

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

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(see change)..... 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, Marina.

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 John Penman Brown, Jr.
Address 330 E. Riverside Avenue
Baltimore, MD 21221
Petitioner's Attorney Protestor's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of September, 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 21st day of October, 1974, at 11:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

MICROFILMED

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

August 30, 1974

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
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.
Location: W. of Bay Ave. & Riverside Dr.
Existing Zoning: BL
Proposed Zoning: Special Exception to use property for Boat Slip Rentals.
No. of Acres: 1,452 sq. ft.
District: 15th

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

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

Enclosure

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 23, 1974

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

RE: Special Exception Petition
Item 46
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, and is presently improved with a small restaurant, associated parking area, and pier, which was the subject of an earlier hearing (Case No. 74-2455PH). 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

Messrs. John Penman Brown, Jr.
and Kurtis James Brown
KJB-PAC, Inc.
330 East Riverside Avenue
Baltimore, Maryland 21221

RE: Petition for Special Exception
E/S of East Riverside Avenue
opposite Bay Avenue - 15th
Election District
KJB-PAC, Inc. - Petitioner
NO. 75-88-X (Item No. 46)

Gentlemen:

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

Very truly yours,

JAMES E. DYER
Deputy Zoning Commissioner

JED/scw

Attachments

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

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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: John F. Rickert
Broadwater
Seymour Park, Maryland 21146

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

Division of Engineering
ELLSWORTH N. DYER, P.E. CHIEF

September 16, 1974

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

Re: Item #46 (1974-1975)
Property Owner: KJB/PAC, Inc.
W. of Bay Ave. & Riverside Dr.
Existing Zoning: BL
Proposed Zoning: Special Exception for use property for Boat Slip Rentals
No. of Acres: 1,452 sq. ft. 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 comments supplied in connection with the Zoning Advisory Committee review of this site for Item #159 (1973-1974) remain valid and applicable to this Item #46 (1974-1975). 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,

ELLSWORTH N. DYER, P.E.
Chief, Bureau of Engineering

EWD:KAM:PAR:sa

3-1/2 Key Sheet
7 x 8 1/2 x 11 Pos. Sheets
SR 2 I Topo
100 Tax Map

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 plat of Back River Neck Park and being recorded in the Land Records of Baltimore County in Liber 7 Folio 4.



John F. Rickert

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



September 20, 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 #46, Zoning Advisory Committee Meeting, August 27, 1974, are as follows:

Property Owner: KJB/PAC, Inc.
Location: W. of Bay Avenue and Riverside Drive
Existing Zoning: BL
Proposed Zoning: Special Exception to use property for boat slip rentals
No. of Acres: 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 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
Planning Specialist II
Project and Development Planning

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