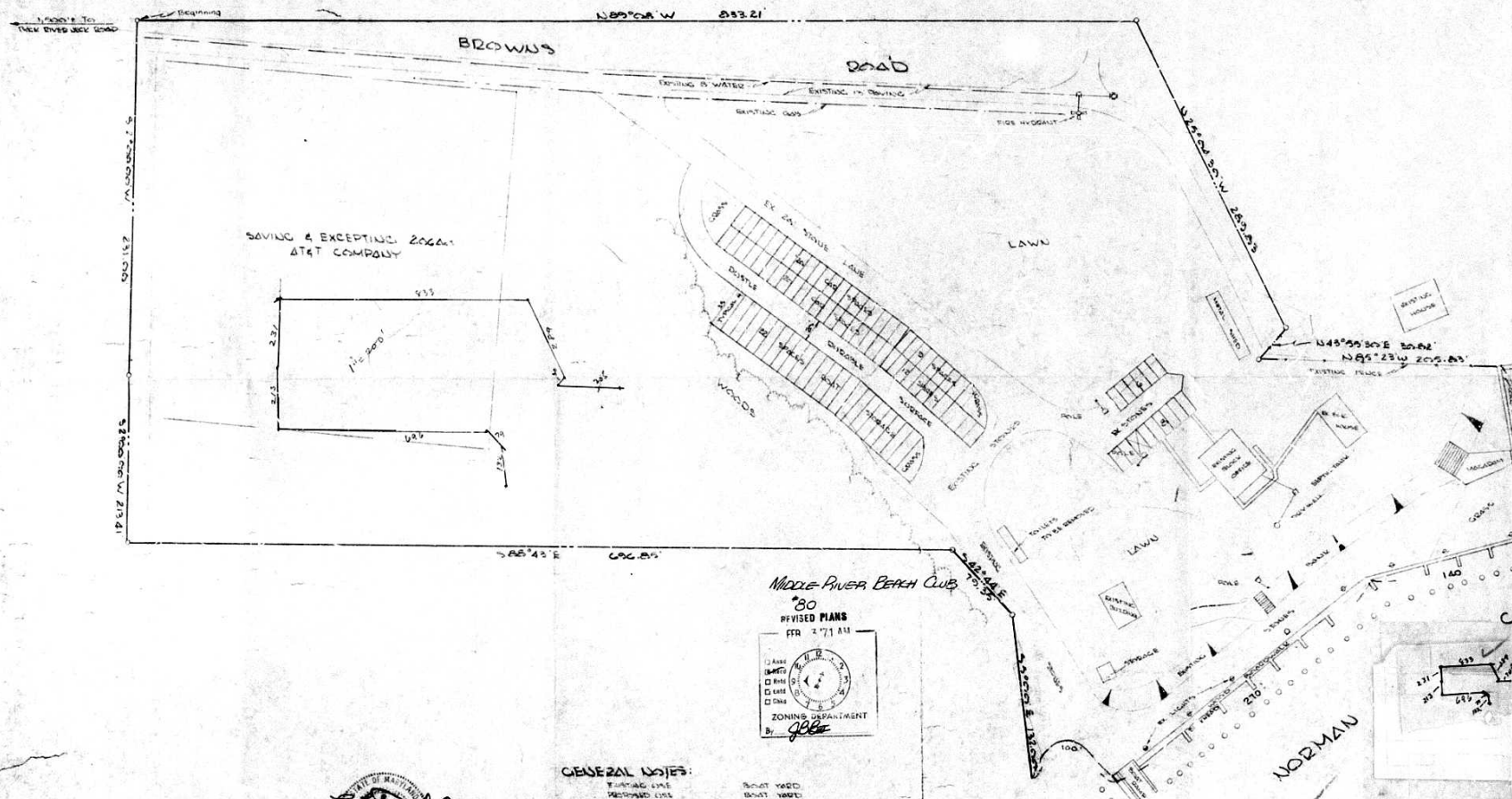
The first school of land in the Pittsburgh District of the American Fur Company was located on the north side of Brownsville, near the intersection of Brownsville and the Allegheny River. The school having been at that time and place, it was named after the date May 2, 1783 and was called the "May 2, 1783 School." The school was started the first of June, 1783, and continued until the 15th of June, 1783, when it was closed. The school was held in the house of the late John W. Brown, who was then the owner of the land. The school was held in the house of the late John W. Brown, who was then the owner of the land. The school was held in the house of the late John W. Brown, who was then the owner of the land.

THE JEFFERSONIAN,
L. L. Smith
Manager.
Cost of Advertisement, \$

TELEPHONE 404-2418	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE	Nº 78367 DATE 2/24/71
	Excess District COUNTY HOUSE TOWSON, MARYLAND 21204	BILLED Zoning Office 119 County Office Bldg. Towson, Md. 21204
TO: John J. Brennan, Esq., Loyola Federal Bldg., Towson, Md. 21204		
MONEY TO ACCOUNT NO. 01-622 RETURN THIS ACTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP IN A PORTION FOR YOUR RECORDS		TOTAL AMOUNT \$6.74
QUANTITY		COST
	Cost of advertising and posting property of Middle View Beach Club No. 71-218-X	\$6.75

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204





MIDDLE RIVER BEACH CLUB
"80
REVISED PLANS
PER 2-7-1-111
ZONING DEPARTMENT
By *gbb*

GENERAL NOTES:

EXISTING LINES	EXISTING LINES
EXISTING LINES	EXISTING LINES
EXISTING LINES	EXISTING LINES
EXISTING LINES	EXISTING LINES

PARKING NOTES:

SPACE	REQUIRED	PROVIDED
1 SPACE	1.00	1.00
2 SPACE	2.00	2.00
3 SPACE	3.00	3.00
TOTAL	6.00	6.00

#71-218X
MAP
4-B
EASTERN
AREA
NE-1-i
"X"

FLAT TO ACCOMPANY SPECIAL EXCEPTION
BOAT YARD
15th ELECTION DISTRICT
SCALE 1" = 50'
BALTIMORE CO MD
NOVEMBER 9, 1970
ACQUISITION - DISTRICT 15, 1971
REVENUE - DISTRICT 15, 1971

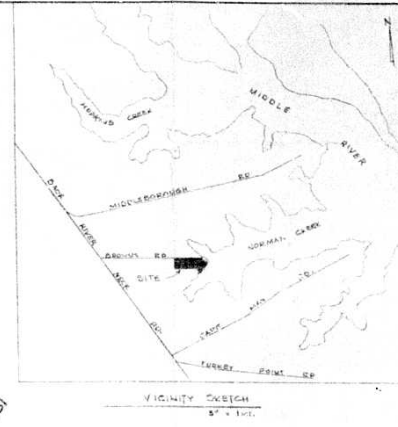
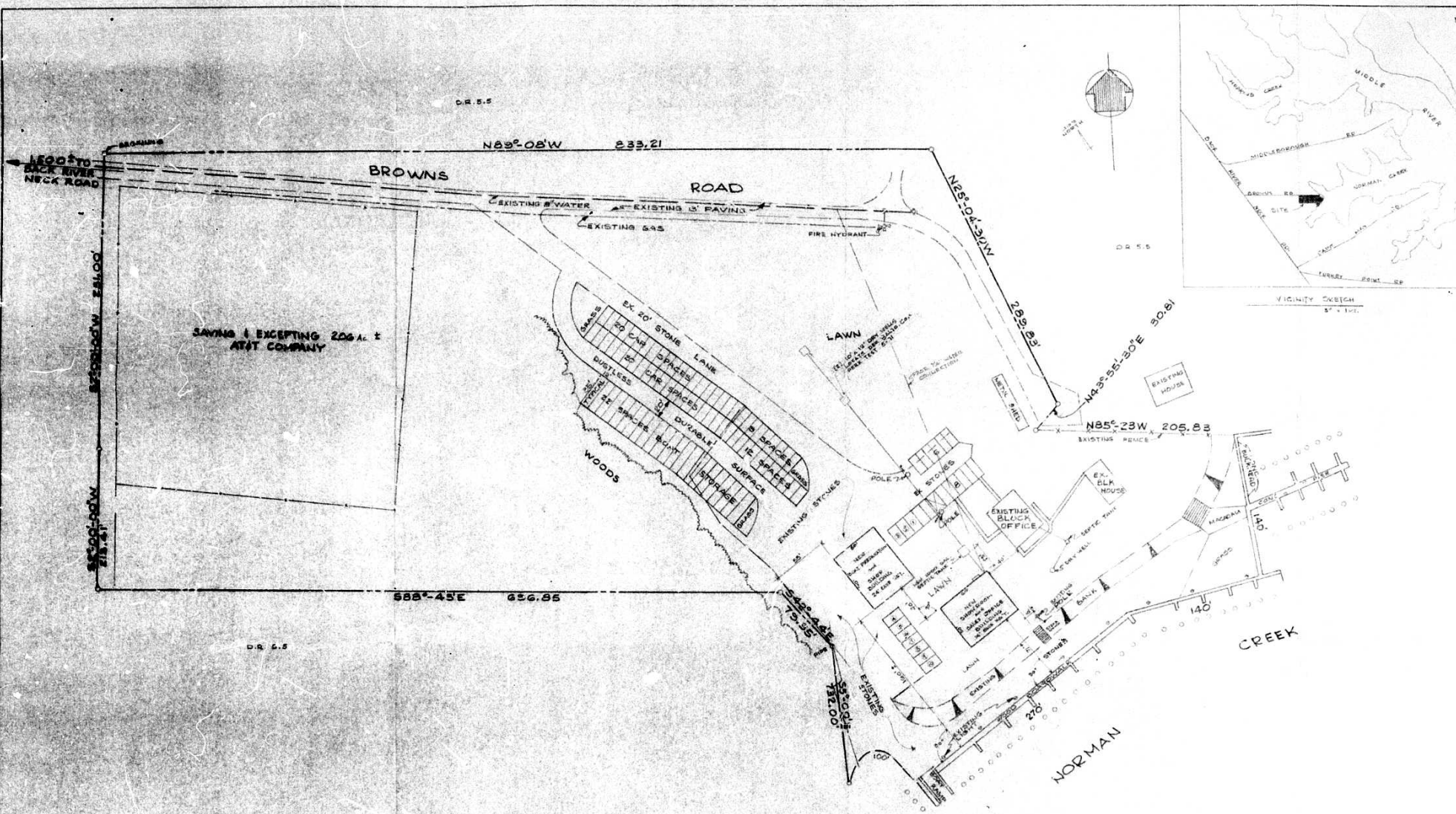
NOTE:
NOT A SURVEY PLATED FROM DEEDS
PLAT AND CHAIN SURVEY



THIS PLAT WAS PREPARED BY:
E.F. RAPHAEL & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
204 COUNTRYLAND AVENUE
TOWSON, MARYLAND 21204



MICROFILMED



PLOT PLAN
 TO ACCOMPANY BUILDING PERMIT APPLICATION FOR
JACKSON MARINE SALES, INC.
 BROWNS ROAD - 1ST ELECTION DISTRICT BALTO. COUNTY.
 PROPERTY OWNED BY WILLIAM F. AND WOODLAND T. JACKSON
 1807 OLD EASTERN AVE. BALTO. 21221, MD.

PLANS APPROVED
 OFFICIAL OF ARCHITECT & ZONING
 BY: *John H. Smith*
 DATE: 6/21/71
 BY: *James B. Byrnes*
 DATE: 6/21/71



NOTE: THIS IS NOT A SURVEY PLAT.

GENERAL NOTES:
 EXISTING C/E BOAT YARD
 EXISTING ZONE DIST. BOAT YARD - D.R. S.S.
 AREA 0.20 AC. ±
 TYPE OF CONCRETE PRE-CAST METAL BLOCS.
 BUILDING LINE PAVING SURROUNDING A/C. SALES OFFICE BLDG.
 NEW BOAT PREPARATION - 1 SHOT BLOC.

PARKING NOTES:

SPACE	REQ'D.	PROVIDED
EX. OFFICE 1 HR 300'	5	8
NEW OFFICE 1 HR 300'	10	10
RESIDENCE	2	2
1 SPACE PER BLOC	21	20

NOTE
 THIS PLOT PLAN TAKEN FROM PLAT PREPARED BY
 E.F. SHARPEL & ASSOCIATES, RES. DRAFTING & SURVEYORS
 201 COUNTRYLAND AVE. TOWSON, MD. DATED 2/5/71

JOB		JACKSON MARINE SALES, INC. 1ST ELECTION DISTRICT BALTIMORE COUNTY	
TITLE		PLAN	
SHEET		P	
J. VINTON SCHAFER AND SONS INC. FRANCHISED BUILDERS REPUBLIC STEEL buildings			
WHITE HAFSH 21162 MD	DATE	SCALE	REV
DRN	CHK	1" = 20'	
		331-1000	

