

EHC 66 R970/Page 2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: June 14, 1974

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #74-285-XA, N. of Red Rose Farm Road and West of Bowleys Quarters Rd.
Petition for Special Exception for a Boatyard.
Petition for Variance for a Pier Extension
Petitioner - Maryland Marine Mfg. Co. Inc.

15th District

HEARING: Monday, June 17, 1974 (10:15 A.M.)

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

The granting of this request would not be inconsistent with the 1980 Guideplan, the County's official Master Plan.

William D. Fromm
Director of Planning

WD:REG:rv

Zoning Commissioner of Baltimore County
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

Dear Sir,

Upon reviewing the plans personally with Mr. E. J. Miskiewicz, I have no objection to Maryland Marine Mfg. Co. Inc. petition for Special Exception for Boat Yard Zoning and a variance to extend the piers to 571' + 60' for mooring piles.

I find that this petition is in no way detrimental to the health, safety and general welfare of our neighborhood. I have lived at our current address for 19 years and have known the Miskiewicz family during this time. I have found them to be good neighbors who operate a clean and orderly boat yard.

Very Truly Yours

For: Michael M. Dadd

For: Michael M. Dadd

By: [Signature]

6-18-74

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.

DIRECTOR

WM. T. MELZER

DEPUTY TRAFFIC ENGINEER

May 28, 1974

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

Re: Item 185 - ZAC - May 7, 1974

Property Owner: Maryland Marine Mfg. Co., Inc.
NW/4 Red Rose Farm Road, W of Bowleys Quarters Road
Special Exception for a Boatyard and a Variance from Section 417.5a to extend a pier length to 571' + 60' feet for mooring piles in lieu of the limit of 300 feet
District 15

Dear Mr. DiNenna:

As presently zoned, this site can be expected to generate approximately 70 trips per day. The proposed zoning will generate approximately 540 trips per day. This entire area must be served by the intersection of Bowleys Quarters Road and Carroll Island Road. This intersection will be at its capacity with the completion of the site presently under construction. Any increase in the number of vehicles using this intersection is undesirable.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

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

Bureau of Engineering

ELLENWORTH N. DYER, P.E., CHIEF

May 20, 1974

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

Re: Item #185 (1973-1974)

Property Owner: Maryland Marine Mfg. Co., Inc.
NW/4 of Red Rose Farm Rd., W. of Bowleys Quarters Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception for a boatyard and a Variance from Section 417.5a to extend a pier length to 571' + 60' for mooring piles in lieu of the limit of 300'
No. of Acres: 1.32 District: 15th

Dear Mr. DiNenna:

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 submitted plan is a revision (April 1, 1974) of the plan submitted by the Petitioner in connection with Item #112 (1973-1974). The comments supplied for this site in connection therewith are referred to for your consideration.

Very truly yours,

Ellenworth N. Dyer
Chief, Bureau of Engineering

END:RAM:PMW:iss

cc: G. Reier

Z-NW Key Sheet
10 MS 11 & 12 Pcs. Sheets
NE 3 K Topo
91 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 28, 1974

Robert J. Romadka, Esq.
809 Eastern Blvd.
Essex, Maryland 21221

RE: Variance Petition
Item 185
Maryland Marine Mfg. Co., Inc. -
Petitioner

Dear Mr. Romadka:

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 approximately 182 feet north of the termination of Red Rose Farm Road, also being approximately 1000 feet west of Bowleys Quarters Road, in the 15th Election District of Baltimore County. It is presently improved by a residence and utility house. The Frog Mortar Creek abuts the property on the north and west. Various residences exist south of the subject site along Frog Mortar Creek. An existing residence abuts the property to the southeast.

The present facilities of the Maryland Marine Mfg. Co., Inc. exists approximately 30 feet to the south, and the proposed Special Exception request is to permit additional parking in conjunction with the present facilities. Additionally, a Variance has been requested to permit a proposed pier and two mooring piles extending 631 feet into the Frog Mortar Creek instead of the required 300 feet.

Robert J. Romadka, Esq.
Item 185
May 28, 1974

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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

cc: Frank S. Lee

1277 Neighbors Avenue
Baltimore, Maryland 21237

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

832-7318

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Maryland Marine Mfg. Co., Inc.

Location: NW/4 of Red Rose Farm Road, W of Bowleys Quarters Rd.

Item No. 185 Zoning Agenda May 7, 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 _____ 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 _____
- (X) 4. ~~Exceeds~~ the maximum allowed by the Fire Department. 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.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: [Signature] Noted and
Planning Group Approved: Deputy Chief
Special Inspection Division Fire Prevention Bureau

ms
4/16/73

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

May 10, 1974

DONALD J. ROOP, M.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 185, Zoning Advisory Committee Meeting May 7, 1974, are as follows:

Property Owner: Maryland Marine Mfg. Co., Inc.
Location: NW/4 of Red Rose Farm Rd., W of Bowleys Quarters Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception for a Boatyard & Variance from Section 4.7.5a to extend a pier length to 571' + 60' for mooring piles in lieu of the limit of 300'

No. of Acres: 1.32
District: 15

Metropolitan water is available.

A private sewage disposal system will be installed for the proposed utility building as requested by this Department to meet the requirements of the Marina Regulations.

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

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/cap



May 8, 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 #185, Zoning Advisory Committee Meeting, May 7, 1974, are as follows:

Property Owner: Maryland Marine Mfg. Co., Inc.
Location: NW/4 of Red Rose Farm Road, W of Bowleys Quarters Road
Existing Zoning: D.R.5.5
Proposed Zoning: Special Exception for a boatyard and a variance from Section 417.5a to extend a pier length to 571' + 60" for mooring piles in lieu of the limit of 300'
No. of Acres: 1.32
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

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

Very truly yours,

John L. Wimbley
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
BULK CODE 301 PLANNING 424.321 ZONING 424.321

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 8, 1974

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

Z.A.C. Meeting of: May 7, 1974

Re: Item 185

Property Owner: Maryland Marine Mfg. Co., Inc.

Location: NW/4 of Red Rose Farm Road, N. of Bowleys Quarters Road

Present Zoning: D.R. 5.5

Proposed Zoning: Special Exception for a Boatyard & a Variance from Section 417.5a to extend a pier length to 571' + 60" for mooring piles in lieu of the limit of 300'.

District: 15th

No. Acres: 1.32

Dear Mr. DiNenna:

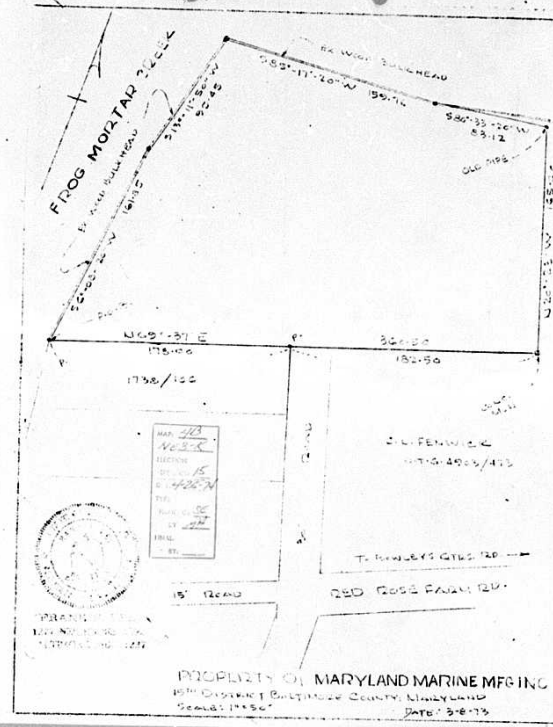
No effect on student population.

Very truly yours,

W. Rick Petrovich
W. Rick Petrovich,
Field Representative.

WNP/al

MARGUS M. BISHOP
JUDITH M. BISHOP
ALVIN LORICK
JOHN H. WHEELER, MARYLAND



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 154 Date of Posting: May 12, 1974
Posted for: *Robert J. Ramack*
Petitioner: *Robert J. Ramack*
Location of property: *By 125' N. of Red Rose Farm Rd. & 191' E. of Frog Mdr Road*
Location of Signs: *2' Signs at Red Rose Farm Rd. & 191' E. of Frog Mdr Road*
Remarks: *See*
Posted by: *Michael H. Davis* Signature Date of return: *June 11, 1974*

Robert J. Ramack, Esq., BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
409 Eastern Blvd.
Baltimore, Maryland 21221

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

Your Petition has been received and accepted
for filing this 1st day of May 1974.

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner: Maryland Marine Mfg. Co., Inc.

Petitioner's Attorney: Robert J. Ramack

Reviewed by: *James H. Byrnes, III*
Chairman,
Zoning Advisory Committee

PETITION FOR SPECIAL EXCEPTION AND VARIANCE FOR A BOATYARD
ZONING: Petition for Special Exception for a Boatyard. Petition for Variance from the Zoning Regulations of Baltimore County to extend a pier length to 571' + 60" for mooring piles in lieu of the limit of 300'.
LOCATION: Beginning 100 feet South of Red Rose Farm Road and 100 feet West of Bowleys Quarters Road.
DATE & TIME: MONDAY, JUNE 17, 1974 at 10 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Exception and Variance from the Zoning Regulations of Baltimore County to extend a pier length to 571' + 60" for mooring piles in lieu of the limit of 300'.
The hearing will be held on the 17th day of June, 1974, at 10 A.M. in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Petitioner is requested to appear at the hearing and to present evidence in support of the Petition.
The hearing will be held on the 17th day of June, 1974, at 10 A.M. in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Petitioner is requested to appear at the hearing and to present evidence in support of the Petition.

OFFICE OF

THE ESSEX TIMES
ESSEX, MD. 21221 June 3 - 1974

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiNenna, 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, to wit, from the 3rd day of June 1974, that is to say, the one day of May 30 - 1974.

STROMBERG PUBLICATIONS, Inc.

By *John L. Wimbley*

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 30, 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, to wit, from the 30th day of May, 1974, that is to say, the one day of May 30 - 1974.

THE JEFFERSONIAN
John L. Wimbley
Manager.

Cost of Advertisement, \$.....

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 23rd day of April 1974. Item #.....

Robert J. Ramack
S. ERIC DINENNA,
Zoning Commissioner

Petitioner: Maryland Marine Mfg. Co., Inc.
Petitioner's Attorney: Ramack Reviewed by: *F. Byrnes*
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

previous Item # 112.
cover letter by AH

BALTIMORE COUNTY, MARYLAND No. 14755

OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE April 23, 1974 ACCOUNT 01-662

AMOUNT \$50.00

WHITE CASHIER DISTRIBUTION YELLOW CUSTOMER

Maryland Marine Mfg. Co., Inc.
Rt. 15 Box 14
Baltimore, Md. 21220
Petition for Special Exception

BALTIMORE COUNTY, MARYLAND No. 15066

OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE June 17, 1974 ACCOUNT 01-662

AMOUNT \$86.00

WHITE CASHIER DISTRIBUTION YELLOW CUSTOMER

Maryland Marine Manufacturing Co., Inc.
Rt. 15, Box 14
Baltimore, Md. 21220
Advertising and posting of property





SITE ANALYSIS CHART

SITES	SLIPS	PARKING	TOILET FACIL
PROPOSED A	150	80	151
EXIST. B	150	220	1170
TOTAL	300	410	335

LEGEND

- 7.6 EXISTING ELEVATIONS DEPT. PUBLIC WORKS MAP CWO 28371 6-17-55
- PROPOSED SITE - SPECIAL EXCEPTION BOAT YARD REQUIRED IN DR. 5.5
- EXISTING - SITE SPECIAL EXCEPTION BOAT YARD IN DR. 5.5 - VARIANCE SCALE 1"=50'
- EXISTING PRIVACY HEDGE ROWS - 6' TO 25' HEIGHTS
- 9.0' FINISHED SPOT GRADE
- FIRE HYDRANT - 8" WATER MAIN
- DEPTH AT M.L.W.
- PARKING LOTS SURFACE - GRANITE CHIPS - CONCRETE CURBING 8"x6"
- PROPOSED FIRE STANDPIPES FROM PROPERTY RIGHT AWAY & TO END OF PIERS TO NFPA CODE

MARYLAND MARINE MFG CO. INC.

MISKIEWICZ PROPERTY

14TH DISTRICT BALTIMORE CO, MARYLAND

DATE: 5-21-73

REVISED: 4-1-74

FRANK S. LEE
127 HUNTERS AVE.
BALTIMORE, MD. 21217



