## PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION ( Stem No. 46)

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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an....(no.change).

.zone: for the following reasons

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltin 

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, sting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning ions and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore 

Protestant's Attorney

Baltimore, MD 21221

\_\_, 197 \_L that the subject matter of this petition be advertised, as

1 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 County, on the 21st day of October ...., 197 4, at 1:00o'clock

MICROFILMED

10/2/174

75-88-X

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

JEFFERSON BUILDIN

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

August 30, 1974

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

Comments on Item 46, Zoning Advisory Committee Meeting, August 27, 1974, are as follows:

Property Owner: KJB/PAC, Inc.
Location: W. of Bay Ave. & Riverside Dr.
Existing Soning: B.
Proposed Zoning: Special Exception to use property for
Boat Sifp Rentals.
No. of Acres: 1,452 aq. ft.
District: 15th

Comments: Hetropolitan water available; septic system functioning properly. Marina Regulations enclosed.

Very truly yours,

Thomas A. Marka Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

Enclosure

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 23, 1974

COUNTY OFFICE BUILDING II W. Chesapeako Avenue Dwson, Maryland 21204 .....

MEMBERS

WEST-TH DEPARTMENT

BUREAU OF FIRE PREVENTION

DEPARTMENT OF STATE BIGHWAY ADMINISTRATION

BUPEAU OF ENGINEERING

BOARD OF IDUCATION

OFFICE OF THE

KJB-PAC, Inc. 300 E. Riverside Avenue Baltimore, Maryland 21221

RE: Special Exception Petition Item 46 . KJB-PAC, Inc. - Petitioners

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 These comments are not intended to indicate 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 way 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, and is presently improved with a small restaurant, associated parking area, and pier, which was the subject of an earlier hearing (Case No. 74-245SPH). Various shore homes exist to the north and south of the subject property along Back River.

The petitioner is requesting a Special Exception for a marina and proposes to rent a portion of the existing slips previously designated for customer use.

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

KJB-PAC, Inc. Item 46 September 23, 1974

Page 2

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,

Comes B. Byones JAMES B. BYRNES,III Chairman, Zoning Advisory Committee

Enclosure

Broadwater Severna Park, Maryland 21146

cc: John F. Rickert

WILLIAM D. FROMM

END: HAM: FWR: 00

E-NE Key Sheet 7 & 8 SE 34 Pos. Sheet

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120

S FRIC DINENNA



Baltimore County, Rargland

Bepartment Of Jublic Borks

COUNTY OFFICE BUILDING

TOWSON, MARYLAND 21204

September 16, 1974

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 comments supplied in connection with the Zoning Advisory Committee review of this site for Them #159 (1973-1978) remain walld and applicable to this Item #16 (1978-1975). Those comments are referred to for your consideration.

The Baltimore County Comprehensive Water and Sewage Plan, amended July 1973, indicates this property to be within the Urban Rural Demarcation Line and Planned Sewerage Service in the area in 11 to 30 years.

Very truly yours,

Colsword on Liver ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

Item fluc (1971-1975)
Property Owner: KJE/PAC, Inc.
W. of Bay Ave. & Riverside Dr.
Existing Zoning: B.L.
Proposed Zoning: Special Exception for use property
for Boat Silp Rentals
No. of Acress 1,162 ag. ft. District: 15th

Mr. S. Eric Di Nenna, Zonina Commission Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #46, Zoning Advisory Committee Meeting, August 27, 1974, are as follows:

Property Owner: KJB/PAC, Inc. rroperty Owner: NJB/PAC, Inc.
Location: W. of Boy Avenue and Riverside Drive
Existing Zoning: BL
Proposed Zoning: Special Exception to use property for boat slip rentals
No. of Acress: 1, 452 square feet
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 node 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.

John L. Wimbley Planning Specialist II

I have thi, date passed my Order in the above referenced . Copy of said Order is attached.

JAMES E. DYER

Deputy Zoning Cor

December 27, 1974

RE: Petition for Special Exception E/S of East Riverside Avenue opposite Bay Avenue - 15th Election District

KJB-PAC, Inc. - Petitione: NO. 75-88-X (Item No. 46)

Messrs. John Penman Brown, Jr. and Kurtis James Brown

KJB-PAC, Inc. 330 East Riverside Ave

Baltimere, Maryland 21221

JED/sew

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING SUITE 301 JEFFERSON BUILDING 105 WEST CHESAFEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 414-3211 ZONING 494-3391

opposite

Beginning for the same / the intersection of Boy Avenue and East Riverside Avenue; thence running and binding along the western most side of East Riverside Avenue and running in a Northesty 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 be eastern most shore of Back River; thence running and binding along the said Eastern most shore of Back River in a Southwesterly direction 300 feet, more or less, to a point; thence leaving the Eastern most shore of Back River and running in a Southwesterly direction 320 feet, more or less, to a plant for lawren or less, to a being from a Southwesterly direction 320 feet, more or less, to the place of beginning. Also being known as Lat number 30 of the plat of Back River Neck Park and being recorded in the Land Records of Baltimore County in Liber 7 folio 4.

# BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 28, 1971

Mr. S. Eric DiNenna Zoning Commissioner Baltimore County Office Building Towson, Maryland 2120h

Z.A.C. Meeting of: August 27, 1974

Re: Item 1.4

Property Owner: KJB/PAC, Inc.

Location: W. of Bay Ave. & Riverside Dr.

Present Zoning: BL

Proposed Zoning: Special Exception to use property for Boat Slip Rentals.

District: 15th

No. Acres: 1,452 sq. ft.

Dear Mr. DiNenna: No bearing on student population.

WNP/ml

H. EMSLIE PARKS, PAR  Very truly yours,

MARCUS M BOTSAR S JOSEPH N MIGDWAN ALVIN LORECK SHUAR WHEELER ...

### CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was and published in Towson, Baltimore County, Md., once in each of and time exercising mocks before the 21st appearing on the 3rd day of October

I frank Structure

Cost of Advertisement, \$ ...

#### BALLIMORE COUNTY, MARY AND

#### INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date October 15, 1974

PROM William D. Fromm, Director of Planning

SUBJECT Petition \$75-88-X, East Ride of East Riverside Avenue opposite Bay Avenue Petition for Special Exception for a Marina Petitioner - KJB-PAC, Inc.

15th District

HEARING: Monday, October 21, 1974 (1:00 P.M.)

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

If this site is properly screened, the marina use could be compatible with surrounding uses.

William D. From

WDF:NEG:rw

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received \* this 9 +h day of

BALTIMORS COUNTY, MARYLAND

MHER CASHED PINK AGENCY
330 S. Riverside Ave.
Baltimore, Md. 21221
Petition for Special Exception----

DATE Oct. 1, 1974 ACCOUNT 01-662

AMOUNT

\$50.00

OFFICE OF FINE CE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

Submitted by MR. BROWN Petitioner's Attorney Mr. BREAMAP Reviewed by JB III

This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND

DATE Oct. 21, 1974 ACCOUNT 01-662

AMOUNT \$49.25

OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

KJB-PAC, Inc. 330 E. Riverside Ave.

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E. WM. T. MELZEN

September 26, 1974

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

Re: Item 46 - ZAC - August 27, 1974 Property Owner: KUB/PAC, Inc. Location: W. of Bay Ave. & Riverside Drive Frequency of the State of the State of the State Proposed Zoning: Special Exception to use property for Box 519 Bentals, No. of Acres: 1,452 sq. ft.

Dear Mr. DiNenna:

The proposed special exception for boet slips is not expected to cause any major traffic problems.

The plan should be revised to show the number of boats slips, the parking requirement and a properly designed parking

Michael & Florige Michael S. Flanigan Traffic Engineer Asso.

MSF/16

KJB-PAC, Inc. more, Maryland 21221

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 11' W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted

for filing this 17th day of September 1974.

S. ERIC DINENNA,

Petitioner KJB-PAC, Inc.

Petitioner's Attorney

Broadwater Sewerna Park, Haryland 21146

Reviewed by Chairman, R. Bronco M. Zoning Advisory Committee







STROMBERG PUBLICATIONS, Inc.

THE ESSEX TIMES

ESSEX, MD. 21221

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

was invented in THE ESSEX TIMES, a

Bytomark fint

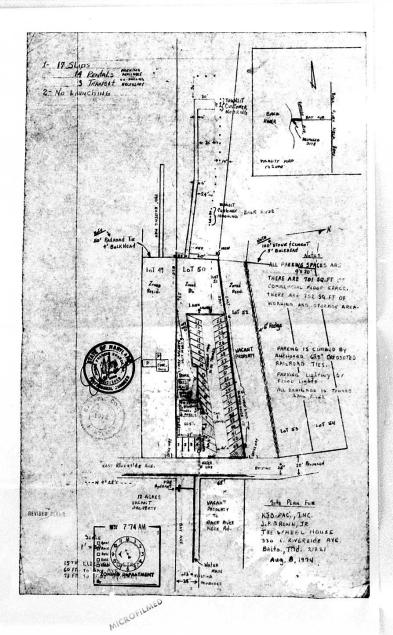
CERTIFICATE OF POSTING

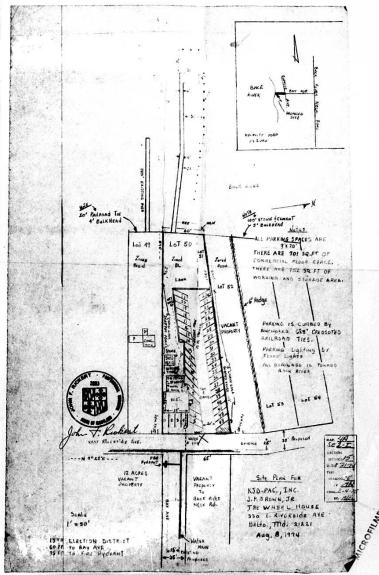
#75-88-X

District 15# Date of Posting 10-3-74 Fosted for Helesing mon bat 11 1924 & 1. P.M. Petitioner: K.J. B. Pec Inc Location of property of sy Coal British one of By Or Location of Signe I Saya Postal Son Beach of Guely Con how Posted by Merel H. Hear Date of return. 10 10 - 24

FUNCTION  Descriptions checked and outline plotted on map	MAPPING			PROGRESS			SHEET			
	Wall Map		Original		Duplicate		Tracing		7 200	Sheet
	date	by	date	by	date	by	date	by	date	by
Petition number added to outline						-				-
Denied										-
Granted by ZC, BA, CC, CA										_







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