### PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

4130 PM, July 23 -d

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Mooring Piles in lieu of the limit of 300'

I, or we, BBNY11and, BBNADB, BKR, ... Rollegal owner... of the property situate in Baltimore County and which is concribed in the description and plat attached hereto and made a part hereof. hereby petition for a Variance from Section .417.50 of the Haltimore County.... Zoning Regulation to extend a pier length to 571' tableton

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

coloring reasons understendance for practical ouncury of the selling, servicing and borthing of Sailboats. Keel Sailboats generally require from 3 to 5 feet of water for berthing at reas low tide. In an effort to avoid dredging to accomplish this depth, it will be necessary to extend the pier length to 571 + 60° for nooring rides. This pier small not extend beyond the 1/3 the of the waterway as prescribed in Section 417.5b.

#### See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this tilon, and further agree to and are to be it und by the zoning regulations and restrictions of imore County adopted pursuant to the Zoning Law For Ballimore County.

	Edward J (Magteyle:
Contract purchaser	Legal Owner
Address	Address Roz 19 Et. 15, Balto. Hd. 21220
Hobert J. Bonadka	
Petitioner's Attorney	Protestant's Attorney
Address 809 Eastern Blyd. Essex, Jd.	21221
ORDERED By The Zoning Commissioner of Ba	altimore County, this 15th day

1 — that the subject matter of this petition be advertised, a littimore County, in two newspapers of general circulation through ty be posted, and that the public hearing be had before the Zonin, y in Room 106, County Office Building in Towson, Baltimor

PEREN EN . 3. Zoning Commissioner of Baltimore County.

. 19 4 ... a10+15 .. o'clock

Maryland Harine Hr., Co. Inc.

June 21, 1974

Robert J. Romadka, Esquire 809 Eastern Boulevard Essex, Maryland 21221

> RE: Petition for Special Exception and Variance Beginning 185' N of Red Rose Farm Road and 897.85' W of Bowleys Quarters Road - 15th District Maryland Marine Mfg. Company, Inc. -Petitioner NO. 74-285-XA (Item No. 185)

Dear Mr. Romadkat

I have this date passed my Order in the above captioned matter in

muz SX JAMES E. DYER Deputy Zoning Commissioner

Very truly yours

JED/me

Attachments

## PETITION FOR ZONING RE-CLASS ICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Haryland, Harine, Mfg. Co.legal owner. of the property situate in Baltimore County and which is described in the describer 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: 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 a Bontyard

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



Maryland Marine Manufacturing Company Box 14 Route 15

ORGER

185

Garaland Haring His Co Freddent SCA A Nud Legal Owner Address Box 14 Rt. 15, Balto. Mt. 21220

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day

, 197 4., 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 Computationer of Baltimore County in Room 106, County Office Building in Towson, Baltimore Seri la Tenna 17th

DEPARTMENT OF HEALTH—

DONALD J. ROOP, M.D., M.P.H.

Baltimore County, Maryland Fet & #2

June 12, 1974

Fe: Maryland Marina and Yacht Sales, Inc., proposed rest rooms, northwest side Red Rose Farm Road, Mostion District 15

representative of this office, Mr. Paul D'A. Didier, evaluated the subject property. Attached, is a copy of the soil

Very truly yours,

William by . Green al

William M. Greenwalt, R.S., Director Division of Sanitary Engineering BURRAU OF ENVIRONMENTAL SERVICES

Based on the evaluations and the plot plan and detail drawing april 1, 1974, approval will be granted for the installation of

Soil evaluation results will be valid for a period of three years, the expiration of this period of time, the results will become void thout notice to that effect having been given by the approxing authority.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE AND VARIANCE
Beginning 185' N of Red Rose Farm Road :
and 897. 85' W of Bowleys Quarters Road DEPUTY ZONING COMMISSIONER 15th District Maryland Marine Mfg. Company, Inc. -Petitioner NO. 74-285-XA (Item No. 185) : BALTIMORE COUNTY

111 111 111

PET EX # ZA

This Petition represents a request for a Special Exception for a boat yard and a Variance to permit a pier length in excess of that normally permitted by the Zoning Regulations. The property in question is situated at the westernmost terminus of Red Rose Farm Road at Bowleys Quarters Road, in the Fifteenth Election District of Baltimore County,

Testimony and evidence was presented at the hearing with regard to traffic generated by the proposed addition to the existing boat yard, the availability of metropolitan water, approval of private sewage disposal system, and the compatibility of the proposed use with the existing surrounding land uses. Said testimony was sufficient to meet the conditions of Section 502.1 of the Baltimore County Zoning Regulations, and the Special Exception can be granted.

Testimony, with regard to the Variance, substantiated a hardship and practical difficulty with regard to the depth of the water in close proximity to the shore line. It was also established that the pier would not extend beyond wo existing piers and would not conflict with any channels or interfer with navigation in any way. The extended length of the pier would provide deepe water for the sail boats that require an average draft of five to six feet and would eliminate the need for dredging and, as such, should have a less damag

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 212 day of June, 1974, that the hereir requested Special Exception for a Boat yard and the Variance to permit a pier length of 571 feet with mooring piles situated sixty feet beyond said 571 feet appuld be

GRANTED, subject to the following restrictions: 1. The proposed pier is to be used exclusively for sail

- No building of boats or major repairs shall take place on that portion of the Petitioner's boat yard that is the subject of this Petition.
- Subject to compliance with and approval of a site plan by the Department of Public Works, Health Department and Office of Planning and Zoning.

IVED FOR FALING A Accel

Salla V A TE

Soil Evaluation Data - P.2

SUBDIVISION MARELAND MARINA & YACHT SALES EVALUATION DATE LCCATION OF DEPTH OF SOIL AND DEPTH AT WHICH DRAWDOWN BLOCK LOT IN MINUTES TEST PIT PORCUS SOIL WAS ENCOUNTERED Surface water in test pit Surface water in test pit Water at 3 feet Sand 2 to 3 feet, dam

PHONE, MU 7-6922

FRANK S. LEE 1277 NEIGHBORS AVENUE BALTIMORE, MAPYLAND 21237

ovember 28, 1973

Property Of Maryland Marine Mrg. Co. Red Rose Part Road 15th District Haltimore County, Maryland

Begin ing for the same at a point on the property line and the northwest side of Red Rose Farm Read. ( 30 feet wide ) said point of beginning also being at the end o of Red Rose Parm Road, said point of beginning also being the seven following courses and distances along the centerline and right of way line of said Red Rose Parm Road from the centerlene of Bowleys Quarters Road, along the centerline (1) South 63 degrees 54 minutes 40 seconds West 897.85 feet more or less, (2) North 74 degrees 19 minutes 20 seconds West 49 feet, (3) North 54 degrees 35 minutes West 100.95 feet, (4) North 68 degrees 09 minutes 50 seconds West 92.35 fe.t, [ 5) South 64 degrees 15 minutes 50 seconds West 165,60 feet, (6) South 65 degrees 39 minutes 50 seconds West 267.70 feet to the northwest side of Red Mose Farm Road, thence on the nowthwest side of Red Rose Farm Road (7) North 19 degrees 05 minutes 10 seconds East 184.80 feet, and thence crossing over the end of Red Rose Farm Road and continuing the same direction North 69 degrees 37 minutes Last 182.50 feet thence running North 20 degrees 25 minutes West 165.40 feet to the waters of Freg Bortor Creek, thence binding on the enters of Prog Lortor Creek the four following courses and distances, South 80 degrees 33 minu.cs 20 seconds West 83.12 feet, South 85 degrees 17 minutes 20 seconds West 159.76 feet, South 13 degrees 11 minutes 50 seconds West 95.45 feet and South 6 degrees 08 m mates 20 seconds West 161.85 feet thence leaving Prog Mortor Creek and running North 69 degrees 37 minutes Dast 178 feet to the place of beginning.

Containing 1.32 acres of land more or leave



EHC 66 R970/Page 2

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 Boatward. 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

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

WDF:NEG:ru

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

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

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

Very Truly Yours

No Charles N. Varde. me Lutude m. Caddo

PET EX#1

6x 180 8715 BA - 00 20 md BALTIMORE COUNTY, MARYLAND

JEFFERSON EUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

FURTHE J CHIFFORD, P.E. Ww T Merre

May 28, 1974

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

Re: Item 185 - LAC - Hay 7, 1974.
Property Owner: Maryland Marine Mfg. Co., Inc.
Mr/S I Service Maryland Marine Mfg. Co., Inc.
Mr/S I Service Maryland Marine Mfg. Co., Inc.
Special Exception for a Boatyard and a variance from Section 417.5a
Special Exception for a Boatyard and a variance from Section 417.5a
in lieu of the limit of 300 feet + 60 feet for mooring piles
in lieu of the limit of 300 feet.

As presently zoned, this site can be expected to generate approximately 70 trips per day. The proposed zoning will generate approximately 50 trips per day. This entire area wasts be served by the intersection of Bouleys Quarters Road and Carroll island Road. This intersection will be at lits capacity with the completion of the lites presently under construction. Any increase in the number of whicles using this intersection is undesirable.

Very truly yours,

mileels Hange Michael S. Flanigan

Traffic Engineer Associate

Baltimore County, Maryland Benartment Of Unblic Worke

> COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

.....

Hay 20, 1974

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

> Re: Item #185 (1973-1974) Hee #105 (1973-1974)
> Property Gwerry Maryland Marine Mfg. Co., Inc.
> N/SO of Red Rose Farm Ed., W. of Bowleys Cuarters Rd.
> Existing Founder: D.R. 5.5.
> Proposed Zoning: Special Exception for a bostyard and
> a Variance from Section h17.5s to extend a pier length
> to 571' \* 50' for mooring piles in lite of the limit No. of Acres: 1.32 District: 15th

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.

The submitted plan is a revision (April 1, 1976) of the plan submitted by the Petitioner in commention with Item #112 (1973-1976). The comments supplied for this site in commention therewith are referred to for your consideration.

Very truly yours,

ELISMONTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWF: se

cc: G. Reier

Z-NW Key Sheet 10 NE 11 % 12 Pos. 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. Jo., Inc. -Petitioner

Dear Mr. Romadka:

Japon B. Byrnen. Chairman

contact ADMINISTRATI

BUICAL OF

STATE HIGHWAY ADMINISTRATION

BUSINESS OF

PROJECT AND SEVELOPTON PLANSING

BOARD OF EDUCATION

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 tening action requested, but the propriate 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 beling approximately 1900 feet west of Dovley and also beling approximately 1900 feet west of Dovley and the subject was a subject with the subject was a subject with the subject with the property on the north and west. Various residence exists could fee business the subject site along From Monta Creek. Adults the property to the continuation of the subject site along From Monta Creek. Adults the property to the

The prevent facilities of the Maryland Marine Mfg. Co., Inc. oxists 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. Ttom 185 May 28, 1974

Page 2

13

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,

Carrie E. Eurose I JAMES B. BYRNES, III Chairman, Zoning Advisory Committee

JRR:JD

Enclosure

cc: Frank S. Lee

1277 Neighbors Avenue

Baltimore, Maryland 21237

Baltimore County Fire Department

J. Austin Deitz

MSF/pk



Towson Maryland 21204 825-7110

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

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: Haryland Harine Hfg. Co., Inc.

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

Item No. 185

Zoning Agenda Hgy 7, 1974

m1s 4/16/73

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 approved road in accordance with Maltimore County Standards as published by the Department of Public Works.

2. A second means of whicle access is required for the site.

3. The vehicle dead-end condition shown at

EXCREDS 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 operation.

of the Pire Prevention Code prior to occupancy or Deginning operations.

The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Pire Protection Association Standard No. 101

"The Life Safety Code", 1970 Edition prior to occupancy. Site plans are approved as drawn.

The Pire Prevention Bureau has no comments at this time.

Reviewer Hanning Group Approved:
Special Inspection Division

Deputy Chief Pire Prevention Bureau

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

JEFFERSON BUILDING

May 10, 1974

DONALD J. BOOP, MD. MPH

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/S of Red Fose Farm Rd., N of Bowleys
Quarters Rd.
Existing Zoning: D.R.5.5
Proposed Zoning: Special Exception for a Boatyard 6
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 Accounts.

No. of Acres: 1.32

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.

<u>Water Resources Administration Comments</u>: If lubrication work and oll 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 Administration re-

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB/cas



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. Di Nenna:

Comments on Item # 185, Zoning Advisory Committee Meeting, May 7, 1974, are as follows:

Property Owner: Maryland Marine M.g. Co., Inc.
Location: NW/S of Red Rose Farm Road, W of Bowleys Quarters Road
Estining Zoning: D. R.3.3
Proposed Zoning: Special Exception for a bootygrad and a varience from Section 417.59
Proposed Zoning: Special Exception for South Vision South Vision (Inc.)

1. The Content of pier Fengh in 5711 \* 601 for mooning piles in lieu of the limit of 300\*

1. The Content of Pier Fengh in 2711 \* 601 for mooning piles in lieu of the limit of 300\*

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 hove a

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

Very truly yours,

John & Wimbley John L. Wimbley Planning Specialist II

Project and Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204

BESSEX TIMES

ESSEX, MD, 21221

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

as inserted in THE ESSEX TIMES, a weekly newspaper published in

we stretter the 3rd day of June 1974 that is to say, the same was mented in the resert of May 30 - 1974.

STREMBERG PUBLICATIONS, Inc

By Buth mayon

# BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204 Date: May 8, 197h

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

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

Property Owner: Maryland Marine Mfg. Co, Inc.

Louation:

NW/S of Red Rose Farm Road., W. of Bowleys Quarters Road

Present Zoning: D.R. 5.5

Proposed Zoning: Special Exception for a Boatyard & a Variance from Section 197.5a to extend a pier left th to 571' \* 60' for mooring piles in lieu of the limit of 300'.

District: No. Acres:

Dear Mr. Di Nenna:

No effect on student repulation.

WNP/ml

W Wichterord Field Representative

Very truly yours,

MARCUS M. BOTSANIS

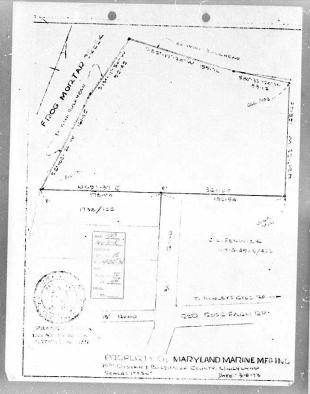
PETITION FOR SPECIAL EXCEPTION AND VAR ANCE 1578 DESTRICT CERTIFICATE OF PUBLICATION

> THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., operating worth

> day of \_\_\_\_\_\_, 19\_74, the most publication appearing on the \_\_\_\_\_30th day of \_\_\_\_\_\_ May\_

> > THE, JEFFERSONIAN, L. Lunk Stutter

Cost of Advertisement, \$\_\_\_\_\_



Posted for Maryland Marriag Jane 12.
Petitioner: Maryland Married Tife Co Location of property: By 185' Not Red Rose Jour Rd + 897.85 N. 7 Bowly Frater Rd Bea coart J. Romadka, Eeq. BA: MORE COUNTY OFFICE OF PLA ING & ZONING Essex, Maryland 2] 221 County Office Building County Office Building 111 W. Chesapeake Avenu Towson, Maryland 21204 Your Petition has been received and accepted for filing this 1sth day of May S. ERIC DINENNA, Zoning Commissioner Petitioner Maryland Marine Mfg. Co.: Inc. Petitioner's Attorne Fabert J. Romodka Reviewed by Comment Byrtee, M. hairman, Zoning Advisory Committee oc: Frank S. Lee 1277 Heighbors Avenue Baltimore, Haryland 21237

CERTIFICATE OF POSTING

DEPARTMENT OF BALTIMORE COUNTY

H74-285-XA

Date of Posting Prices Je 24

OFFICE	IMORE COUL OF FINANCE - ELLANEOUS	REVENUE D	VISION	No.	14755
DATE_	April 23,	1971	ACCOUNT_	01-662	
			AMOUNT_	\$50.00	
Ma Rt	ryland Mari	ne Mfr.	AGENCY Do., Inc.		W - CUSTOMEN
Ba	ltimore, Md tition for	. 21220	Exception		5 0.0 C/ss

OFFICE C	F FE ANCE - RE	TY, MARYLAND EVENUE DIVISION ASH RECEIPT	No.	15066
DATE_	June 17, 1	974 ACCOUNT	01-662	
		AMOUNT	\$86.90	Silve.
WHITE	CASHIER	PINK - AGENCY	YELL	OW - CUSTOMER
	Maryland M Rt. 15, Do	arine Mamufacta x 14	aring Co., I	no.
	Baltimore, Advertisin #74-285-X4	Md. 21220 g and posting a	of property	8 6.0 CHs

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received \* this 33 day of \_1974. Item

Petitioner MARY MARINE MI Submitted by MISKIE-1163 Petitioner's Attorney Romanka Reviewed by F Theon

\* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date. previous Item # 112.

cover letter by Att.





































