

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, KJB-PAC, 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 for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve pier extension.

See attached description

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

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser
Address: 330 E. Riverside Avenue
Baltimore, Maryland 21221

Petitioner's Attorney
Protestant's Attorney

ORDERED BY the Zoning Commissioner of Baltimore County, this 1st day of April, 1974, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of May, 1974, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Director
Wm. T. MOLLER Deputy Traffic Engineer

April 11, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 159 - ZAC - March 19, 1974
Property Owner: KJB-PAC, Inc.
W/S East Riverside Avenue, 60 feet W of Bay Avenue
Special Hearing for pier extension
District 15

Dear Mr. DiNenna:

The extension of the pier can be expected to at least double the number of trips generated from the site assuming the number of slips will be doubled. The parking layout as shown is not satisfactory.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CRM/pl

C-801-73

KJB-PAC, Inc.
330 E. Riverside Ave.
Baltimore, MD 21221

May 1, 1974

Mr. James E. Dyer
Deputy Zoning Commissioner
Baltimore County Office Bldg.
Towson, MD 21204

Dear Mr. Dyer:

The purpose of this letter is to request your permission to begin construction of our pier extension upon receipt of all required permits. Receipt of permits should occur before the 30 day waiting period currently required by Baltimore County.

If permission is granted to begin construction in the 30 day period immediately following the hearing, we will take full responsibility should a post-hearing protest be raised.

The extension of this pier is most important to the existence of our business over the summer season. We will be approximately one-third of the way through the summer season if the present construction schedule is maintained.

Thank you very much for your considerations.

Sincerely,

John P. Brown, Jr.

JPB:dha



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 5, 1974

KJB-PAC, Inc.
330 E. Riverside Avenue
Baltimore, Maryland 21221

RE: Special Hearing Petition
Item 159
KJB-PAC, Inc. - Petitioners

Gentlemen:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the west side of East Riverside Avenue, opposite Bay Avenue, in the 15th Election District of Baltimore County. It is presently improved by a one-story restaurant and accompanying parking area. Properties to the north and south are improved with various one and one half story shore dwellings. Curb and gutter do not exist along East Riverside Avenue.

The petitioner is requesting a Special Hearing to permit a pier extension of 120 feet beyond the existing 110 foot pier. The entire pier is proposed to be utilized only for the convenience of patrons of the restaurant and there will be no overnight storage of boats.

opposite
Beginning for the same / the intersection of Bay Avenue and East Riverside Avenue; thence running and binding along the western most side of East Riverside Avenue and running in a Northerly direction 100 feet, more or less, to a point; thence leaving the western most side of East Riverside Avenue and running in a Southwesterly direction 312 feet, more or less, to the eastern most shore of Back River; thence running and binding along the said Eastern most shore of Back River in a Southwesterly direction 60 feet, more or less, to a point; thence leaving the Eastern most shore of Back River and running in a Southeasterly direction 328 feet, more or less, to the place of beginning. Also being known as Lot number 50 and part of Lot number 51 of the plot of Back River Neck Park and being recorded in the Land Records of Baltimore County in Liber 7 Folio 4.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 15, 1974

KJB-PAC, Inc.
330 E. Riverside Avenue
Baltimore, Maryland 21221

RE: Special Hearing Petition
Item 159
KJB-PAC, Inc. - Petitioners

Dear Sirs:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(ies) of the Zoning Advisory Committee.

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,

James B. Byrnes, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

KJB-PAC, Inc.
Item 159
April 5, 1974
Page 2

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,

James B. Byrnes, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204
838-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: K. J. B. Pac, Inc.

Location: W/S of East Riverside Avenue, 60 feet W of Bay Avenue

Item No. 159 Zoning Agenda March 19, 1974

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____ ~~is~~ shall be the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy. Site plans are approved as drawn.
- () 6. The Fire Prevention Bureau has no comments at this time.
- (X) 7. SEE LETTER ON COMMENTS.

Reviewed by James B. Byrnes, III Noted and Paul H. Briscoe approved
Planning Group Special Inspection Division Deputy Chief
Fire Prevention Bureau

mls
4/16/74

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that the public health, safety and general welfare of the locality involved not being adversely affected,

the above Special Hearing for a Pier Extension

should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th day of May, 1974, that the herein Petition for Special Hearing should be and the same is granted, from and after the date of this order, to permit a pier extension subject to: no overnight guests; no fueling; only those people dining at the restaurant may utilize pier; the two owners of the restaurant may keep their own personal boat at the pier; and approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 7th day of May, 1974, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

March 20, 1974

RONALD J. ROOP, II, D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 159, Zoning Advisory Committee Meeting
March 19, 1974, are as follows:

Property Owner: K.J.B. Pac, Inc.
Location: W/S East Riverside Ave., 60' W of Bay Ave.
Present Zoning: B.L.
Proposed Zoning: Special Hearing for Pier Extension
No. Acres: 1453 sq. ft.
District: 15

Metropolitan water is available.

Sewage disposal system functioning properly at this time.

Water Resources Administration 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 Water Resources Admin. requirements.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:eng

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 1, 1974

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #74-245-SPH. North side of East Riverside Avenue opposite Bay Ave.
Petition for Special Hearing for a Pier Extension
Petitioner - KJB-PAC, Inc.

15th District

Hearing: Wednesday, May 1, 1974 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer.

The granting of this request would not adversely affect the policies of the 1980 Guideplan, the County's official master plan.

William D. Fromm
Director of Planning

WDF:MEG:rv



May 7, 1974

Messrs. Kustin J. Brown and
John Pennan Brown, Jr.
KJB-PAC, Incorporated
330 E. Riverside Avenue
Baltimore, Maryland 21221

RE: Petition for Special Hearing
N/S of East Riverside Avenue, opposite
Bay Avenue - 15th District
KJB-PAC, Incorporated - Petitioner
NO. 74-245-SPH (Item No. 159)

Dear Messrs. Brown and Brown:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

James E. Dyer
Deputy Zoning Commissioner

JED/me

Attachments

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
879-7310

March 19, 1974 - ZONING AGENDA

AGENDA ITEM: 159

PROPERTY OWNER: K. J. B. Pac, Inc.

LOCATION: W/S of East Riverside Avenue
60 Feet W of Bay Avenue

DISTRICT: 15

1. All electrical installation on piers shall comply with the National Electrical Code, Section 555, "Marinas & Boatyard Regulations" and the National Fire Code, Standard 303, Volume 10.
 2. If fueling operations are to be conducted on premises or on piers, such operations shall comply with all requirements of Standard 303, Volume 10, National Fire Code. To include Article 16, Fire Prevention Code, 1970 edition, "Flammable Liquids."
 3. Provide fire protection equipment as required in Standard 303, Volume 10, National Fire Code.
 4. Vessels shall be spaced at intervals so as not to create exposure hazards to other vessels. Spacing of vessels shall be so arranged that in the event of a fire aboard any vessel(s), such said vessel(s) may be evacuated or removed to an area of safe refuge and does not create additional hazards during such operations.
 5. Permits shall be required for installation of any standpipe equipment which may be required.
 6. All fire protection equipment shall be of approved type and meets the Baltimore County Fire Department Standards.
 7. Fueling of vessel(s) or motorcraft while at mooring dispersed from pens or other containers shall be strictly prohibited.
 8. A responsible person shall inspect all protection equipment and be responsible for the proper notification of the Fire Department in the event of an emergency.
- Inspector William Brady
Zoning Advisory Committee

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



April 5, 1974

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #159, Zoning Advisory Committee Meeting, March 19, 1974, are as follows:

Property Owner: K.J.B. Pac, Inc.
Location: W/S of East Riverside Avenue, 60 feet W of Bay Avenue
Existing Zoning: B.L.
Proposed Zoning: Special Hearing for pier extension
No. of Acres: 1453 square feet
District: 15th

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

Very truly yours,

John L. Wimbley
Planning Specialist II
Project and Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3811 ZONING 484-3831

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 20, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: March 19, 1974

Re: Item 159
Property Owner: K.J.B. Pac, Inc.
Location: W/S of East Riverside Ave, 60 ft. W. of Bay Ave.
Present Zoning: B.L.
Proposed Zoning: Special Hearing for pier extension

District: 15th
No. Acres: 1453 sq. ft.

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Nick Petrovich
Field Representative

WNP/ml

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 18, 1974

KJB Pac., Inc.
330 E. Riverside Avenue
Baltimore, Maryland 21221

JAMES B. BYRNES, III

RE: Special Hearing Petition
Item 159
KJB Pac., Inc. - Petitioners

Dear Sirs:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(ies) of the Zoning Advisory Committee.

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,

James B. Byrnes, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

April 11, 1974

Re: Item #159 (1973-1974)

Property Owner: K. J. B. Pac, Inc.
W/S of East Riverside Ave., 60' W. of Bay Ave.
Existing Zoning: P.L.
Proposed Zoning: Special Hearing for pier extension
No. of Acres: 11.53 sq. ft. District: 15th

Mr. S. Eric DiMenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. DiMenna:

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:

Riverside Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements, including highway right-of-way widening and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

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.

Storm Drains:

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

Item #159 (1973-1974)
Property Owner: K. J. B. Pac, Inc.
Page 2
April 11, 1974

Storm Drains: (Cont'd)

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.

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 or commercial development and other special construction features are required.

Water and Sanitary Sewers:

Public water supply is serving this property, which is utilizing private onsite sewage disposal.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAN:FW:iss

E-NR Key Sheet
7 & 8 SS 3d Pos. Sheets
SE 2 I Topo
104 Tax Map

ORIGINAL
OFFICE OF
THE ESSEX TIMES

ESSEX, MD. 21221 April 15 - 1974

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric DiMenna
Zoning Commissioner of Baltimore County
was inserted in THE ESSEX TIMES, a weekly newspaper published in
Baltimore County, Maryland, once a week for one week
before the 15th day of April 1974 that is to say, the same
was inserted in the issue of April 11 - 1974.

STROMBERG PUBLICATIONS, Inc.

By *Ruth Morgan*

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 11, 1974
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md. ~~once a week~~
for one time ~~once a week~~ before the 1st
day of May 1974, the first publication
appearing on the 11th day of April
1974.

THE JEFFERSONIAN

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#74-245-SPH

District: 15th Date of Posting: 4-11-74
Posted for: Heavy Wood Imp. 1st 1974 & 1600 P.L.
Petitioner: K.J.B. Pac, Inc.
Location of property: W/S of East Riverside Ave. 60' W. of Bay Ave.
Location of Sign: 1600 P.L. 1st 1974 & 1600 P.L.
Remarks: 330 E. Riverside Ave.
Posted by: M. H. H. Date of return: 4-18-74

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 11th day of
March 1974. Item #

S. Eric DiMenna
S. ERIC DIMENNA
Zoning Commissioner

Petitioner: KJB-PAC, Inc. Submitted by
Petitioner's Attorney: Reviewed by
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

Item 159
KJB-PAC, Inc.
24 E. Riverside Avenue
Baltimore, Maryland 21221

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 1st day of April 1974.

S. Eric DiMenna
S. ERIC DIMENNA
Zoning Commissioner

Petitioner: KJB-PAC, Inc.
Petitioner's Attorney: Reviewed by
Chairman
Zoning Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well 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: <i>[Signature]</i>			Revised Plans: Change in outline or description Yes Map # _____ No							
Previous case: _____										

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

No. 13124

DATE March 11, 1974 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Filing Fee
Petition for Special Hearing
KJB-PAC, Inc.
487 9 APR 15 1974

(Cash)

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

No. 14789

DATE May 3, 1974 ACCOUNT 01-662

AMOUNT \$50.25

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

KJB-PAC, Inc.
330 E. Riverside Ave.
Baltimore, Md. 21221
Advertising and posting of property
#74-245-SPH 5 6 25 MEK



Notes

PARKING IS CURBED BY
ANCHORED 6X8 CREOSOTED
RAILROAD TIES.

PARKING Lighting by
Flood Lights

ALL DRAINAGE IS TOWARD
BACK RIVER

MAP: 44
SE-2-T
 ELECTION
 DISTRICT: 15
 O.T.: 3-8-74
 TYPE
 HANDING: SH
 BY: ML
 FINAL:
 BY:

old Plat

Site Plan F-12

KJB-PAC, INC.
J. P. BROWN, JR.
THE WHEEL HOUSE
330 E. RIVERSIDE AVE
BALTO., MD. 21221
MARCH 4, 1974

BALTO. CO. PERMIT #
C-801-73/50223

Scale
' = 50'

15TH ELECTION DISTRICT
60 FT TO BAY AVE
75 FT TO FIRE HYDRANT



