

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Sue Haven Holding Co., Inc. 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 N/A zone to an N/A 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 marina and community building, or other similar civic, social, recreational, or educational use.

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

Sue Haven Holding Co.
Legal Owner
Address 265 E. Enoch Ave., #26

Petitioner's Attorney

Protestant's Attorney

SEP 23 75 ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day

of September, 1975, 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 27th day of October, 1975, at 1:00 o'clock

Eric DiNenna
Zoning Commissioner of Baltimore County.

(over)

June 17, 1976

John E. Bohlen, Jr., Esquire
6708 Belair Road
Baltimore, Maryland 21206

RE: Petition for Special Exception
W/S of Sue Grove Road, 410' S
of Turkey Point Road - 15th
Election District
Sue Haven Holding Company,
Inc. - Petitioner
NO. 76-94-X (Item No. 39)

Dear Mr. Bohlen:

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

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED/scw

Attachment

cc: James B. Lyons, Jr., Esquire
7913 Harford Road
Baltimore, Maryland 21234

Mr. Lee R. Miller
Rt. 1, Box 712
Baltimore, Maryland 21221

John W. Hessian, III, Esquire
People's Counsel

RE: PETITION FOR SPECIAL
EXCEPTION
W/S of Sue Grove Road, 410' S
of Turkey Point Road - 15th
Election District
Sue Haven Holding Company,
Inc. - Petitioner
NO. 76-94-X (Item No. 39)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition filed by Sue Haven Holding Company, Inc., for a Special Exception for a marina and community building, or other similar civic, social, recreational, or educational use. The subject property is located on the west side of Sue Grove Road, 410 feet south of Turkey Point Road, in the Fifteenth Election District of Baltimore County, and contains 3.75 acres of land, more or less.

Evidence on behalf of the Petitioner indicated that a marina has existed on the subject property since 1957, without benefit of a Special Exception. The property is presently owned and operated as a yacht club by Sue Haven Holding Company, Inc. Said club consists of approximately 110 members. They do not sell gasoline from the premises, have no dry storage of boats, and do not have any rail launchings, or, for that matter, any launchings at all on the subject premises.

The evidence presented indicated that the requested Special Exception would not be detrimental to the health, safety, and general welfare of the community and would not increase traffic in the area.

Several residents, in protest to the subject Petition, indicated that they were fearful that the existing use would expand and that it would increase traffic in the area and, thereby, be detrimental to the health, safety, or general welfare of the community.

UNDER RECEIVED FOR FILING

DATE June 2, 1976

BY John P. Bohlen

June 8, 1976

John E. Bohlen, Jr., Esquire
6708 Belair Road
Baltimore, Maryland 21206

RE: Petition for Special Exception
W/S of Sue Grove Road, 410' S
of Turkey Point Road - 15th
Election District
Sue Haven Holding Company,
Inc. - Petitioner
NO. 76-94-X (Item No. 39)

Dear Mr. Bohlen:

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

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED/scw

Attachments

cc: James B. Lyons, Jr., Esquire
7913 Harford Road
Baltimore, Maryland 21234

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RE: PETITION FOR SPECIAL
EXCEPTION
W/S of Sue Grove Road, 410' S
of Turkey Point Road - 15th
Election District
Sue Haven Holding Company,
Inc. - Petitioner
NO. 76-94-X (Item No. 39)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

AMENDED ORDER

NUNC PRO TUNC

It is hereby ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of June, 1976, that the description in the Order, dated June 8, 1976, passed in this matter, should be and the same is hereby Amended, "Nunc Pro Tunc", to read as follows:

"...NE 380' to the point of..."

S. ERIC DINENNA
Zoning Commissioner of
Baltimore County

UNDER RECEIVED FOR FILING

DATE June 2, 1976

BY John P. Bohlen

FRANK S. LEE

Registered Land Surveyor

1277 HENRIE AVENUE - BALTIMORE, MD. 21227

August 9, 1976

The Harbor Yacht Club
West side of Sue Grove Road 410 feet more or less south of Turkey Point Road
15th Election District Baltimore County, Maryland

Beginning for the same on the west side of Sue Grove Road at the distance of 410 feet more or less measured southerly from Turkey Point Road, and thence running and binding on Sue Grove Road the two following courses and distances: Namely South 73 degrees 45 minutes East 151.50 feet and North 23 degrees 45 minutes East 62.50 feet, thence leaving Sue Grove Road for a line of division South 73 degrees 45 minutes East 605 feet more or less to the waters of Sue Creek, thence binding on the waters of Sue Creek in a northerly direction 190.50 feet, and thence running for a line of division 100 North 72 degrees 45 minutes East 625 feet more or less to the place of beginning.

Containing 3.75 acres of land more or less.



Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met and the requested Special Exception should be granted in part.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 8th day of June, 1976, that a Special Exception for a marina and community building, or other similar civic, social, recreational, or educational use should be and the same is GRANTED, from and after the date of this Order, for that portion of the subject property indicated on the attached plat, being Zoning Commissioner's Exhibit 1 and made a part hereof, containing approximately 1.85 acres of land, more or less, and described as follows:

"Beginning at a point on the W/S of Sue Grove Road, 410' S of Turkey Point Road, NE 385' to the point of beginning. Beginning for the same the next four following courses and distances:

- 1) Northeast 440'
- 2) Southeast 190'
- 3) Southwest 420'
- 4) Northwest 198'

Containing approximately 1.85 acres of land, more or less."

A site plan must be approved by the Department of Public Works and the Office of Planning and Zoning.

It is further ORDERED that the rest and residue be and the same is hereby DENIED.

S. ERIC DINENNA
Zoning Commissioner of
Baltimore County

-2-

Beginning at a point on the W/S of Sue Grove Road, 410' S of Turkey Point Road, Northeast 385' to the point of beginning. Beginning for the same the next four following courses and distances:

- 1) Northeast 440'
- 2) Southeast 190'
- 3) Southwest 420'
- 4) Northwest 198'

Containing approx. 1.85 acres of land more or less

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

February 28, 1976

Sue Haven Holding Club
End of Edgar Avenue south of Turkey Point Road,
15th District Baltimore County, Maryland

Beginning for the same at the end of Edgar Avenue and the southern outline of Edgar Grove, as shown on the plat of Edgar Grove, said plat being recorded among the land records of Baltimore County in Plat Book 8 folio 29, thence running and binding on part of the southern outline of Edgar Grove North 72 degrees 45 minutes East 175 feet more or less, thence running due South 175 feet more or less, thence running South 17 degrees 15 minutes East 198.50 feet, South 72 degrees 45 minutes East 400 feet more or less to the waters of Sue Creek and in a northerly direction along the waters of Sue Creek 198.50 feet to the southern outline of Edgar Grove, thence running and binding on part of the southern outline of Edgar Grove North 72 degrees 45 minutes East 240 feet more or less to the place of beginning.

Containing 1.05 acres of land more or less.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204
Franklin T. Hogans,
Chairman
JF.

October 16, 1975

John E. Bohlen, Jr., Esquire
6708 Belair Road
Baltimore, Maryland 21206

RE: Special Exception Petition
Item 39
Sue Haven Holding Co., Inc. -
Petitioners

Dear Mr. Bohlen:

The Zoning Plans 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 Sue Grove Road, 410 feet south of Turkey Point Road, and is currently improved with two structures, one utilized as a meeting hall and the other utilized as a dwelling.

This property also has a pier mooring facility of 39 slips. The parking lot existing on the site has a crusher run surface at present.

The petitioner is requesting a Special Exception for a marina and for a community building, in order that the existing use may be more specifically

John E. Bohlen, Jr., Esquire
Re: Item 39
October 16, 1975
Page 2

qualified and permitted under the existing D.R. 5.5 zoning.

Adjacent properties are improved with single family homes. The sole access to this property is via Edgar Avenue which also services several residences.

The site plan should be revised to indicate the paving of the parking lot.

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,

Franklin T. Hogans
FRANKLIN T. HOGANS, JR.,
Chairman, Zoning Plans
Advisory Committee

PTH:JD

Enclosure

cc: Frank S. Lee,
Registered Land Surveyor
1277 Neighbors Avenue
Baltimore, Md. 21237

Baltimore County, Maryland
Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Review of Engineering
ELLSWORTH N. DIVER, P. E. CHIEF

September 19, 1975

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

Re: Item #39 (1975-1976)
Property Owner: Sue Haven Holding Co., Inc.
W/S of Sue Grove Rd., 410' S. of Turkey Point Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception for marina and community building, or other similar: civic, social, recreational, or educational use.
No. of Acres: 3.75 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.

Highways:

Sue Grove Road and Edgar Avenue, existing public roads, are proposed to be improved in the future as 30-foot closed section roadways on 50-foot and 40-foot rights-of-way, respectively. Frederick Avenue and Wilton Road, if improved in the future, would be as 30-foot closed section roadways on minimum 40-foot rights-of-way. Highway improvements are not required at this time. Highway right-of-way widening for Sue Grove Road, including 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:

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.

Item #39 (1975-1976)
Property Owner: Sue Haven Holding Co., Inc.
Page 2
September 19, 1975

Water and Sanitary Sewer:

Public water supply is serving this property. Additional fire hydrant protection may be required in this vicinity. Private onsite sewage disposal is being utilized by this property as public sanitary sewerage is not available. The Baltimore County Comprehensive Sewerage Plan, amended August 1974, indicates "Planned Service" for the area in 6 to 10 years.

Very truly yours,

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

WWD/RAM:PNR:as

cc: John Somers
William Munchel

E-NE Key Sheet
2 SE 39 & 40 Pos. Sheet
SE 1 J Topo
98 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

Wm. T. McLER
DEPUTY TRAFFIC ENGINEER

September 8, 1975

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

Re: Item 39 - ZAC - August 26, 1975
Property Owner: Sue Haven Holding Co., Inc.
Location: W/S of Sue Grove Rd. 410' S of Turkey Point Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception for marina & Community Building, or other civic, social, recreational or educational use.
No. of Acres: 3.75
District: 15th

Dear Mr. DiNenna:

Since there is to be no increase in activities at this site, the proposed special exception is not expected to cause any additional traffic problems.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate

MSF/bca

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

September 5, 1975

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 #39, Zoning Advisory Committee Meeting, August 26, 1975, are as follows:

Property Owner: Sue Haven Holding Co., Inc.
Location: W/S of Sue Grove Rd. 410' S of Turkey Point Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception for marina and community building, or other similar civic, social, recreational, or educational use.

No. of Acres: 3.75
District: 15th

The septic system is apparently functioning properly since no evidence of an overflow could be found.

Metropolitan water exists.

Very truly yours,

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

EHVB:dla



September 18, 1975

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 #39, Zoning Advisory Committee Meeting, August 26, 1975, are as follows:

Property Owner: Sue Haven Holding Co., Inc.
Location: W/S of Sue Grove Road 410' S. of Turkey Point Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception for marina and community building, or other similar civic, social, recreational, or educational use.
No. of Acres: 3.75
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.

The parking area must be paved and curbed.

Very truly yours,

John L. Wimbley

John L. Wimbley
Planning Specialist II
Project and Development Planning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 26, 1975

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

Z.A.C. Meeting of: August 26, 1975

Re: Item 39
Property Owner: Sue Haven Holding Co., Inc.
Location: W/S of Sue Grove Rd. 410' S. of Turkey Point Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: Special Exception for marina and community building, or other similar civic, social, recreational, or educational use.

District: 15th
No. Acres: 3.75

Dear Mr. Dinenna:

No adverse effect on student population.

Very truly yours,

W. Nick Petrovich

W. Nick Petrovich,
Field Representative.

H. EMILIE PARKS, PRESIDENT
EUGENE D. HESS, VICE-PRESIDENT
MRS. ROBERT L. EERNEY

MARCUS N. BOYBARI
JOSEPH N. MCGOWAN
ALVIN LOBECK
JOSHUA R. WHEELER, SUPERINTENDENT

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD F. WUERFEL

*Eric Dinenna
Zoning Commissioner*

S. Eric Dinenna
Zoning Commissioner # 76 - 94 X November 11, 1975

Re: petition for Special Exception for Sue Haven Holding Company.
The under-signed property owners living in the vicinity of the property of the Sue Haven Holding Company located West Side of Sue Grove Road, 410 feet South of Turkey Point Road as shown on plat filed with the Zoning Department do hereby protest the granting of the Special Exception for a marina and community building, or other similar civic, social, recreational or educational use.

- | NAME | ADDRESS |
|-----------------------------|-------------------------------|
| 1. <i>Jackie Hoffman</i> | 623 Rockaway Beach Ave. |
| 2. <i>Betty Roberts</i> | 606 Rockaway Beach Ave. |
| 3. <i>William R. Stamp</i> | 605 Rockaway Beach Ave. |
| 4. <i>Walter Roberts</i> | 606 Rockaway Beach Ave. |
| 5. <i>Agnesant Stach</i> | 648 Rockaway Beach Ave. |
| 6. <i>William E. Ford</i> | 650 Rockaway Beach Ave. |
| 7. <i>Marie E. Ford</i> | 650 Rockaway Beach Ave. |
| 8. <i>Edna W. Long</i> | 660 Rockaway Beach Ave. |
| 9. <i>William J. Stamp</i> | 634 Rockaway Beach Ave. |
| 10. <i>John E. Stamp</i> | 648 " " " 21221 |
| 11. <i>Mary E. Bradley</i> | 656 Turkey Pt Rd. 21221 |
| 12. <i>Carole Ladley</i> | 654 Turkey Pt Rd. 21221 |
| 13. <i>Frank V. Long</i> | 640 Rockaway Beach Ave. 21221 |
| 14. <i>James J. Long</i> | 592 A Turkey Pt Rd. 21221 |
| 15. <i>William J. Stamp</i> | 634 Rockaway Beach Ave. 21221 |
| 16. <i>William J. Stamp</i> | 634 Rockaway Beach Ave. 21221 |
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| 25. <i>William J. Stamp</i> | 634 Rockaway Beach Ave. 21221 |

S. Eric Dinenna
Zoning Commissioner # 76 - 94 X November 11, 1975

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- | NAME | ADDRESS |
|-----------------------------|---------------------|
| 1. <i>Bertha Krause</i> | 674 m. Maryland Rd. |
| 2. <i>Mrs. Mary Hoffman</i> | 674 m. Maryland Rd. |
| 3. <i>Warren Krause</i> | 674 m. Maryland Rd. |
| 4. <i>Louise Hoffman</i> | 674 m. Maryland Rd. |
| 5. <i>Marie East</i> | 674 m. Maryland Rd. |
| 6. <i>Joseph East</i> | 674 m. Maryland Rd. |
| 7. <i>Clarence East</i> | 674 m. Maryland Rd. |
| 8. <i>John East</i> | 674 m. Maryland Rd. |
| 9. <i>William East</i> | 674 m. Maryland Rd. |
| 10. <i>Robert East</i> | 674 m. Maryland Rd. |
| 11. <i>John East</i> | 674 m. Maryland Rd. |
| 12. <i>John East</i> | 674 m. Maryland Rd. |
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S. Eric Dinenna
Zoning Commissioner # 76 - 94 X November 11, 1975

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- | NAME | ADDRESS |
|---------------------------|----------------------|
| 1. <i>John P. Rogers</i> | Box 750 RT 1 (21221) |
| 2. <i>John P. Rogers</i> | Box 750 RT 1 (21221) |
| 3. <i>John P. Rogers</i> | Box 750 RT 1 (21221) |
| 4. <i>John P. Rogers</i> | Box 750 RT 1 (21221) |
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S. Eric Dinenna
Zoning Commissioner # 76 - 94 X November 11, 1975

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| 4. <i>John P. Rogers</i> | Box 750 RT 1 (21221) |
| 5. <i>John P. Rogers</i> | Box 750 RT 1 (21221) |
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| 25. <i>John P. Rogers</i> | Box 750 RT 1 (21221) |

S. Eric Dinenna
Zoning Commissioner # 76 - 94 X November 11, 1975

Re: petition for Special Exception for Sue Haven Holding Company.
The under-signed property owners living in the vicinity of the property of the Sue Haven Holding Company located West Side of Sue Grove Road, 410 feet South of Turkey Point Road as shown on plat filed with the Zoning Department do hereby protest the granting of the Special Exception for a marina and community building, or other similar civic, social, recreational or educational use.

- | NAME | ADDRESS |
|---------------------------|----------------------|
| 1. <i>John P. Rogers</i> | Box 750 RT 1 (21221) |
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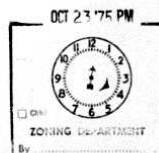
RE: PETITION FOR SPECIAL EXCEPTION
West side of Sue Grove Road 410 feet
South of Turkey Point Road, 15th District
SUE HAVEN HOLDING COMPANY,
Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 76-94-X
ORDER TO ENTER APPEARANCE

Mr. Commissioners:
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter,
I hereby enter my appearance in this proceeding. You are requested to notify me of any
hearing date or dates which may be now or hereafter designated therefore, and of the
passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr. John W. Hession, III
Charles E. Kountz, Jr. John W. Hession, III
Deputy People's Counsel People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I hereby certify that on this 22nd day of October, 1975, a copy of the foregoing Order
was mailed to John E. Bohlen, Jr., Esquire, 6708 Belair Road, Belair, Maryland 21206,
Attorney for Petitioners.

John W. Hession, III



RE: PETITION FOR SPECIAL EXCEPTION
West side of Sue Grove Road 410 feet
South of Turkey Point Road, 15th District
SUE HAVEN HOLDING COMPANY,
Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 76-94-X
ORDER TO ENTER APPEARANCE

Mr. Commissioners:
Pursuant to the authority contained in Section 524.1 of the Baltimore County
Charter, I hereby enter my appearance in this proceeding. You are requested to
notify me of any hearing date or dates which may be now or hereafter designated
therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr. John W. Hession, III
Charles E. Kountz, Jr. John W. Hession, III
Deputy People's Counsel People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I hereby certify that on this 10th day of November, 1975, a copy of the foregoing
Order was mailed to John E. Bohlen, Jr., Esquire, 6708 Belair Road, Baltimore, Maryland
21206, Attorney for Petitioners.

John W. Hession, III



RE: PETITION FOR SPECIAL EXCEPTION
The under-signed property owners living in the vicinity of the property
of the Sue Haven Holding Company located West Side of Sue Grove Road, 410
feet South of Turkey Point Road as shown on plat filed with the Zoning
Department do hereby protest the granting of the Special Exception for a mar-
ina and community building, or other similar civic, social, recreational or
educational use.

NAME ADDRESS
1. William Woods 615 Rockway Beach Ave.
2. Thomas W. Smith 621 Beach Ave.
3. Mary M. Burkard 615 Beach Ave.
4. John D. Musbacher 609-A Rockaway Beach Ave.
5. Charles W. Pappas 617 Beach Ave.
6. Thomas W. Smith 614 Beach Ave.
7. Thomas W. Smith 613 Beach Ave.
8. Thomas W. Smith 609-A Rockaway Beach Ave.
9. Thomas W. Smith 608 Rockaway Beach Ave.
10. Thomas W. Smith 647 Rockaway Beach Ave.
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NAME ADDRESS
1. Thomas W. Smith 647 Rockaway Beach Ave.
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S. Eric DiNenna
Zoning Commissioner # 76 - 94 X November 11, 1975
Re: petition for Special Exception for Sue Haven Holding Company.
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CERTIFICATE OF PUBLICATION
TOWSON, MD. October 2, 1975
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., on the
27th day of October, 1975, the 27th day of October,
1975, the 27th day of October,
1975.

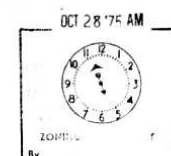
THE JEFFERSONIAN
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland # 76-94-X
District 15th Date of Posting 10-9-75
Posted for: Hearing Monday, Oct. 27, 1975, 8:00 A.M.
Petitioner: Sue Haven Holding Co.
Location of property: 410 ft. S. of Sue Grove Rd. 410 ft. S. of Turkey Pt. Rd.
Location of Sign: 1 sign on Sue Grove Rd. 1 sign on Turkey Pt. Rd.
Remarks: See above.
Posted by: Michael H. Hession Date of return: 10/16/75

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
TO: S. Eric DiNenna, Zoning Commissioner Date: October 24, 1975
FROM: William D. Fromm, Director
SUBJECT: Petition #76-94-X, Petition for Special Exception for a Marina and
Community Building, or other similar civic, social, recreational, or
educational use.
West side of Sue Grove Road 410 feet South of Turkey Point Road.
Petitioner - Sue Haven Holding Company
15th District
HEARING: Monday, October 27, 1975 at 1:00 P.M.
There are no comprehensive plan factors requiring comment on this
petition at this time.
William D. Fromm
Director of Planning
VDF:NEG:nb

Law Offices
James B. Lyons, Jr.
Allen G. Windsor
The Lyons Building
7915 Harford Road
Baltimore, Maryland 21224
Telephone: 661-2200
October 24, 1975
Mr. Eric S. DiNenna, Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
RE: Sue Haven Holding Company
Petition For Exception
Case No.: 7694 X
Dear Mr. Di Nenna:
Please be advised that I represent Mr. Harry Hoy, an adjoining
landowner and interested party in the above zoning matter. I would
appreciate it if you would advise my office as to when and where the
hearing on this matter will be held as well as of any other developments.
Thanking you, I am
Very truly yours,
James B. Lyons, Jr.
James B. Lyons, Jr.



OFFICE OF
THE ESSEX TIMES
ESSEX, MD. 21221 Oct. 9, 1975

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Special Exception- Sue Haven Holding Co.
was inserted in THE ESSEX TIMES, a weekly newspaper published in
Baltimore County, Maryland, once a week for one ~~ADDITIONAL~~
week before the 27th day of Oct. 1975; that is to say, the same
was inserted in the issues of October 9, 1975.

STROMBERG PUBLICATIONS, Inc.

By E. P. Smith

*Note on each sign
Hearing will be held at 10 AM
The Book Review United Methodist
Church 544 Buckhorn
Med Rd*

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 10/30/75
Posted for: Hearing Town Nov 18, 1975 @ 7 PM
Petitioner: Sue Haven Holding Co.
Location of property: NW 1/4 of Sec 4, T12N, R15E, C14
Location of sign: Sign posted on Sec 4, T12N, R15E, C14
Person from Department on which is posted
Remarks: _____
Posted by: M. H. Smith Date of return: 11/6/75

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 8th day of
August 1975. Item # _____

Petitioner Sue Haven Holding Co. Submitted by Bohler
Petitioner's Attorney Bohler Reviewed by Bohler
* This is not to be interpreted as acceptance of the Petition for
assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall 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: <u>J. H.</u>	Revised Plans:									
Previous case: _____	Change in outline or description _____ Yes Map # _____ No									

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
John E. Bohler, Jr., Register County Office Building
6700 Belair Road 111 W. Chesapeake Avenue
Baltimore, Maryland 21204 Towson, Maryland 21204

Your Petition has been received and accepted for
filing this 22nd day of September 1975

S. Eric DiNenna
Zoning Commissioner

Petitioner Sue Haven Holding Co., Inc.
Petitioner's Attorney John E. Bohler, Jr. Reviewed by Franklin T. Hoggins, Jr.
Chairman,
Zoning Plans
Advisory Committee

cc: Frank S. Lee, Registered Land Surveyor
1277 Neighbors Avenue
Baltimore, Md. 21227

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

No. **23400**

DATE: Oct. 6, 1975 ACCOUNT: 01-662
AMOUNT: 850.00

RECEIVED FROM: John E. Bohler, Jr., Reg. 6700 Belair Rd., Balto.
No. 21206 Petition for Special Exception for Sue Haven
Holding Co.
#76-94-X

500 CASH

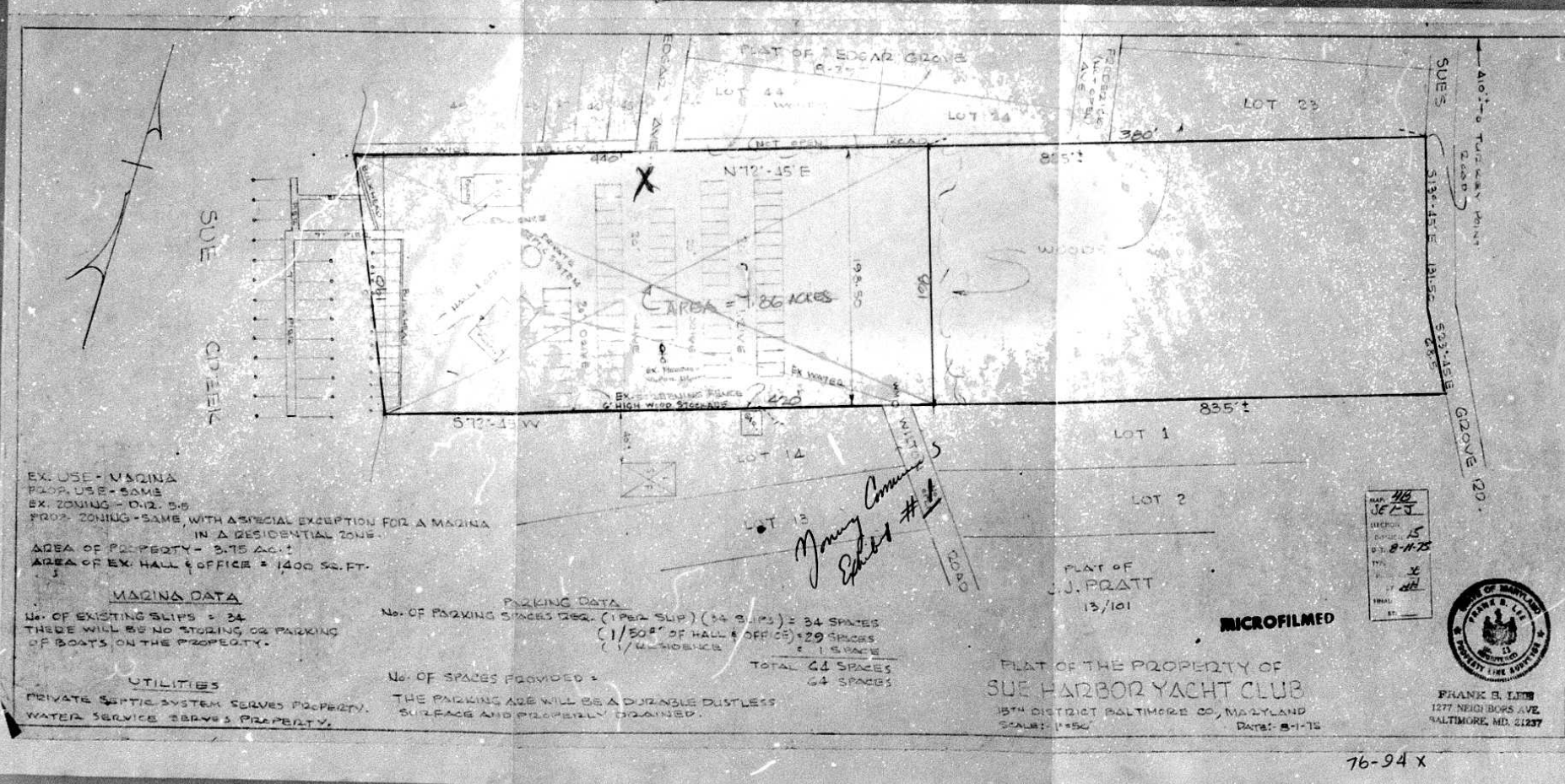
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. **25959**

DATE: Oct. 22, 1975 ACCOUNT: 01-662
AMOUNT: 856.75

RECEIVED FROM: Sue Haven Yacht Club, Inc., P.O. Box 1975, Balto.
No. 21220 Advertising and posting of property
#76-94-X

500 CASH



SUE CREEK

EX. USE - MARINA
 PROP. USE - SAME
 EX. ZONING - D-2, S-B
 FROM ZONING - SAME, WITH A SPECIAL EXCEPTION FOR A MARINA
 IN A RESIDENTIAL ZONE.

AREA OF PROPERTY - 3.75 AC.
 AREA OF EX. HALL & OFFICE - 1400 SQ. FT.

MARINA DATA

NO. OF EXISTING SLIPS - 24
 THERE WILL BE NO STORING OR PARKING
 OF BOATS ON THE PROPERTY.

UTILITIES

PRIVATE SEPTIC SYSTEM SERVES PROPERTY.
 WATER SERVICE SERVES PROPERTY.

PARKING DATA

NO. OF PARKING SPACES REQ. (1 PER SLIP) (24 SLIPS) = 24 SPACES
 (1/50th OF HALL & OFFICE) = 29 SPACES
 (1 RESIDENCE) = 1 SPACE
 TOTAL 61 SPACES
 64 SPACES

NO. OF SPACES PROVIDED =

THE PARKING ARE WILL BE A DURABLE DUSTLESS
 SURFACE AND PROPERLY DRAINAGE.

PLAT OF THE PROPERTY OF SUE HARBOR YACHT CLUB

18TH DISTRICT BALTIMORE CO, MARYLAND
 SCALE: 1"=50'
 DATE: 8-1-75

MAP	40
DEPT	45
DATE	8-1-75
BY	SE
AT	418
FINAL	
BY	



FRANK E. LEE
 1777 NEIGHBORS AVE.
 BALTIMORE, MD. 21237



April 21, 1977

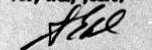
John E. Bohlen, Jr., Esquire
6708 Belair Road
Baltimore, Maryland 21206

RE: Petition for Special Exception
W/S of Sue Grove Road, 410' S of
Turkey Point Road - 15th Election
District
Sue Haven Holding Company, Inc. -
Petitioner
NO. 76-94-X (Item No. 39)

Dear Mr. Bohlen:

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

Very truly yours,


S. ERIC DI NENNA
Zoning Commissioner

SED/mc

Attachments

cc: James B. Lyons, Jr., Esquire
7915 Harford Road
Baltimore, Maryland 21236

Mr. Lee R. Miller
Route 1, Box 712
Baltimore, Maryland 21221

John W. Hession, III, Esquire
People's Counsel

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
W/S of Sue Grove Road, 410' S of
Turkey Point Road - 15th Election : ZONING COMMISSIONER
District :
Sue Haven Holding Company - : OF
Petitioner :
NO. 76-94-X (Item No. 39) : BALTIMORE COUNTY

!!! !!! !!!

!!! !!! !!!

AMENDED ORDER

NUNC PRO TUNC

It is hereby ORDERED by the Zoning Commissioner of Baltimore County,
this 21st day of April, 1977, that the description in the Order, dated
June 8, 1976, and in the Amended Order, dated June 17, 1976, passed in this
matter, should be and the same is hereby Amended, "Nunc Pro Tunc," to
read as follows:

"Beginning for the same at a point S 72° 45' W, 380 feet from
the original point of beginning describing the overall parcel of land
which is the subject of this Special Exception request. Thence run-
ning and binding on the four following courses and distances.

- 1) S 13° 45' E, 198.5 feet; thence
- 2) S 72° 45' W, 420 feet, more or less; thence in a
northwesterly direction
- 3) 190 feet, more or less, to a point on the south side
of a 10 foot wide paper road known as Marley Road;
thence binding thereon
- 4) N 72° 45' E, 440 feet, more or less, to the place of
beginning."


Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE April 21, 1977

BY S. Eric Di Nenna
ADMINISTRATIVE ASSISTANT

