

RE: EXTENSION OF PETITION FOR : BEFORE THE
SPECIAL EXCEPTION : ZONING COMMISSIONER
W/S of Burke Road, 665' N of Bow- :
leys Quarters Road - 15th Election :
District : OF
Amelio and John Rosati - :
Petitioners : BALTIMORE COUNTY
NO. 72-182-X (Item No. 109) :

*** : : : : : *** : : : : *

EXTENSION ORDER

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of June, 1974, that the Special Exception for a boat yard be and the same is hereby extended, in accordance with Section 502.3 of the Baltimore County Zoning Regulations, for a period of two (2) years, beginning June 5, 1974, and ending June 5, 1976.

[Signature]
Zoning Commissioner of
Baltimore County

Mr. S. Eric DiNenna
Zoning Commissioner
111 West Chesapeake Avenue
Towson Office Building
Room 121

ATTENTION: Mr. S. Eric DiNenna

Dear Sir,

We request an extension pertaining to the zoning of Galloway Creek Marina, that we had zoned June 5, 1972. We are requesting an additional 1 year and 6 months. Work will begin immediately.

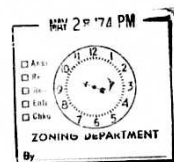
The site plan will be delivered or sent as requested.

Your kind consideration concerning this matter is greatly appreciated.

Yours Truly,

[Signature]
John Rosati

JW/jr
cc/ Galloway Creek Marina



[Handwritten notes]
9-18-23
[Signature]

9 APRIL 1973

JAMES E. DYER
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

RE: PETITION FOR A SPECIAL EXCEPTION
W/S OF BURKE ROAD, 665' N OF
BOULEY ROAD - 15TH DISTRICT
AMELIO AND JOHN ROSATI - PETITIONERS
NO. 72-182-X (ITEM NO. 109)

DEAR MR. D.YER:

PLEASE FIND ATTACHED MY VIEWS TO YOUR AMENDED ORDER
REGARDING THE ABOVE REFERENCED SUBJECT.
YOUR CONCERN IN THIS MATTER WILL BE VERY MUCH APPRECIATED.

VERY TRULY YOURS,

MALCOLM H. WOOD

9 APRIL 1973

ACCORDING TO YOUR AMENDED ORDER OF 5 JUNE 1972, THE BOAT YARD
PETITIONED FOR BY MR. AMELIO ROSATI AND MR. JOHN ROSATI WOULD BE GRANTED
SUBJECT TO CERTAIN AMENDMENTS AND/OR RESTRICTIONS TO PARCEL NO. 2,
WHICH ARE:

1. THE MAXIMUM LENGTH OF THE TWO (2) PROPOSED
PIERS SHALL NOT EXCEED THREE HUNDRED FEET (300).
2. THE HEIGHT OF THE FOUR FOOT (4') HIGH REDWOOD
SCREEN FENCE AS PROPOSED ON THE NORTH AND SOUTH
PROPERTY LINES, SHALL BE INCREASED TO A HEIGHT OF
SIX FEET (6'). THIS HEIGHT MAY BE REDUCED BY A
REQUEST IN WRITING BY THE ADJOINING PROPERTY OWNER.
HOWEVER, A MINIMUM HEIGHT OF FOUR FEET (4') SHALL
BE RETAINED IN ANY EVENT.
3. ALL ON-SITE PAVING, TRAVEL-WAYS, AND PARKING OR
STORAGE AREAS MUST BE A DURABLE AND HARD SURFACE
AND MUST BE KEPT IN GOOD REPAIR.

MY VIEWS:

AS OF THE DATE OF THIS LETTER, TWO OF THE AMENDMENTS AND/
OR RESTRICTIONS HAVE NOT BEEN MET.

1. FENCE - THE SIX FOOT HIGH FENCE HAS NOT BEEN CONSTRUCTED
ON EITHER SIDE OF THE BOAT YARD.
2. PAVING - THE TRAVELWAY, FROM ITS BEGINNING AT BURKE ROAD
TO ITS END AT THE WATERFRONT IS IN COMPLETE
DISREPAIR. IT HAS MANY LARGE HOLES & RUTS WHICH
FILL WITH WATER CREATING MINATURE LAKES. IN DRY
WEATHER THE TRAVELWAY BECOMES A HUGE DUST BOWL.
IT NEEDS TO BE RESURFACED. PARKING AND STORAGE
AREAS NEED TO BE INSPECTED ALSO.

YOU FURTHER STATED IN YOUR AMENDED ORDER THAT THE BOAT YARD
WOULD BE GRANTED, SUBJECT TO APPROVAL AND COMPLIANCE WITH, A SITE
PLAN APPROVED BY THE DEPARTMENT OF TRAFFIC ENGINEERING, BUREAU OF
ENGINEERING AND THE OFFICE OF PLANNING AND ZONING. SAID APPROVAL
WOULD ALSO BE SUBJECT TO FULL COMPLIANCE WITH THE HEALTH DEPARTMENT
REGULATIONS REGARDING SEPTIC SYSTEMS.

I WOULD LIKE TO KNOW IF A SITE PLAN HAS BEEN SUBMITTED AND
APPROVED BY THESE AGENCIES, AND HAVE THE OWNERS OF THE BOAT YARD
MET HEALTH DEPARTMENT REGULATIONS.

Box 461-A Burke Road
Balto. Md. 21220

April 11, 1973

Mr. James E. Dyer
111 W. Chesapeake Ave
Towson, Md.

Dear Mr. Dyer:

April 9th, I sent you a letter regarding
a special exception W/S of Burke Road, this communication
you have not received.

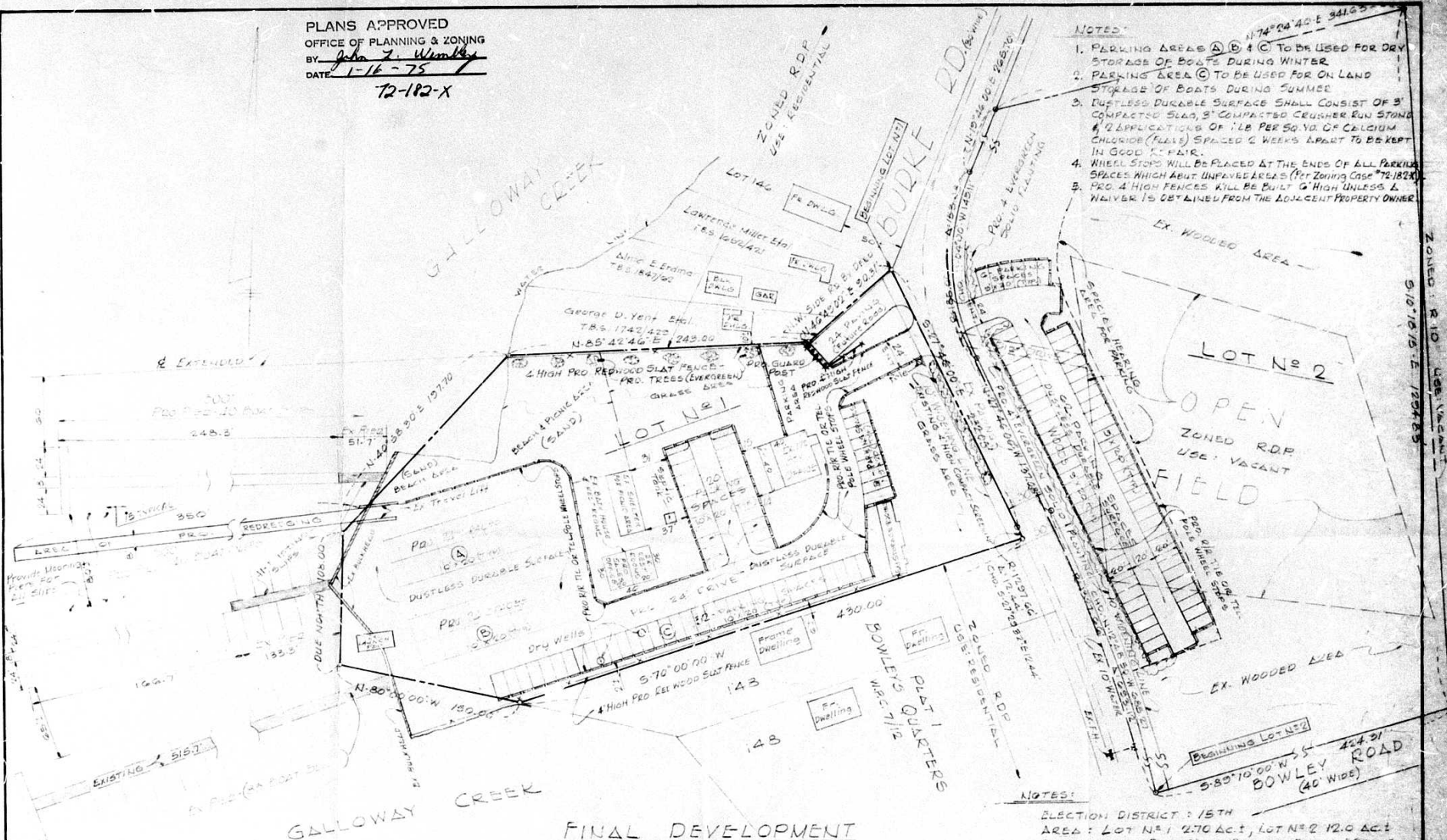
In mailing this I forgot to sign my signature to the letter.

I am signing this letter to verify it.

[Signature]
Malcolm H. Wood



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: John Z. Wimbly
DATE: 1-16-75
72-182-X



PARKING NOTES:

1. SPACE FOR EACH EXISTING BOAT SLIP - 84 SPACES
2. SPACE FOR EACH PROPOSED BOAT SLIP - 60 SPACES
3. 1ST FLOOR AREA OF EXISTING OFFICE BLDG. - 1600 SQ. FT. + 800 G-SERVICES
4. 2ND FLOOR AREA OF EXISTING OFFICE BLDG. - 800 SQ. FT. + 500 G-SERVICES
5. AREA OF PROPOSED BOAT ACCESSORIES BLDG. AREA - 600 SQ. FT. + 200 G-SERVICES
6. TOTAL NO. OF PARKING SPACES REQUIRED - 174
7. TOTAL NO. OF PARKING SPACES PROVIDED - 177
8. RECOMMENDATION TO BE CONSTRUCTED TO ENCLOSE PARKING AREA

FINAL DEVELOPMENT PLAT TO ACCOMPANY ZONING PETITION FOR LOTS NO. 1 & 2 GALLOWAY CREEK MARINA BTH ELECTION DISTRICT BALTO. CO. MARYLAND ESR GALLOWAY CREEK MARINA INC.

- NOTES:
1. PARKING AREAS (A) (B) & (C) TO BE USED FOR DRY STORAGE OF BOATS DURING WINTER
 2. PARKING AREA (C) TO BE USED FOR ON LAND STORAGE OF BOATS DURING SUMMER
 3. DUSTLESS DURABLE SURFACE SHALL CONSIST OF 3" COMPACTED SLAB, 3" COMPACTED CRUSHER RUN STONE & 2 APPLICATIONS OF 1 LB PER SQ. YD. OF CALCIUM CHLORIDE (FLAKE) SPACED 2 WEEKS APART TO BE KEPT IN GOOD REPAIR.
 4. WHEEL STOPS WILL BE PLACED AT THE ENDS OF ALL PARKING SPACES WHICH HAVE UNPAVED AREAS (PER ZONING CODE 72-182X) PRO. 4' HIGH FENCE, SHALL BE BUILT 6' HIGH UNLESS A WAIVER IS OBTAINED FROM THE ADJACENT PROPERTY OWNER.

ELECTION DISTRICT: 15TH
AREA: LOT NO. 1 27.0 AC. 1, LOT NO. 2 12.0 AC. 1
EXISTING USE: BOAT YARD, BATHING BEACH & OFFICE
EXISTING ZONING: R.D.P. WITH NON-CONFORMING USE AS MARINA
PROPOSED USE: BOAT YARD, BATHING BEACH & OFFICE
PROPOSED ZONING: R.D.P. WITH SPECIAL EXCEPTION FOR BOAT YARD AND VARIANCE TO SECTION N° 202.2/202.4 OF THE BALTIMORE COUNTY ZONING REGULATIONS FOR FRONT & REAR YARD REQUIREMENTS.



EVANS, HADAN & GLODEFER, INC.
2001 BALTIMORE ROAD
BALTIMORE, MD 21206

DEC. 13, 1974 SCALE: 1" = 50'

REV 1/13/75 PER CO. COMMENTS

368

March 12, 1975

Mr. & Mrs. Henry J. Bonhag
Route 15, Box 392
Cold Spring Road
Baltimore, Maryland 21220

RE: Proposed Pier Construction
Case No. 72-182-X (Item No. 109)
Amelio and John Rosati (Galloway
Creek Marina, Inc.) - Petitioners
W/S of Burke Road, 665' N of
Bowleys Quarters Road - 15th
Election District

Dear Mr. & Mrs. Bonhag:

I am in receipt of your letter of February 10, 1975, in which you request information and voice your concern regarding proposed development at the above referenced location.

After a public hearing before the Deputy Zoning Commissioner, this property was granted a Special Exception for use as a boat yard by the Order of April 26, 1972. Said Special Exception was granted subject to the following restrictions:

1. The maximum length of the two (2) proposed piers shall not exceed three hundred feet (300').
2. The height of the four foot (4') high redwood screen fence, as proposed on the north and south property lines, shall be increased to a height of six feet (6'). This height may be reduced by a request in writing by the adjoining property owner. However, a minimum height of four feet (4') shall be retained in any event.

Mr. & Mrs. Henry J. Bonhag
Page 2
March 12, 1975

3. All on-site paving, travel-ways, and parking or storage areas must be a durable and hard surface and must be kept in good repair.

This Order is further subject to approval of and compliance with a site plan approved by the Department of Traffic Engineering, Bureau of Engineering, and the Office of Planning and Zoning. Said approval is also subject to full compliance with the Health Department Regulations regarding well and septic systems.

Galloway Creek Marina has submitted the required aforementioned site plan to this office, and said plan has been approved. In as much as this plan indicates development of this property in accordance with applicable Baltimore County Zoning Regulations, any development of this site must be in strict compliance with the approved plan.

A copy of this plan is available for public review in the Baltimore County Zoning Office, Room 121, County Office Building, Towson, Maryland 21204.

If you have any further questions regarding this matter, please feel free to contact this office.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/FTH, Jr. /scw

cc: Mr. James E. Dyer
Deputy Zoning Commissioner

Mr. Franklin T. Hogans, Chief
Processing & Records Division

Amelio and John Rosati
72-182-X

2/14/75

Dear Sir -
We did not know about the
public hearing of April 26, 1972 of the
Galloway Marina. We are protesting
against more piers that is trying to
be put up at the Galloway Marina.
Because we got all the trouble, such as
our boat came, bottles and etc. It isn't
so nice to put the money into property
on our steep front, and have such a mess
all the time. All we do is pull out
trash from the water. If you don't
believe it come down and see it with
your own eyes.

Frustrated

Mr. & Mrs. Henry J. Bonhag
392 Route 15
Cold Spring Road
Baltimore, Md. 21220



RE: EXTENSION OF PETITION FOR : BEFORE THE
SPECIAL EXCEPTION : ZONING COMMISSIONER
W/S of Burke Road, 665' N of Bow- :
leys Quarters Road - 15th Election :
District : OF
Amelio and John Rosati - :
Petitioners : BALTIMORE COUNTY
NO. 72-182-X (Item No. 109) :

... ..

EXTENSION ORDER

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of June, 1974, that the Special Exception for a boat yard be and the same is hereby extended, in accordance with Section 502.3 of the Baltimore County Zoning Regulations, for a period of two (2) years, beginning June 5, 1974, and ending June 5, 1976.

[Signature]
Zoning Commissioner of
Baltimore County

Mr. S. Eric Dinenna
Zoning Commissioner
111 West Chesapeake Avenue
Towson Office Building
Room 141

ATTENTION: Mr. S. Eric Dinenna

Dear Sir,

We request an extension pertaining to the zoning of Galloway Creek Marina, that we had zoned June 5, 1972. We are requesting an additional 1 year and 6 months. Work will begin immediately.

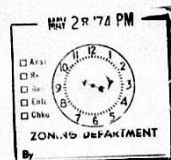
The site plan will be delivered or sent as requested.

Your kind consideration concerning this matter is greatly appreciated.

Yours Truly,

[Signature]
John Rosati

Jr./jr
cc/ Galloway Creek Marina



Galloway Creek Marina
462 Burke Road
Baltimore, Maryland 21220
May 27, 1974

72-182-X
AMELIO ROSATI

JAMES E. DYER
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

RE: PETITION FOR A SPECIAL EXCEPTION
W/S OF BURKE ROAD, 665' N OF
BOWLEY ROAD - 15TH DISTRICT
AMELIO AND JOHN ROSATI - PETITIONERS
NO. 72-182-X (ITEM NO. 109)

DEAR MR. DYER:

PLEASE FIND ATTACHED MY VIEWS TO YOUR AMENDED ORDER
REGARDING THE ABOVE REFERENCED SUBJECT.
YOUR CONCERN IN THIS MATTER WILL BE VERY MUCH APPRECIATED.

VERY TRULY YOURS,

MALCOLM H. WOOD

9 APRIL 1973

ACCORDING TO YOUR AMENDED ORDER OF 5 JUNE 1972, THE BOAT YARD
PETITIONED FOR BY MR. AMELIO ROSATI AND MR. JOHN ROSATI WOULD BE GRANTED
SUBJECT TO CERTAIN AMENDMENTS AND/OR RESTRICTIONS TO AMCEL NO. 1,
WHICH ARE:

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AS OF THE DATE OF THIS LETTER, TWO OF THE AMENDMENTS AND/
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Box 461-A Burke Road
Balto. Md. 21220

April 11, 1973

Mr. James E. Dyer
111 W. Chesapeake Ave
Towson, Md.

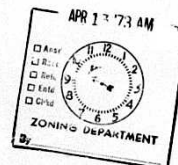
Dear Mr. Dyer:

April 9th, I sent you a letter regarding
a special exception W/S of Burke Road. this communication
you have not yet received.

In mailing this I forgot to sign my signature to the letter.

I am signing this letter to verify it.

[Signature]
Malcolm H. Wood



72-182-A

ORDER RECEIVED FOR FR 1963

DATE June 13, 1974
BY John Rosati
AMELIO ROSATI

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

We, Amelio and John Rosati, legal owners 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 Boat Yard

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 Edward S. Whitt Legal Owner Amelio Rosati
Address 3137 Eastern Avenue Address Baltimore, Maryland 21224
Petitioner's Attorney Protestants Attorney

Address 10 Light St., Suite 1115
Baltimore, Maryland 21202

ORDERED BY The Zoning Commissioner of Baltimore County, this 14th day of January, 1972, 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 104, County Office Building in Towson, Baltimore County, on the 23rd day of February, 1972, at 2:00 o'clock P.M.

James S. Rupp
Zoning Commissioner of Baltimore County

(over) MICROFILMED

RE: PETITION FOR A SPECIAL EXCEPTION
W/S of Burke Road, 665' N of Bowley Road - 15th District
Amelio and John Rosati - Petitioners
NO. 72-182-X (Item No. 109)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

AMENDED ORDER

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 5th day of June, 1972, that the Order passed in this matter on April 26, 1972, should be and the same is hereby AMENDED on Page 2, Paragraph 4, to read as follows:

"Parcel No. 2 located on the east side of Burke Road and containing twelve (12) acres is to be granted in part. The area to be granted shall not contain more than two (2) acres, more or less, said area is more specifically described as a strip of land parallel to and one hundred feet (100') east of the centerline of Burke Road extending from north to south, from the north 74 degrees 24 minutes 40 seconds east 341.65 feet line, in a southerly direction along said parallel line for a distance of seven hundred feet (700'), more or less. The Special Exception for this strip of ground on the east side"

James S. Rupp
Deputy Zoning Commissioner of Baltimore County

MICROFILMED

RE: PETITION FOR A SPECIAL EXCEPTION
W/S of Burke Road, 665' N of Bowley Road - 15th District
Amelio and John Rosati - Petitioners
NO. 72-182-X (Item No. 109)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioners are seeking a Special Exception for a boat yard on two (2) parcels of land located on the east and west sides of Burke Road. Parcel No. 1 is located on the west side of Burke Road, has frontage on Galloway Creek, and contains 2.70 acres of land, more or less. This parcel is improved with three (3) piers. The longest pier is five hundred and fifteen feet (515') and the other two (2) are one hundred and thirty-three feet (133') and fifty-one feet (51'), respectively. Other improvements on Parcel No. 1 include a launching ramp, gasoline storage tank, a boat repair and salesroom, an existing shelter for a picnic area, existing bathhouse and restrooms, a one and one-half story frame office building, and a storage building. Parcel No. 2 which is located on the east side of Burke Road has no water frontage, is unimproved, and contains approximately twelve (12) acres of land. This parcel is intended to be used for parking, and boat and trailer storage only.

The Petitioners, Mr. Amelio Rosati and Mr. John Rosati, gave testimony to the following effect. The operation of the existing boat yard and bathing beach is planned to continue substantially as it has in the past. However, some improvements are proposed with regard to paving, relocation of the travel lift, and extension of the two (2) shorter piers. The two (2) piers are planned to be increased from their present length of one hundred and thirty-three feet (133') and fifty-one feet (51') to five hundred and sixteen feet (516'). The twelve (12) acre lot located on the east side of Burke Road is planned to be used exclusively for two hundred and ninety-nine

MICROFILMED

(299) parking, spaces which will double as winter storage spaces for boats. The road frontage on Burke Avenue for both sites is intended to be widened to a fifty foot (50') right-of-way with thirty feet (30') of paving. Insofar as access and traffic problems are concerned, the Petitioners indicated that the site is located less than one-half mile from Bowley Road, and that the improvements were not of the type that would bring additional traffic to the site. The additional slips proposed are of the type that will moor larger boats that will either stay in the water or be stored on the property during the winter. After reviewing the above testimony, it is the opinion of the Deputy Zoning Commissioner, that the boat yard as proposed will meet the requirements of Section 502.1 and should be granted, subject, however, to a revised plan being submitted indicating the following amendments and/or restrictions:

1. The maximum length of the two (2) proposed piers shall not exceed three hundred feet (300).
2. The height of the four foot (4') high redwood screen fence as proposed on the north and south property lines, shall be increased to a height of six feet (6'). This height may be reduced by a request in writing by the adjoining property owner. However, a minimum height of four feet (4') shall be retained in any event.
3. All on-site paving, travel-ways, and parking or storage areas must be a durable and hard surface and must be kept in good repair.

Parcel No. 2 located on the west side of Burke Road and containing twelve (12) acres is to be granted in part. The area to be granted shall not contain more than two (2) acres, more or less, said area is more specifically described as a strip of land parallel to and one hundred feet (100') west of the centerline of Burke Road extending from north to south, from the north 74 degrees 24 minutes 40 seconds east 341.65 feet line, in a southerly direction along said parallel line for a distance of seven hundred feet (700'), more or less. The Special Exception for this strip of ground on the west side

MICROFILMED

EVANS, HAGAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS

4200 ALBEMARLE AVENUE / BALTIMORE, MD. 21214 (301) 426-2144
535 POPULAR STREET / CAMBRIDGE, MD. 21613 (301) 228-3350
115 E. MAIN STREET / WESTMINSTER, MD. 21157 (301) 848-1790
11 S. WASHINGTON STREET / EASTON, MD. 21601 (301) 822-5433

September 9, 1970.

Description of Lot No. 2 "Holly Beach Club"
To Accompany Zoning Petition

BEGINNING for the same at the corner formed by the intersection of the east side of Burke Road, 30 feet wide, and the north side of Bowley Road, 40 feet wide, thence leaving said place of beginning and running and binding on the easternmost side of Burke Road the following course and distances, viz: (1) by a line curving to the left with a 1,327.66 feet radius the distance of 607.12 feet, the chord of which bears North 12 degrees 48 minutes 50 seconds West 585.27 feet, (2) North 27 degrees 46 minutes West 137.08 feet, (3) by a line curving to the right with a 185.00 foot radius the distance of 153.43 feet, the chord of which bears North 00 degrees 00 minutes West 149.11 feet and (4) North 19 degrees 46 minutes East 265.70 feet, thence leaving Burke Road and running the 2 following courses and distances, viz: (5) North 74 degrees 24 minutes 40 seconds East 341.63 feet and (6) South 10 degrees 18 minutes 15 seconds East 1,294.43 feet to the north side of Bowley Road, thence binding on the north side of Bowley Road (7) South 89 degrees 10 minutes 00 seconds West 424.31 feet to the place of beginning. Containing 12.4 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.



J. Carroll Hagan

MICROFILMED

of Burke Road shall be restricted to parking and boat storage only. Therefore, it is ORDERED by the Deputy Zoning Commissioner of Baltimore County this 26th day of April 1972, that a Special Exception for a Boat Yard be Granted for the herein described properties subject to the above restrictions and approval and compliance with a site plan approved by the Department of Traffic Engineering, Bureau of Engineering and the Office of Planning and Zoning. Said approval will also be subject to full compliance with the Health Department Regulations regarding the well and septic systems.

James S. Rupp
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE 4/24/72

BY J. Carroll Hagan

EVANS, HAGAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS

4200 ALBEMARLE AVENUE / BALTIMORE, MD. 21214 (301) 426-2144
535 POPULAR STREET / CAMBRIDGE, MD. 21613 (301) 228-3350
115 E. MAIN STREET / WESTMINSTER, MD. 21157 (301) 848-1790
11 S. WASHINGTON STREET / EASTON, MD. 21601 (301) 822-5433

January 27, 1972

DESCRIPTION OF LOT NO. 1 "GALLOWAY CREEK MARINA"

TO ACCOMPANY ZONING PETITION

BEGINNING for the same on the west side of Burke Road, 30 feet wide, at a point distant 665 feet, more or less, measured northerly along said west side of Burke Road from its intersection with the prolongation westerly of the north side of Bowley Road, 40 feet wide, as laid out and shown on Plat No. 1 Bowleys Quarter, recorded among the Plat Records of Baltimore County in Plat Book WFO No. 7 folio 12, said place of beginning also being situate at a point on said west side of Burke Road where it is intersected by the division line between lots No. 146 and 147 as shown on said plat, thence leaving said place of beginning and running and binding on said west side of Burke Road the 2 following courses and distances, viz: (1) South 27 degrees 46 minutes 00 seconds East 232.05 feet to a point of curve, thence (2) by a curve to the right with a radius of 1297.66 feet for a distance of 12.44 feet, the arc of which is subtended by a chord bearing South 27 degrees 29 minutes 32 seconds East 12.44 feet to the division line between lots no. 147 and 148 as shown on said plat, thence leaving Burke Road and running and binding on said division line (3) South 70 degrees 00 minutes 00 seconds West 470 feet, thence running and binding on the westernmost outline of lot No. 147, being the shoreline of Galloway Creek, as shown on the aforementioned plat, the 3 following courses and distances, viz: (4) North 80 degrees 00 minutes West 150 feet, (5) Due North 108 feet and (6) North 40 degrees 58 minutes 30 seconds East 197.70 feet, thence leaving said shoreline of Galloway Creek and the outline of lot no. 147 as shown on said plat and running (7) North 85 degrees 42 minutes 46 seconds East 243.00 feet to the northwest side of a road hereinafter said, thence running and binding on the "unimproved" side of said road (8) North 85 degrees 42 minutes 46 seconds East 243.00 feet to the northwest side of a road hereinafter said, thence running and binding on the "unimproved" side of said road (9) North 85 degrees 42 minutes 46 seconds East 243.00 feet to the northwest side of a road hereinafter said, thence running and binding on the "unimproved" side of said road (10) North 85 degrees 42 minutes 46 seconds East 243.00 feet to the northwest side of a road hereinafter said, thence running and binding on the "unimproved" side of said road (11) North 85 degrees 42 minutes 46 seconds East 243.00 feet to the northwest side of a road hereinafter said, thence running and binding on the "unimproved" side of said road (12) North 85 degrees 42 minutes 46 seconds East 243.00 feet to the northwest side of a road hereinafter said, thence running and binding on the "unimproved" side of said road (13) North 85 degrees 42 minutes 46 seconds East 243.00 feet to the northwest side of a road hereinafter said, thence running and binding on the "unimproved" side of said road (14) North 85 degrees 42 minutes 46 seconds East 243.00 feet to the northwest side of a road hereinafter said, 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TO: Mr. S. Eric DiNenna, Zoning Commissioner
FROM: George E. Gavrelis, Director of Planning
SUBJECT: Petition #72-182-X. West side of Burke Road 665 feet, more or less, north of Bowleys Road.
Petition for Special Exception for a boat yard.
Amelio and John Rosati - Petitioners
15th District

HEARING: Wednesday, February 23, 1972 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to make:

This property was the subject of a petition for a marina (Petition #66-44-X) which was denied by the Deputy Zoning Commissioner 9/1/65. This decision was subsequently appealed to the Board of Appeals and was dismissed by that body 5/20/69.

The primary concerns at the time of the hearing on Petition #66-44-X were potential increase in traffic congestion on Burke and connecting roads, and increases in noise and debris.

We agree with the Traffic Engineer that Burke Road is not a suitable for having this major facility. There are no improvements to Burke Road or the connecting street system in the capital program.

If a special exception is to be granted here, the comments by the Traffic Engineer seem to dictate that the boat yard and docking facilities be limited only to the afloat and buildings which now exist. Expansion should be prohibited. Screening of the parking lot should be required as well as limitations on lighting standards no taller than 8 feet and requiring them to be placed in such a manner as not to shine onto abutting properties. All should be done in compliance with a site plan to be approved by the appropriate agencies.

GEO:NEG:msh

MICROFILMED

TO: Edward G. Wyatt, Esq.
FROM: Oliver L. Myers
SUBJECT: Item 52 (1970-1971)
Property Owners: Amelio and John Rosati
R/S and W/S Burke Road near Bowleys Quarters Road
Present Zoning: R-40
Proposed Zoning: Special Exception for boatyard
District: 15th
No. Acres: 2.70

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

Burke Road is an existing narrow macadam road maintained by the Bureau of Highways and is proposed to be improved as a 30-foot closed roadway section within a 50-foot right-of-way.

Lot #1 on the subject plat is a portion of lot #147 as shown on Plat #1 of Bowleys Quarters recorded among the plat records of Baltimore County in Liber W.P.C. 7 at folio 12; and apparently the three individual properties between lot #1 and lot #145 are a subdivision of former Lot #147. Therefore, a public road is required to be established to provide a means of access to the aforementioned three individual properties. A right-of-way with a minimum width of 40 feet is required for this purpose; however, a "subsidy" type extension of the proposed right-of-way established for Burke Road would be satisfactory, subject to the approval of the Office of Planning and Zoning.

The entrance locations are subject to the approval by the Department of Traffic Engineering and the Office of Planning and Zoning.

Highway right-of-way dedication and improvements would be required in connection with any subsequent grading or building permit applications for development of the subject property.

Storm Drains

No provisions for accommodating storm water or drainage have been indicated on the subject plat; however, storm drainage facilities and easements would be required in connection with the proposed development of this property.

MICROFILMED

Item 52 (1970-1971)
Property Owners: Amelio and John Rosati
Page 2
October 21, 1970

Storm Drains (Cont'd)

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 of residential (commercial) development 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.

Sediment Control

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

Water

Public water supply is available to serve this property.

In the course of constructing highway and drainage facilities and other development of the subject property, caution must be exercised to prevent damage to the existing water service connections that exist and serve the adjacent properties.

Sanitary Sewers

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

Edmund G. Wyatt
EDMUND G. WYATT, P.E.
Chief, Bureau of Engineering

REMARKS

#2" S.W. Key Sheet
4 W.B. 15 Position Sheet
S.E. 1L 200' Scale Topo

MICROFILMED

TO: S. Eric DiNenna
FROM: Richard B. Williams
SUBJECT: Zoning Advisory Agenda Item #109
Date: February 2, 1972
Project Planning Division

January 11, 1972
Amelio and John Rosati
R/S and W/S Burke Road, 650' N. of Bowleys Road

The Office of Planning has reviewed the subject site plan and offers the following comment:

See comments on Item #52-1970 Delete #2 and final comment.

MICROFILMED

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 1, 1972

Edward G. Wyatt, Esq.,
10 Light Street, Suite 1115
Baltimore, Maryland 21202

RE: Type of Hearing: Special Exception
for boat yard
Location: E/S and W/S Burke Road, 650'
N. of Bowleys Road
Petitioners: Amelio and John Rosati
15th District
Item 109

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 located on the east and west sides of Burke Road approximately 650 feet north of Bowleys Road. The property on the west is currently improved with an existing and non-comforming boat yard. There also are several residences on the north and south side of this property. The boat yard itself is improved with a bilhouse and several cutbuilings and an existing pier approximately 92 feet long and another existing pier approximately 30 feet long. On the east side of Burke Road is a large unfarmed wooded lot that is to be part of this Special Exception. There is no curb and gutter existing along Burke Road at this location. This particular property has been the subject of at least two other petitions in the past. The first was a request for a marina under Petition No. 66-44, and the second was a request for a Special Exception for a boat yard in November of 1970. This petition never came to a hearing.

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.

General:

The comments supplied by this office, dated October 21, 1970, in connection with Item 52 (1970-1971), remain valid and applicable to this Item 109 (1971-1972). A copy of those comments is attached for your consideration.

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Edward G. Wyatt, Esq.,
Page 2
Item 109
February 1, 1972

BOARD OF EDUCATION:

No bearing on student population.

FIRE DEPARTMENT:

This office has no comment on this proposed site.

HEALTH DEPARTMENT:

Metropolitan water is available to the site.

Septic tank and dry well presently in use. Septic tank is full to top of ground level - no overflow. Complete soil evaluation must be completed prior to approval and issuance of building permit.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

Department of Water Resources Comments: If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with the Department of Water Resources requirements.

DEPT. OF TRAFFIC ENGINEERING:

Burke Road is not sufficient to handle any increase in traffic, especially boats and trailers.

ZONING ADMINISTRATION DIVISION:

The petition is accepted for filing; however, this office has the following comments to make:

- The existing area as noted on the plat as the macadam parking area on the west side of Burke Road is currently being used as an outside boat storage area.
- We suggest that the petitioner pay particular attention to the Health Department comments relating to the existing sewer system; this does appear to be a potential problem in the future.

MICROFILMED

Edward G. Wyatt, Esq.,
Page 3
Item 109
February 1, 1972

3. The area of Lot 2 as indicated on the submitted plat indicates only the parking of automobiles. If outside boat storage is proposed in this area, it should be indicated on the revised plat prior to the hearing.

4. The petitioner is advised that even though the existing boatyard does not have the screening as indicated on the existing petition for the residential area on the north and south, he is expected to provide the screening should this Special Exception be denied.

5. The petitioner is also advised that his boat repair shop does not indicate an area where discarded material will be placed prior to disposal. He is advised that he will not be permitted to store any discarded material outside of an enclosed structure.

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

JJD:JD

Enc.

MICROFILMED

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

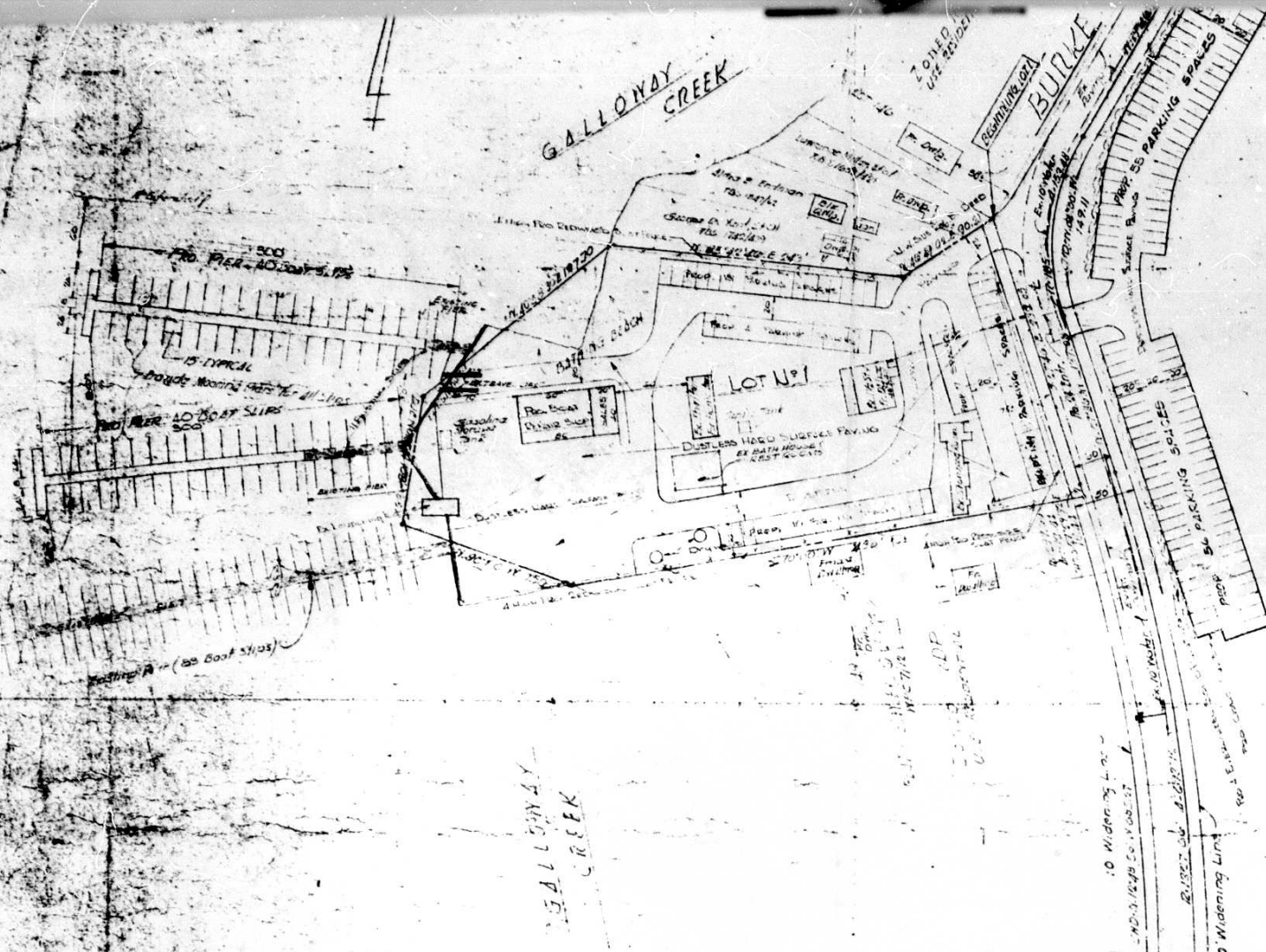
TO: S. Eric DiNenna
FROM: Michael S. Flanagan
SUBJECT: Item 109 - ZAC - January 11, 1972
Property Owner: Amelio & John Rosati
Burke Road N. of Bowleys Rd.
Special Exception for a boatyard

Any increase in traffic on Burke Road is undesirable, especially vehicles pulling trailers with boats on them.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

NSF:RF

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NOTES:

ELECTION DISTRICT 15TH
 AREA: LOT NO 1 & 2 TO 2ND E.
 10TH & 11TH S. 10TH E.
 EXISTING USE: BOAT YARD, BATHING BEACH, & OFFICE
 EXISTING ZONING: RDP WITH NONCONFORMING USE AS MARINA
 PROPOSED USE: BOAT YARD, BATHING BEACH & OFFICE
 PROPOSED ZONING: RDP WITH SPECIAL EXCEPTION FOR BOAT YARD
 FOR THE BALTO. COUNTY ZONING REGULATION
 FOR FRONT AND REAR YARD REQUIREMENTS

(RDP) PARKING SPACES REQUIRED:

1 SPACE FOR EACH EXISTING BOAT SLIP 36 SPACES
 2 SPACE FOR EACH PROPOSED BOAT SLIP 60 SPACES
 1ST FLOOR AREA OF EXISTING OFFICE BLDG. 1000 SQ. FT. ± 500 ± 5 SPACES
 2ND FLOOR AREA OF EXISTING OFFICE BLDG. 800 SQ. FT. ± 500 ± 2 SPACES
 AREA OF PROPOSED BOAT REPAIR SHOP 2,000 SQ. FT. ± 100 ± 14 SPACES
 AREA OF PROPOSED BOAT ACCESSORIES SALES AREA 600 SQ. FT. ± 100 ± 4 SPACES
 TOTAL # OF PARKING SPACES REQUIRED: 126
 TOTAL # OF PARKING SPACES PROVIDED: 126 SPACES
 PROPOSED CURB TO BE CONSTRUCTED TO INCLUDE PARKING AREA

NOTE:

1. ALL PARKING AREAS SHOWN ARE TO BE USED FOR
 EXIST. BOAT SLIPS & BOAT SLIPS TO BE PROVIDED.
2. LOT NO 1 & 2 TO 2ND E. IN EXISTING RDP C. ZONING
 BOAT YARD WILL BE IMPROVED WITH DUSTLESS HEDG
 SURFACE PAVING.

PLAT TO ACCOMPANY ZONING PETITION FOR LOTS

NO 1 & 2 GALLOWAY CREEK MARINA

15TH ELECTION DISTRICT BALTO. CO. MD.

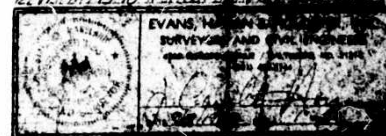
FOR

AMELIO RO-ATL & MAURICE R. KYATT-ATTY.
 SUITE 501 REYSER BLDG., BALTO. MD. 21202

Drawg NO 2880

BURLY RD. (40 WOOD)

REVISED 10-16-72 GENERAL DEVELOPMENT DEPARTMENT
 BALTO. CO. MD. 21202



GALLOWAY CREEK

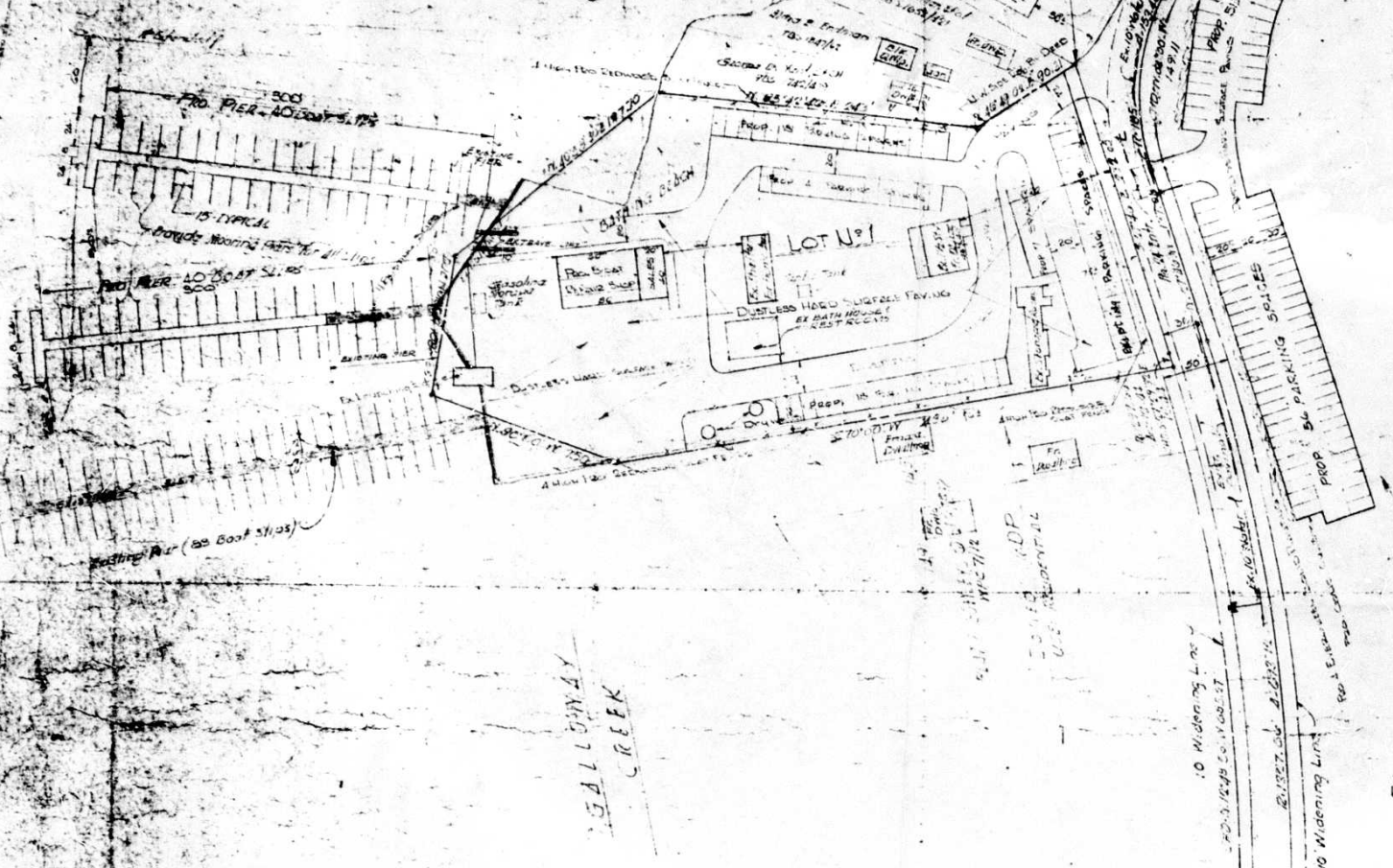
BURKE RD. (30' WIDE)

N. 75° 24' 40" E 341.05'

ZONED RDP
USE RESIDENTIAL

REAR YARD

PARKING SPACES



ZONED RDP USE RESIDENTIAL

ZONED RDP USE RESIDENTIAL

NOTES:

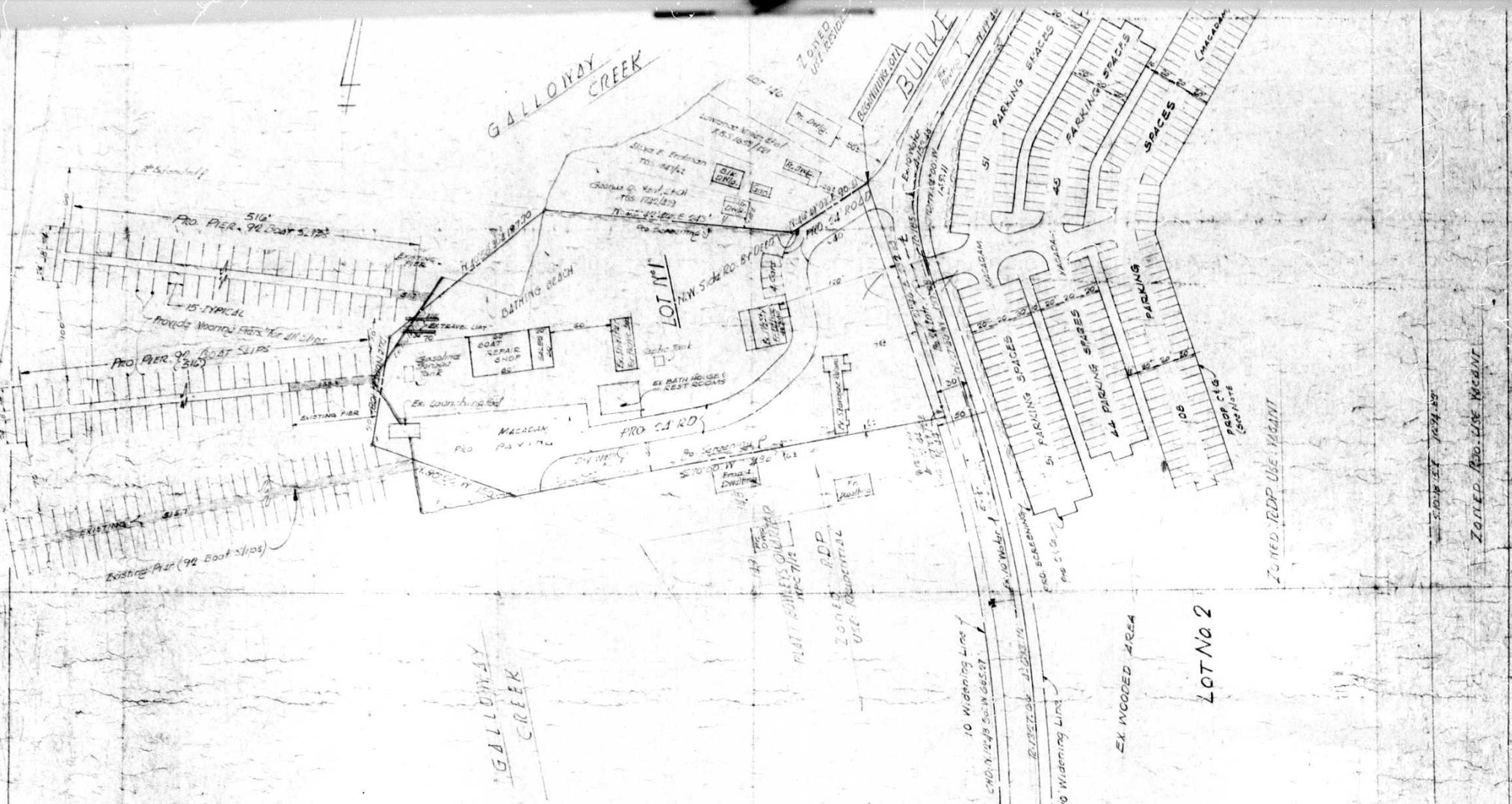
ELECTION DISTRICT 15TH
 AREA: LOT NO. 1: 2.76 AC.
 LOT NO. 2: 0.44 AC.
 EXISTING USE: BOAT YARD, BATHING BEACH, & OFFICE
 EXISTING ZONING: RDP WITH NONCONFORMING USE AS MARINA
 PROPOSED USE: BOAT YARD, BATHING BEACH & OFFICE
 PROPOSED ZONING: RDP WITH SPECIAL EXCEPTION FOR BOAT YARD
 FOR THE BALDWIN COUNTY ZONING REGULATION
 FOR FRONT AND REAR YARD REQUIREMENTS

MIN. PARKING SPACES REQUIRED:
 1 SPACE FOR EACH EXISTING BOAT SLIP OR SPACE
 1 SPACE FOR EACH PROPOSED BOAT SLIP OR SPACE
 1ST FLOOR AREA OF EXISTING OFFICE BLDG.: 1000 SQ. FT. = 300+5 SPACES
 2ND FLOOR AREA OF EXISTING OFFICE BLDG.: 800 SQ. FT. = 200+5 SPACES
 AREA OF PROPOSED BOAT REPAIR SHOP: 2,400 SQ. FT. = 600+10 SPACES
 AREA OF PROPOSED BOAT ACCESSORIES SALES AREA: 600 SQ. FT. = 150+4 SPACES
 TOTAL NO. OF PARKING SPACES REQUIRED: 1210
 TOTAL NO. OF PARKING SPACES PROVIDED: 1200 SPACES
 PROPOSED CURB TO BE CONSTRUCTED TO ENCLOSE PARKING AREA

PLAT TO ACCOMPANY

BUTLEY RD. (40' WIDE)





NOTES:

ELECTION DISTRICT: 15TH
 AREA: LOT NO. 1: 2.70 AC±
 LOT NO. 2: 12.0 AC±
 EXISTING USE: BOAT YARD, BATHING BEACH, & OFFICE
 EXISTING ZONING: RDP WITH NONCONFORMING USE AS MARINA
 PROPOSED USE: BOAT YARD, BATHING BEACH & OFFICE
 PROPOSED ZONING: RDP WITH SPECIAL EXCEPTION FOR BOAT YARD
 AND VARIANCE TO SECTION 17-202.2 & 17-202.4
 OF THE BALTO. ORDINANCE ZONING REGULATIONS
 FOR FRONT AND REAR YARD REQUIREMENTS

Nº OF PARKING SPACES REQUIRED:

1 SPACE FOR EACH EXISTING BOAT SLIP: 103 SPACES
 1 SPACE FOR EACH PROPOSED BOAT SLIP: 173 SPACES
 1ST FLOOR AREA OF EXISTING OFFICE BLDG: 1000 SQ. FT. ± 300 ± 5 SPACES
 2ND FLOOR AREA OF EXISTING OFFICE BLDG: 800 SQ. FT. ± 500 ± 2 SPACES
 AREA OF PROPOSED BOAT REPAIR SHOP: 2,400 SQ. FT. ± 100 ± 12 SPACES
 AREA OF PROPOSED BOAT ACCESSORIES SALES AREA: 600 SQ. FT. ± 200 ± 4 SPACES

TOTAL Nº OF PARKING SPACES REQUIRED: 299
 TOTAL Nº OF PARKING SPACES PROVIDED: 299 SPACES
 PROPOSED CURB TO BE CONSTRUCTED TO ENCLOSE PARKING AREA

PLAT TO ACCOMPANY ZONING PETITION FOR LOTS

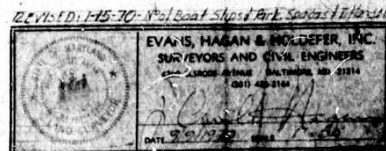
Nº 1 & 2 GALLOWAY CREEK MARINA

15TH ELECTION DISTRICT, BALTO CO, MD.

FOR

AMELIO ROSATI & MAURICE R. WYATT-ATY
 SUITE 301 KEYSER BLDG., BALTO, MD. 21202

Drawg Nº 2880



60/4-26 x-288-26 72-102 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Amelio and John Rosati, 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: Boat Yard

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: Edward S. Wyatt
Address: 10 Light St., Suite 1115
Baltimore, Maryland 21202
Petitioner's Attorney

Legal Owner: Amelio Rosati
Address: 3187 Eastern Avenue
Baltimore, Maryland 21224
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of JANUARY, 1972, 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 the 23rd day of FEBRUARY, 1972, at 2:00 o'clock P.M.

John V. Rosati
Zoning Commissioner of Baltimore County

(over) MICROFILMED

RE: PETITION FOR A SPECIAL EXCEPTION
W/S of Burke Road, 665' N of Bowley Road - 15th District
Amelio and John Rosati - Petitioners
NO. 72-182-X (Item No. 109)

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY

AMENDED ORDER

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 5th day of June, 1972, that the Order passed in this matter on April 26, 1972, should be and the same is hereby AMENDED on Page 2, Paragraph 4, to read as follows:

"Parcel No. 2 located on the east side of Burke Road and containing twelve (12) acres is to be granted in part. The area to be granted shall not contain more than two (2) acres, more or less, said area is more specifically described as a strip of land parallel to and one hundred feet (100') east of the centerline of Burke Road extending from north to south, from the north 74 degrees 24 minutes 40 seconds east 341.65 feet line, in a southerly direction along said parallel line for a distance of seven hundred feet (700'), more or less. The Special Exception for this strip of ground on the east side"

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RE: PETITION FOR A SPECIAL EXCEPTION
W/S of Burke Road, 665' N of Bowley Road - 15th District
Amelio and John Rosati - Petitioners
NO. 72-182-X (Item No. 109)

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioners are seeking a Special Exception for a boat yard on two (2) parcels of land located on the east and west sides of Burke Road. Parcel No. 1 is located on the west side of Burke Road, has frontage on Galloway Creek, and contains 2.70 acres of land, more or less. This parcel is improved with three (3) piers. The longest pier is five hundred and fifteen feet (515') and the other two (2) are one hundred and thirty-three feet (133') and fifty-one feet (51'), respectively. Other improvements on Parcel No. 1 include a launching ramp, gasoline storage tank, a boat repair and salesroom, an existing shelter for a picnic area, existing bathhouse and restrooms, a one and one-half story frame office building, and a storage building. Parcel No. 2 which is located on the east side of Burke Road has no water frontage, is unimproved, and contains approximately twelve (12) acres of land. This parcel is intended to be used for parking, a boat and trailer storage only.

The Petitioners, Mr. Amelio Rosati and Mr. John Rosati, gave testimony to the following effect. The operation of the existing boat yard and bathing beach is planned to continue substantially as it has in the past. However, some improvements are proposed with regard to paving, relocation of the travel lift, and extension of the two (2) shorter piers. The two (2) piers are planned to be increased from their present length of one hundred and thirty-three feet (133') and fifty-one feet (51') to five hundred and sixteen feet (516'). The twelve (12) acre lot located on the east side of Burke Road is planned to be used exclusively for two hundred and ninety-nine

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(299) parking spaces which will double as winter storage spaces for boats. The road frontage on Burke Avenue for both sites is intended to be widened to a fifty foot (50') right-of-way with thirty feet (30') of paving. Insofar as access and traffic problems are concerned, the Petitioners indicated that the site is located less than one-half mile from Bowley Road, and that the improvements were not of the type that would bring additional traffic to the site. The additional slips proposed are of the type that will moor larger boats that will either stay in the water or be stored on the property during the winter.

After reviewing the above testimony, it is the opinion of the Deputy Zoning Commissioner, that the boat yard as proposed will meet the requirements of Section 502.1 and should be granted, subject, however, to a revised plan being submitted indicating the following amendments and/or restrictions:

1. The maximum length of the two (2) proposed piers shall not exceed three hundred feet (300).
2. The height of the four foot (4') high redwood screen fence as proposed on the north and south property lines, shall be increased to a height of six feet (6'). This height may be reduced by a request in writing by the adjoining property owner. However, a minimum height of four feet (4') shall be retained in any event.
3. All on-site paving, travel-ways, and parking or storage areas must be a durable and hard surface and must be kept in good repair.

Parcel No. 2 located on the west side of Burke Road and containing twelve (12) acres is to be granted in part. The area to be granted shall not contain more than two (2) acres, more or less, said area is more specifically described as a strip of land parallel to and one hundred feet (100') east of the centerline of Burke Road extending from north to south, from the north 74 degrees 24 minutes 40 seconds east 341.65 feet line, in a southerly direction along said parallel line for a distance of seven hundred feet (700'), more or less. The Special Exception for this strip of ground on the west side

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EVANS, HAGAN & HOLDEPER, INC.

SURVEYORS AND CIVIL ENGINEERS

4800 ELKSTONE AVENUE / BALTIMORE, MD. 21206 (301) 496-2144
500 POPLAR STREET / CAMBRIDGE, MD. 21613 (301) 228-3390
115 E. MAIN STREET / WESTMINSTER, MD. 21157 (301) 848-1700
13 S. WASHINGTON STREET / EASTON, MD. 21601 (301) 822-5433

September 9, 1970.

Description of Lot No. 2 "Holly Beach Club"
To Accompany Zoning Petition

BEGINNING for the same at the corner formed by the intersection of the east side of Burke Road, 30 feet wide, and the north side of Bowley Road, 40 feet wide, thence leaving said place of beginning and running and binding on the easternmost side of Burke Road the following courses and distances, viz: (1) by a line curving to the left with a 1,327.66 feet radius the distance of 69.12 feet, the chord of which bears North 12 degrees 48 minutes 50 seconds West 585.27 feet, (2) North 27 degrees 46 minutes West 137.08 feet, (3) by a line curving to the right with a 185.00 feet radius the distance of 153.48 feet, the chord of which bears North 04 degrees 00 minutes West 169.11 feet and (4) North 19 degrees 46 minutes East 265.70 feet, thence leaving Burke Road and running the following courses and distances, viz: (5) North 74 degrees 24 minutes 40 seconds East 341.65 feet and (6) South 10 degrees 18 minutes 15 seconds East 1,294.83 feet to the north side of Bowley Road, thence binding on the north side of Bowley Road (7) South 89 degrees 10 minutes 00 seconds West 424.31 feet to the place of beginning. Containing 12.0 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.



J. Cavell Hagan

MICROFILMED

of Burke Road shall be restricted to parking and boat storage only. Therefore, it is ORDERED by the Deputy Zoning Commissioner of Baltimore County this 26th day of April 1972, that a Special Exception for a Boat Yard be Granted for the herein described properties subject to the above restrictions and approval and compliance with a site plan approved by the Department of Traffic Engineering, Bureau of Engineering and the Office of Planning and Zoning. Said approval will also be subject to full compliance with the Health Department Regulations regarding the well and septic systems.

James S. Dyer
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE 4/24/72
BY J. Cavell Hagan

MICROFILMED

HAGAN & HOLDEPER, INC.

SURVEYORS AND CIVIL ENGINEERS

4800 ELKSTONE AVENUE / BALTIMORE, MD. 21206 (301) 496-2144
500 POPLAR STREET / CAMBRIDGE, MD. 21613 (301) 228-3390
115 E. MAIN STREET / WESTMINSTER, MD. 21157 (301) 848-1700
13 S. WASHINGTON STREET / EASTON, MD. 21601 (301) 822-5433

January 27, 1972

DESCRIPTION OF LOT NO. 1 "GALLOWAY CREEK MARINA"
TO ACCOMPANY ZONING PETITION

BEGINNING for the same on the west side of Burke Road, 30 feet wide, at a point distant 665 feet, more or less, measured northerly along said west side of Burke Road from its intersection with the prolongation westerly of the north side of Bowley Road, 40 feet wide, as laid out and shown on Plat No. 1 Bowleys Quarter, recorded among the Plat Records of Baltimore County in Plat Book WPC No. 7 folio 12, said place of beginning also being situate at a point on said west side of Burke Road where it is intersected by the division line between lots No. 146 and 147 as shown on said plat, thence leaving said place of beginning and running and binding on said west side of Burke Road the following courses and distances, viz: (1) South 27 degrees 46 minutes 00 seconds East 232.05 feet to a point of curve, thence (2) by a curve to the right with a radius of 187.66 feet for a distance of 12.44 feet, the arc of which is subtended by a chord bearing South 27 degrees 29 minutes 32 seconds East 12.44 feet to the division line between lots No. 147 and 148 as shown on said plat, thence leaving Burke Road and running and binding on said division line (3) South 70 degrees 00 minutes 00 seconds West 430 feet, thence running and binding on the westernmost outline of lot No. 147, being the shoreline of Galloway Creek, as shown on the aforementioned plat, the following courses and distances, viz: (4) North 50 degrees 00 minutes West 150 feet, (5) Due North 108 feet and (6) North 40 degrees 58 minutes 30 seconds East 197.70 feet, thence leaving said shoreline of Galloway Creek and the outline of lot No. 147 as shown on said plat and running (7) North 89 degrees 42 minutes 46 seconds East 243.00 feet to the northwest side of a road hereinafter laid out, thence running up said road to the northeast corner of lot No. 72, thence

46 degrees 49 minutes 02 seconds East 90.31 feet to the place of beginning. Containing 2.70 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.

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AUG 16 1973

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner
 FROM: George E. Gavrelis, Director of Planning
 SUBJECT: Petition #72-182-X, West side of Burke Road 665 feet, more or less, north of Bowleys Road.
 Petition for Special Exception for a boat yard.
 Amelia and John Rosati - Petitioners
 15th District

HEARING: Wednesday, February 23, 1972 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to make:

This property was the subject of a petition for a marina (Petition #66-44-X) which was denied by the Deputy Zoning Commissioner 9/1/65. This decision was subsequently appealed to the Board of Appeals and was dismissed by that body 3/20/69.

The primary concerns at the time of the hearing on Petition #66-44-X were potential increase in traffic congestion on Burke and connecting roads, and increases in noise and debris.

We agree with the Traffic Engineer that Burke Road is not adequate for serving this major facility. There are no improvements to Burke Road or the connecting street system in the capital program.

If a special exception is to be granted here, the comments by the Traffic Engineer seem to dictate that the boat yard and docking facilities be limited only to the piers and buildings which now exist. Expansion should be prohibited. Screening of the parking lot should be required as well as limitations on lighting standards no taller than 8 feet and require them to be placed in such a manner as not to shine onto abutting properties. All should be done in compliance with a site plan to be approved by the appropriate agencies.

GEG:NEG:msh

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INTER-OFFICE CORRESPONDENCE

TO: Edward G. Hyatt, Esq.
 ATTN: Oliver L. Myers
 FROM: Elsworth N. Diver, P.E.
 SUBJECT: Item 52 (1970-1971)
 Property Owner: Amelia and John Rosati
 E/S and W/S Burke Road near Bowleys Quarters Road
 Present Zoning: R-40
 Proposed Zoning: Special Exception for Boatyard
 District: 15th
 No. Acres: 2.70

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:

Burke Road is an existing narrow macadam road maintained by the Bureau of Highways and is proposed to be improved as a 30-foot closed roadway section within a 50-foot right-of-way.

Lot #1 on the subject plan is a portion of lot #117 as shown on Plat #1 of Bowleys Quarters recorded among the plat records of Baltimore County in Liber W.D. 7 at Folio 14, and represents the three individual properties between Lot #1 and Lot #116. A subdivision of former Lot #117. Therefore, a public road is required to be established to provide a means of access to the aforementioned three individual properties. A right-of-way with a minimum width of 40 feet is required for this purpose, however, a "tablets" type extension of the proposed right-of-way established for Burke Road would be satisfactory, subject to the approval of the Office of Planning and Zoning.

The entrance locations are subject to the approval by the Department of Traffic Engineering and the Office of Planning and Zoning.

Highway right-of-way dedication and improvements would be required in connection with any subsequent grading or building permit applications for development of the subject property.

Storm Drains:

No provisions for accommodating storm water or drainage have been indicated on the subject plan; however, storm drainage facilities and easements would be required in connection with the proposed development of this property.

BOARD OF EDUCATION:

No bearing on student population.

FIRE DEPARTMENT:

This office has no comment on the proposed site.

HEALTH DEPARTMENT:

Metropolitan water is available to the site.

Septic tank and dry well presently in use. Septic tank is full to top of ground level - no overflow. Complete soil evaluation must be completed prior to approval and issuance of building permit.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

Department of Water Resources Comments: If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with the Department of Water Resources requirements.

DEPT. OF TRAFFIC ENGINEERING:

Burke Road is not sufficient to handle any increase in traffic, especially boats and trailers.

ZONING ADMINISTRATION DIVISION:

The petition is accepted for filing; however, this office has the following comments to make:

1. The existing area as noted on the plat as the macadam parking area on the west side of Burke Road is currently being used as an outside boat storage area.
2. We suggest that the petitioner pay particular attention to the Health Department comments relating to the existing sewer system; this does appear to be a potential problem in the future.

Item 52 (1970-1971)
 Property Owner: Amelia and John Rosati
 Page 2
 October 21, 1970

Storm Drains (Cont'd)

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 of residential (commercial) development 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.

Sediment Controls:

Development of this property through stripping, 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 stripping 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.

Water:

Public water supply is available to serve this property.

In the course of constructing highway and drainage facilities and other development of the subject property, caution must be exercised to prevent damage to the existing water service connections that exist and serve the adjacent properties.

Sanitary Sewer:

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

Elsworth N. Diver
 ELSWORTH N. DIVER, P.E.
 Chief, Bureau of Engineering

END(RAM:EDS)

"2" S.W. Key Sheet
 1/4" = 1' Position Sheet
 N.E. 1/4" Scale Top

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INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner
 FROM: Richard B. Williams, Project Planning Division
 SUBJECT: Zoning Advisory Agenda Item #109

January 11, 1972
 Amelia and John Rosati
 1/5 and W/S Burke Road, 650 N. of Bowleys Road

The Office of Planning has reviewed the subject site plan and offers the following comment:

See comments on Item #52-1970 Delete #2 and final comment.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 1, 1972

Edward G. Hyatt, Esq.,
 10 Light Street, Suite 1115
 Baltimore, Maryland 21202

RE: Type of Hearing: Special Exception
 Location: E/S and W/S Burke Road, 650' N. of Bowleys Road
 Petitioners: Amelia and John Rosati
 15th District
 Item 109

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 located on the east and west sides of Burke Road approximately 650 feet north of Bowleys Road. The property on the west is currently improved with an existing and apparent non-conforming boat yard. There also are several residences on the north and south side of this property. The boat yard itself is improved with a bilhouse and several outbuildings and an existing pier approximately 92 feet long and another existing pier approximately 30 feet long. On the east side of Burke Road is a large unimproved wooded lot that is to be part of this Special Exception. There is no curb and gutter existing along Burke Road at this location. This particular property has been the subject of at least two other petitions in the past. The first was a request for a carport under Petition No. 66-44-X and the second was a request for a Special Exception for a boat yard in November of 1970. This petition never came to a hearing.

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.

General:

The comments supplied by this office, dated October 21, 1970, in connection with Item #52 (1970-1971), remain valid and applicable to this Item #109 (1971-1972). A copy of these comments is attached for your consideration.

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Edward G. Hyatt, Esq.
 Page 3
 Item 109
 February 1, 1972

3. The area of Lot 2 as indicated on the submitted plat indicates only the parking of automobiles. If outside boat storage is proposed in this area, it should be indicated on the revised plat prior to the hearing.
4. The petitioner is advised that even though the existing boatyard does not have the screening as indicated on the existing petition for the residential areas on the north and south, he is expected to provide the screening should this Special Exception be denied.
5. The petitioner is also advised that his boat repair shop does not indicate an area where discarded material will be placed prior to disposal. He is advised that he will not be permitted to store any discarded material outside of an enclosed structure.

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

JJD:JD

Enc.

MICROFILMED

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
 JEFFERSON BUILDING
 TOWSON, MARYLAND 21204

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
 FROM: Attn: Oliver L. Myers
 Michael S. Flanagan
 SUBJECT: Item 109 - ZAC - January 11, 1972
 Property Owner: Amelia & John Rosati
 Burke Road N. of Bowleys Rd.
 Special Exception for a boatyard

Any increase in traffic on Burke Road is undesirable, especially vehicles pulling trailers with boats on them.

Michael S. Flanagan
 Michael S. Flanagan
 Traffic Engineer Associate

MSF:nr

MICROFILMED



THIS IS TO CERTIFY that the annexed advertisement of
S. Eric Dinenna, Zoning Commissioner of Baltimore

- Attest:
C. Catowville Times
D. Catowville Times
E. Catowville Times
F. Catowville Times
G. Catowville Times
H. Catowville Times
I. Catowville Times
J. Catowville Times
K. Catowville Times
L. Catowville Times
M. Catowville Times
N. Catowville Times
O. Catowville Times
P. Catowville Times
Q. Catowville Times
R. Catowville Times
S. Catowville Times
T. Catowville Times
U. Catowville Times
V. Catowville Times
W. Catowville Times
X. Catowville Times
Y. Catowville Times
Z. Catowville Times

weekly newspaper published in Baltimore County, Maryland, once a week for One ~~successive weeks~~ before the 7th day of Feb. 1972, that it to say, the same was inserted in the first of February 3, 1972.

STROMBERG PUBLICATIONS, INC.

MICROFILMED BY Rich Morgan

ORIGINAL

PETITION FOR SPECIAL EXEMPTION

TOWNSHIP OF BALTIMORE

SECTION 100-100 DISTRICT

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CERTIFICATE OF PUBLICATION

TOWSON, MD., February 3, 1972.

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~successive weeks~~ before the 23rd day of February, 1972, the same publication appearing on the 3rd day of February, 1972.

THE JEFFERSONIAN
L. Susan Smith
Manager

Cost of Advertisement, \$.....

MICROFILMED

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: Feb. 3, 1972
Posted to: Heavily Wooded
Petitioner: Charles Horvath
Location of property: N.W. of Barbours Rd. 665' No. of Parceling 20
Location of Sign: 2 Signs 1 Post on Long Sub Barbours Rd
in front of Gristle Road Farm
Remarks: Paul K. Hines
Posted by: Paul K. Hines Date of return: 2-10-72

MICROFILMED

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										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>ofm</u>			Revised Plans:							
Previous case:			Change in outline or description				Yes			
			Map #				No			

MICROFILMED

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

No. 114

DATE: Jan. 28, 1972 ACCOUNT: 01-662

AMOUNT: \$50.00

DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER
Galloway Creek Harp's, Inc.
Sinh Rosati
3177 Eastern Ave.
Baltimore, Md. 21224
Petition for Special Exemption --- #72-122-X 50.00 CASH

Edward G. Myatt, Esq.,
10 Light Street, Suite 1115
Baltimore, Maryland 21202

Item 109

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing

this 11th day of February, 1972

Petitioner: Annie and John Rosati

Petitioner's Attorney: Edward G. Myatt

Reviewed by: Edward G. Myatt
Chairman of
Advisory Committee

MICROFILMED

Edward G. Myatt, Esq.,
10 Light Street, Suite 1115
Baltimore, Maryland 21202

Item 109

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
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Your Petition has been received and accepted for filing

this 11th day of February, 1972

Petitioner: Annie and John Rosati

Petitioner's Attorney: Edward G. Myatt

Reviewed by: Edward G. Myatt
Chairman of
Advisory Committee

MICROFILMED

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

No. 2151

DATE: April 19, 1972 ACCOUNT: 01-662

AMOUNT: \$100.00

DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER
Edward G. Myatt, Esq.
1115 Maryland National Bank Building
Baltimore, Md. 21202
Petition for Special Exemption --- #72-122-X 100.00 CASH



NOTES:

ELECTION DISTRICT 15TH
 AREA: LOT 1 - 2.76 AC.
 LOT 2 - 12.0 AC.
 EXISTING USE: BOAT YARD, BATHING BEACH, & OFFICE
 EXISTING ZONING: RDP WITH NONCONFORMITY USE AS MARINA
 PROPOSED USE: BOAT YARD, BATHING BEACH & OFFICE
 PROPOSED ZONING: RDP WITH SPECIAL EXCEPTION FOR BOAT YARD
 AND MARINA USE SECTION 17-208.2 & 17-202.4
 FOR THE BALTO. COUNTY ZONING REAMENDATIONS
 FOR FRONT AND REAR YARD REQUIREMENTS

17-202.4 PARKING SPACES REQUIRED:
 1 SPACE FOR EACH EXISTING BOAT SLIP 103 SPACES
 1 SPACE FOR EACH PROPOSED BOAT SLIP 178 SPACES
 1 SPACE PER AREA OF EXISTING OFFICE BLDG. 1,000 SQ. FT. + 300-5 SPACES
 1 SPACE PER AREA OF EXISTING OFFICE BLDG. 2,000 SQ. FT. + 500-9 SPACES
 1 SPACE PER AREA OF PROPOSED BOAT REPAIR SHOP 2,400 SQ. FT. + 400-72 SPACES
 1 SPACE PER AREA OF PROPOSED BOAT ACCESSORIES SALES AREA 200 SQ. FT. + 20-14 SPACES
 TOTAL NO. OF PARKING SPACES REQUIRED: 299
 TOTAL NO. OF PARKING SPACES PROVIDED: 299 SPACES
 PROPOSED CURB TO BE CONSTRUCTED TO ENCLOSE PARKING AREA

PLAT TO ACCOMPANY ZONING PETITION FOR LOTS

N^O 1 & 2 GALLOWAY CREEK MARINA

15TH ELECTION DISTRICT BALTO CO, MD.

FOR

AMELIO ROSATI c/o MAURICE R. WYATT-ATY.
 SUITE 301 REYSER BLDG., BALTO, MD. 21202

DRWG. N^O 2880

REVISED: FEB 77: 17-202.4 Boat Slips & E. Survey & Plat



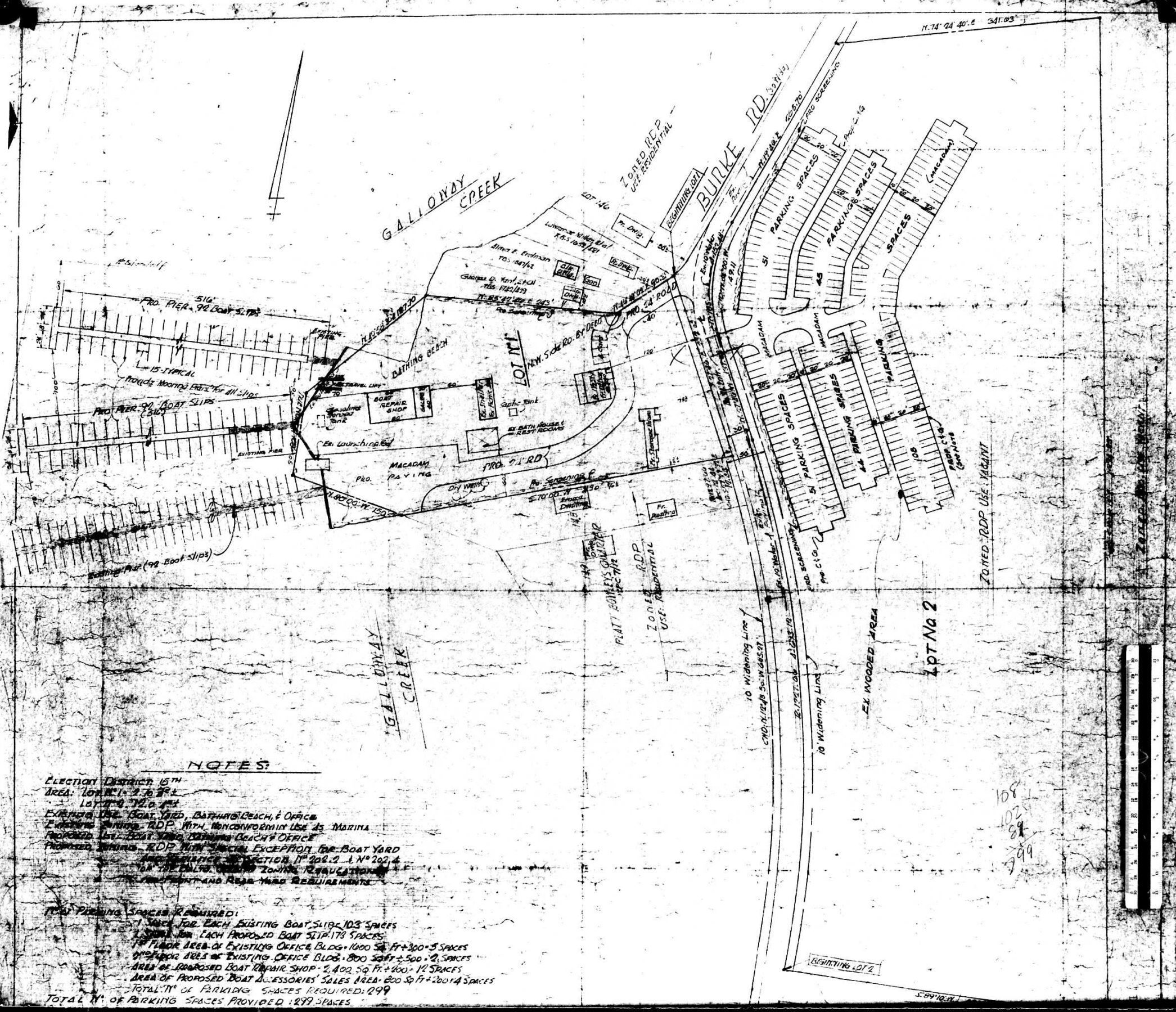
NOTES:

ELECTION DISTRICT 15TH
AREA: LOT 1-2 TO 2-2
LOT 1-2 TO 2-2

EXISTING USE: BOAT YARD, BATHING BEACH, & OFFICE
PROPOSED ZONING: RDP WITH NONCONFORMITY USE AS MARINA
PROPOSED LOT: BOAT YARD, BATHING BEACH, & OFFICE
PROPOSED ZONING: RDP WITH SPECIAL EXCEPTION FOR BOAT YARD
AND BATHING BEACH, SECTION 11, N° 202.2, & N° 202.4
FOR THE CALIF. ZONING REGULATIONS
THE FOLLOWING ARE THE REQUIREMENTS

PROPOSED PARKING SPACES REQUIRED:

1 SPACE FOR EACH EXISTING BOAT SLIP: 103 SPACES
1 SPACE FOR EACH PROPOSED BOAT SLIP: 179 SPACES
1 SPACE FOR EACH EXISTING OFFICE BLDG.: 1000 SQ. FT. + 300 = 3 SPACES
1 SPACE FOR EACH EXISTING OFFICE BLDG.: 800 SQ. FT. + 500 = 2 SPACES
AREA OF PROPOSED BOAT REPAIR SHOP: 2,400 SQ. FT. + 400 = 12 SPACES
AREA OF PROPOSED BOAT ACCESSORIES SALES AREA: 800 SQ. FT. + 200 = 4 SPACES
TOTAL NO. OF PARKING SPACES REQUIRED: 299
TOTAL NO. OF PARKING SPACES PROVIDED: 299 SPACES



108
102
88
79

GALLOWAY CREEK

ZONED RDP
USE RESIDENTIAL

BURKE RD (30' WIDE)

N. 75° 24' 40" E 341.05'

GALLOWAY CREEK

ZONED RDP USE MARINE

LOT NO 2

EX. WOODED AREA

NOTES:

ELECTION DISTRICT 15TH
AREA: LOT NO 1 & 2
1.5 ACRES
EXISTING BOAT YARD, BATHING BEACH, & OFFICE
PROPOSED ZONED RDP WITH NONCONFORMING USE AS MARINA
PROPOSED BOAT SLIP, BATHING BEACH & OFFICE
PROPOSED ZONED RDP WITH SPECIAL EXCEPTION FOR BOAT YARD

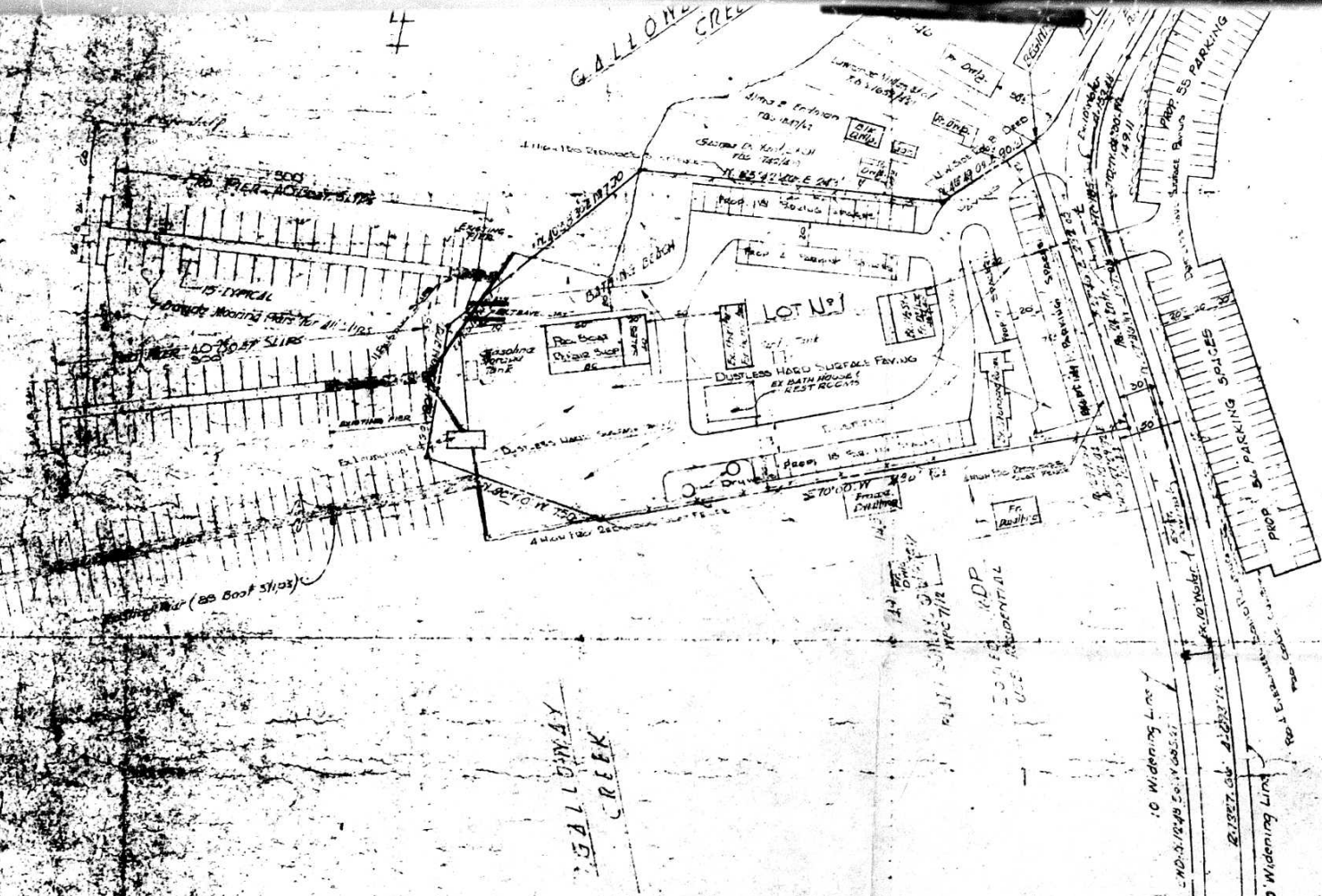
ON THE BASIS OF THE FOLLOWING REQUESTIONS
FOR FRONT AND REAR YARD REQUIREMENTS

TO BE FURNISHED BY THE APPLICANT:
1. SPACE FOR EACH EXISTING BOAT SLIP 24 SPACES
2. SPACE FOR EACH PROPOSED BOAT SLIP 40 SPACES
3. FRONT AREA OF EXISTING OFFICE BLDG. 1000 SQ. FT. + 300.5 SPACES
4. FRONT AREA OF EXISTING OFFICE BLDG. 800 SQ. FT. + 300.2 SPACES
5. AREA OF PROPOSED BOAT REPAIR SHOP 2,400 SQ. FT. + 100.14 SPACES
6. AREA OF PROPOSED BOAT ACCESSORIES SALES AREA 600 SQ. FT. + 20.14 SPACES
TOTAL AMOUNT OF PARKING SPACES REQUIRED: 126

BEGINNING LOT 2

S. 84° 10' N 194.51'

GALLOWAY CREEK



ZONED RDP USE: MARINA

NOTES:

ELECTION DISTRICT 15TH
 AREA: LOT 1 - 2.73 ±
 LOT 2 - 0.11 ±
 EXISTING BOAT YARD, BATHING BEACH, & OFFICE
 PROPOSED MARINA RDP WITH MARINE COMPOUNDING USE AS MARINA
 PROPOSED BOAT YARD, BATHING BEACH & OFFICE
 PROPOSED BOAT YARD RDP WITH SPECIAL EXCEPTION FOR BOAT YARD
 FOR THE PURPOSE OF ZONING RECLASSIFICATION
 TO MEET FRONT AND REAR YARD REQUIREMENTS
 THE FOLLOWING SPACES ARE REQUIRED:
 1 SPACE FOR EACH EXISTING BOAT SLIP 26 SPACES
 1 SPACE FOR EACH PROPOSED BOAT SLIP 60 SPACES
 10 PARKING SPACES OF EXISTING OFFICE BLDG. 1,000 SQ. FT. ± 300 ± 5 SPACES
 10 PARKING SPACES OF EXISTING OFFICE BLDG. 800 SQ. FT. ± 300 ± 2 SPACES
 AREA OF PROPOSED BOAT REPAIR SHOP 2,400 SQ. FT. ± 100 ± 14 SPACES
 AREA OF PROPOSED BOAT ACCESSORIES SALES AREA 800 SQ. FT. ± 200 ± 4 SPACES
 TOTAL NO. OF PARKING SPACES PROVIDED: 126 SPACES
 PROPOSED CURB TO BE CONSTRUCTED TO ENCLOSE PARKING AREA

**PLAT TO ACCOMPANY
 ZONING PETITION FOR LOTS**

Nº 1 & 2 GALLOWAY CREEK MARINA

15TH ELECTION DISTRICT BALTO CO. MD.

FOR

AMELIO ROATL =/o MAURICE R. WYATT-ATTY.
 SUITE 301 REYSER BLDG., BALTO MD. 21202

Drawg. Nº 2880

BOWLEY RD. (10.000)

REVISED: 3-16-72 GENERAL REVISIONS
 REVISED: 4-15-70 Nº 1 (boat slip) & Nº 2 (boat slip)

EVANS & EVANS
 ENGINEERS & ARCHITECTS
 1000 N. W. 10th St.
 MIAMI, FL 33136

March 6, 1975

Mr. & Mrs. K.B. Marteny
407 Burke Road
Baltimore, Maryland 21220

RE: Case No. 72-182-X (Item No. 109)
W/S of Burke Road, 665' N of
Bowleys Quarters Road - 15th
Election District
Amelio and John Rosati - Petitioners

Dear Mr. & Mrs. Marteny:

I am in receipt of your letter of February 11, 1975, in which you state that you do not believe there was adequate public notice as to the hearing held in conjunction with the above referenced property.

A review of the above referenced file indicates that the hearing was scheduled for and heard on February 23, 1972. Two signs, giving notice of the hearing, were posted on the property on February 3, 1972. In addition, notices appeared in the February 3, 1972 issues of the Jeffersonian and Essex Times newspapers.

The above notices are as required by Section 500.2c. of the Baltimore County Zoning Regulations. I have enclosed copies of this Section as well as the certificate of posting and newspaper advertisements for your reference.

Mr. & Mrs. K.B. Marteny
Page 2
March 6, 1975

If further explanation or additional information is required, please feel free to contact this office.

Very truly yours,

SE
S. ERIC DI NENNA
Zoning Commissioner

SED/JBB, III/scw

Enclosures

cc: Mr. James E. Dyer
Deputy Zoning Commissioner

Mr. James B. Byrnes, III, Chief
Zoning Enforcement Division

E.K.

*407 Burke Rd #115
Baltimore Md 21220
Feb 11, 1975*

*Mr. S. Eric Dinenna
Zoning Commissioner
Baltimore Md 21204*

Dear Sir,

This is to inform you, as a concerned citizen of the Towleys Quarters Community, I do not believe there was adequate public notice given for the hearing of April 26, 1972 in reference to addition to Hallaway Creek Pier Marina

Mr. & Mrs. K.B. Marteny

