

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, ROCKY POINT INN, 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 _____ 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, for _____

SHOOTING RANGE (TRAP AND TURKEY SHOTS)

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.

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SHOOTING RANGE (TRAP AND TURKEY SHOTS)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER

West side of Back River Neck Road
78.5 feet South of Barrison Point Rd.,
15th District

OF BALTIMORE COUNTY

ROCKY POINT INN, INC., Petitioners : Case No. 76-169-X

111111

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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. Kuntz, Jr.
Charles E. Kuntz, Jr.
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that a copy of the foregoing Order was mailed to Rocky Point Inn, Inc., Box 240-A, Holly Neck Road, Baltimore, Maryland 21221, Petitioners.



MICROFILMED

Mr. Charles W. Lanzer
1853 Marshall Road
Baltimore, Maryland 21222

April 14, 1977

RE: Petition for Special Exception
W/S of Back River Neck Road, 78.5'
S of Barrison Point Road -
15th Election District
Rocky Point Inn, Inc. - Petitioner
NO. 76-169-X (Item No. 132)

Dear Mr. Lanzer:

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

Very truly yours,

/s/
S. ERIC DI NENNA
Zoning Commissioner

SED/mc

Attachments

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

Rocky Point Inn, Inc.
Box 240-A, Holly Neck Road
Baltimore, Maryland 21221

MICROFILMED

Lot RP-2

Beginning for the same at PK nail set on the proposed division line, said point being South 4 degrees - 00 minutes East 78.5 feet from a PK nail set in the intersection of Back River Neck Road, Barrison Point Road, Center Lines running thence South 4 degrees - 00 minutes East 20.5 feet, South 13 degrees - 00 minutes West 339.9 feet, and running thence South 29 degrees - 15 minutes West 287.1 feet. Running thence North 52 degrees - 00 minutes West 31.20 feet to a pipe found, running thence North 52 degrees - 00 minutes West 854.25 feet to a pipe found, running thence North 40 degrees - 52 minutes East 148.42 feet to a stake set on the proposed division line, running thence South 86 degrees - 05 minutes East 817.92 feet to the place of beginning.

Containing 7.65 acres more or less.

Dated 25 May 1975



Milton C. Lewis

MICROFILMED

BALTIMORE COUNTY POLICE DEPARTMENT INTRA-DEPARTMENT CORRESPONDENCE

TO: Colonel John B. Lein
FROM: Lieutenant Ray E. Nichols
SUBJECT: Petition for Zoning Re-classification, Rocky Point Inn, Inc.

January 11, 1976
DATE

Sir:

On January 10, 1976, the undersigned made an inspection of the grounds of the Rocky Point Inn, Inc. The undersigned found the area to be suitable for Trap and Turkey Shoots.

Respectfully,
Ray E. Nichols
Ray E. Nichols
Lieutenant
In-Service Training

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

Major James McIntyre
TO: Police Department
FROM: Franklin T. Hogans, Jr., Chairman
Zoning Plans Advisory Committee
SUBJECT: Rocky Point Inn, Inc. - Petitioner
W/S of Back River Neck Rd. at
Barrison Point Rd.
Special Exception for shooting range
Item 132

In conjunction with the above referenced petition, the Zoning Advisory Committee requests that your office review the attached site plan and forward any comments generated by such review to this office. It is hoped that your written comments may be a part of this hearing case file, and that they may be thence made available to the Zoning Commissioner at the time of public hearing in this matter. Your cooperation is greatly appreciated.

Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.

FTH:JD

Enclosure

MICROFILMED

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 2, 1976

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

Franklin T. Hogans, Jr.
Chairman

Mr. Charles W. Lanzer, President
1853 Marshall Road
Baltimore, Maryland 21222

RE: Special Exception Petition
Item 132
Rocky Point Inn, Inc.

Dear Mr. Lanzer:

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 Back River Neck Road, approximately 78 feet south of Barrison Point Road, and is part of an overall tract which comprises a tavern known as the Rocky Point Inn. The parcel presently under petition includes 7.6 acres of land, on which an existing parking area, turkey shoot and trap range exists on this parcel. The petitioner is requesting a Special Exception to permit a shooting range. Both ranges, that is, the turkey shoot and trap range, have a line of fire into a wooded area. The turkey shoot target area, however, is not indicated on the plan. The plan must be revised to indicate same, as well as to what extent the parking area shown is paved and where defined entrances exist onto Back River Neck Road. The plan must further be revised to indicate the comments of the Health Department. The plan must be revised prior to the hearing.

MICROFILMED

Mr. Charles W. Lanzer, President
Re: Item 132
February 2, 1976
Page 2

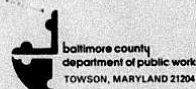
This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Yours very truly,

Franklin T. Hoggans
FRANKLIN T. HOGGANS, JR.
Chairman, Zoning Plans
Advisory Committee

ITH:JD

Enclosure



ALBERT E. KALINOWSKI
DIRECTOR

February 24, 1976

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

Re: Item #132 (1975-1976)
Property Owner: Rocky Point Inn, Inc.
W/S of Back River Neck Rd. at Barrison Point Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Special Exception for shooting range
No. of Acres: 7.65 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 should be revised to indicate the private onsite water supply and sewage disposal facilities, onsite topography, driveways, entrances, all parking areas, and the location of the present turkey shoot area.

Highways:

Back River Neck Road, an existing County road, is proposed to be improved in the future as a 50-foot closed section roadway on a 70-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening including any necessary reversible easements for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan must be revised accordingly.

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.

Item #132 (1975-1976)
Property Owner: Rocky Point Inn, Inc.
Page 2
February 24, 1976

Sediment Control:

Drainage studies, storm water management drawings and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

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.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is utilizing private onsite water and sewage facilities. This property is located beyond the Urban Rural Demarcation Line. The Baltimore County Comprehensive Water and Sewerage Plan, amended August 1974, indicates "Planned Service" in the area in 11 to 30 years.

Very truly yours,

Elsworth H. Diver
ELSWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:SS

cc: John Trenner

E-SE Key Sheet
13, 14 & 15 SE 37 & 38 Pos. Sheets
SE 4 J Topo
105 Tax Map



WILLIAM D. FROMM
DIRECTOR

February 11, 1976

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 #132, Zoning Advisory Committee Meeting, January 13, 1976, are as follows:

Property Owner: Rocky Point Inn, Inc.
Location: W/S of Back River Neck Road at Barrison Point Road
Existing Zoning: R.D.P.
Proposed Zoning: Special Exception for shooting range
No. of Acres: 7.65
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 site plan must be revised to show all required parking for the tavern and the shooting areas. The parking area shown on the site plan is not paved and is in the area used for turkey shoots.

The parking areas must have proper driveways to County standards and be screened from adjacent properties.

The site plan does not indicate safety precautions to insure public safety.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: February 10, 1976

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #76-169-X. Petition for Special Exception for a Shooting Range.
West side of Back River Neck Road 78.5 feet South of Barrison Point Road.
Petitioner - Rocky Point Inn, Inc.

15th District

FEB 10 76 PM



Hearing: Wednesday, February 25, 1976 at 10:15 A.M.

Assuming the Zoning Advisory Committee comments are satisfactorily complied with, this office believes that a special exception for the existing use here would be appropriate.

William D. Fromm
WILLIAM D. FROMM
Director of Planning

WDF:NEG:mjs



Paul H. Reincke
CHIEF

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Rocky Point Inn, Inc.

Location: W/S of Back River Neck Rd. at
Barrison Point Rd.

Item No. 132 Zoning Agenda January 13, 1976

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 _____

EXCEEDS the maximum allowed by the Fire Department.

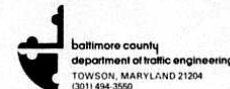
() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

() 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.

(X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *John H. Kelly* Noted and Approved: *Paul H. Reincke*
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau



STEPHEN E. COLLINS
DIRECTOR

February 19, 1976

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

Re: Item 132 - ZAC - January 13, 1976
Property Owner: Rocky Point Inn, Inc.
Location: W/S of Back River Neck Rd. at Barrison Point Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Special Exception for shooting range
No. of Acres: 7.65
District: 15th

Dear Mr. DiNenna:

The requested Special Exception for a shooting range is not expected to cause any major traffic problems. The plan should be revised to show all parking and entrances to the site.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:inc



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

January 23, 1976

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

Dear Mr. DiNenna:

Comments on Item #132, Zoning Advisory Committee Meeting, January 13, 1976, are as follows:

Property Owner: Rocky Point Inn, Inc.
Location: W/S of Back River Neck Rd. at Barrison Point Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Special Exception for shooting range.
No. of Acres: 7.65
District: 15th

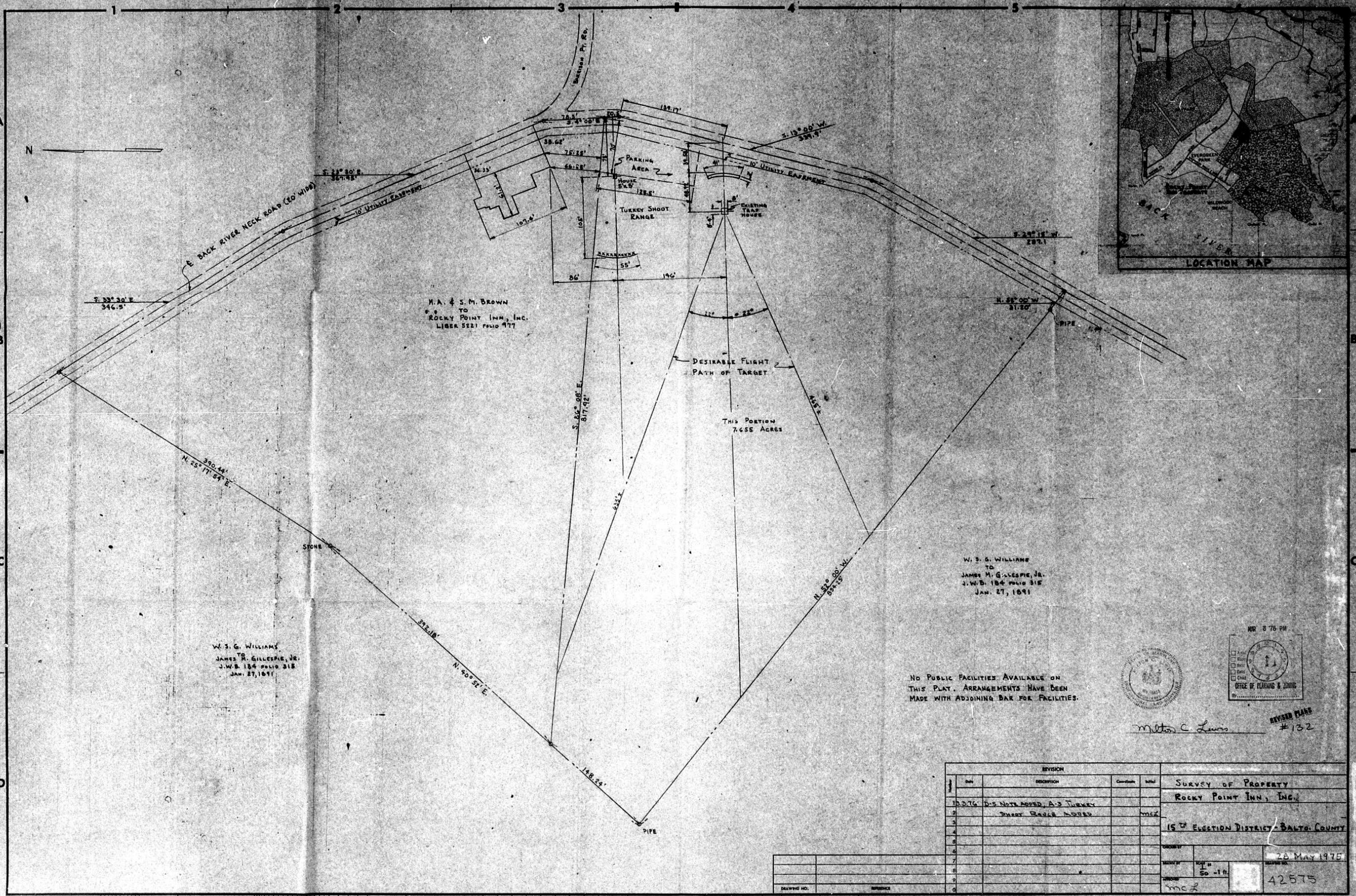
A revised plot plan is required indicating method of sewage disposal and water supply.

Very truly yours,

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

RJW:dls





NO PUBLIC FACILITIES AVAILABLE ON THIS PLAT. ARRANGEMENTS HAVE BEEN MADE WITH ADJOINING BAR FOR FACILITIES.

NR 8 75 PM

OFFICE OF PLANNING & ZONING

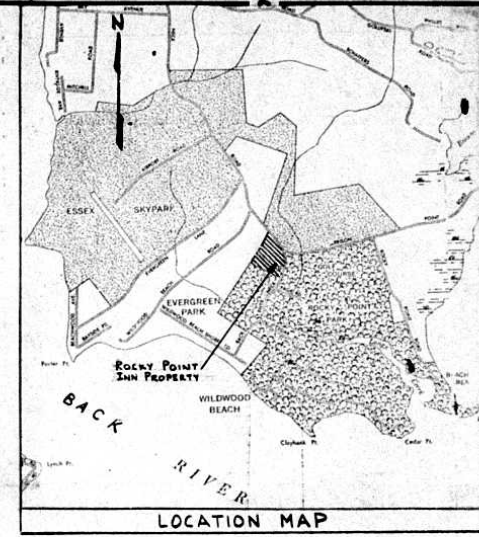
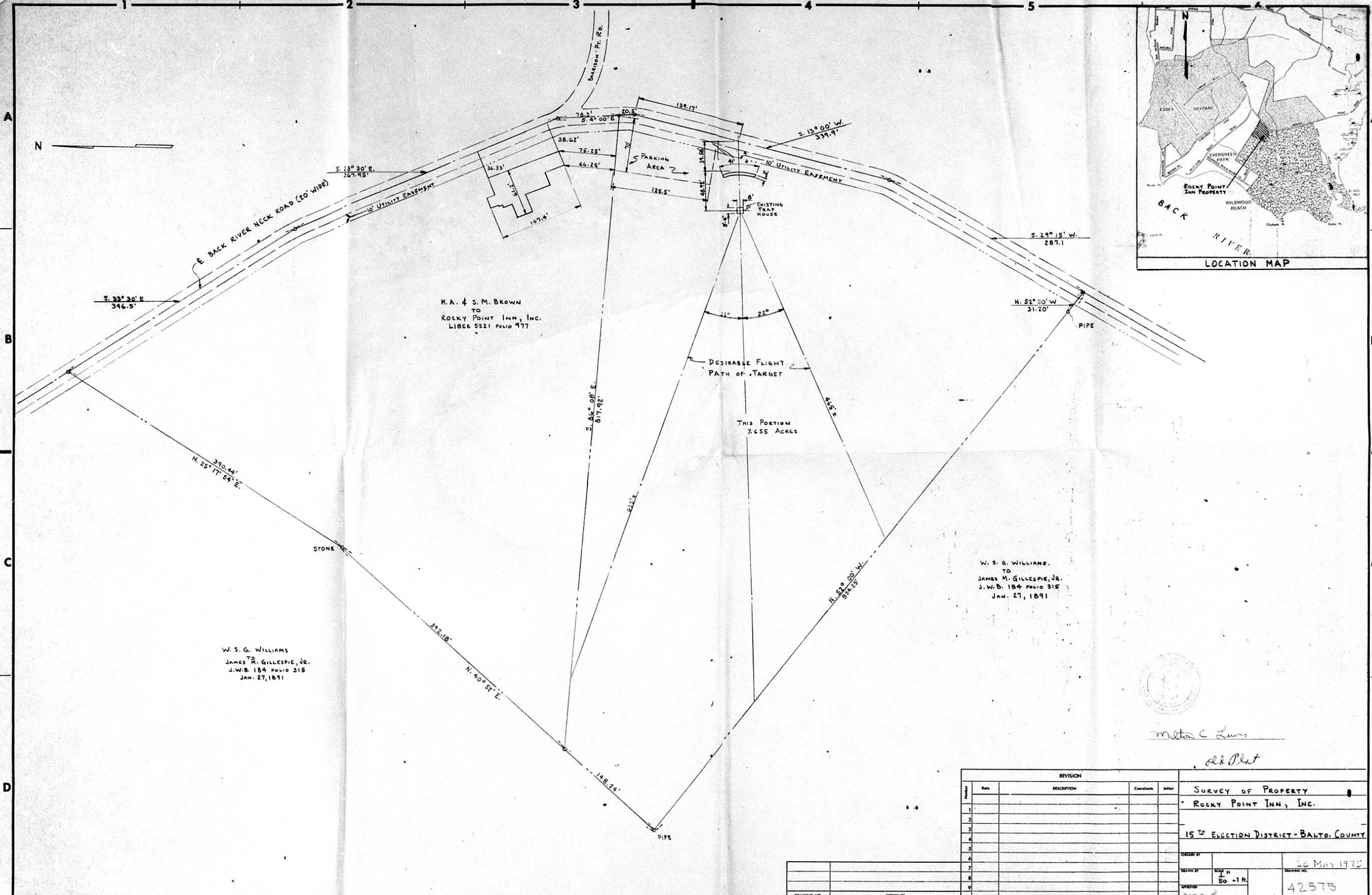
REVISION PLANS #132

Milton C. Lewis

REVISION					SURVEY OF PROPERTY	
NO.	DATE	DESCRIPTION	CONTRACT	INITIALS	ROCKY POINT INN, INC.	
1	10.3.76	D-S NOTE ADDED, A-3 TURKEY				
2		QUEST BEARS ADDED		mcl		
3						
4						
5						
6						
7						
8						
9						
10						

DRAWING NO.	REFERENCE	DATE	SCALE	BY	NO.
			1" = 100'	mcl	42575





M.A. & S.M. BROWN
TO
ROCKY POINT INN, INC.
LIBER 5221 FOLIO 977

W. S. G. WILLIAMS.
TO
JAMES M. GILLESPIE, JR.
J.W.B. 184 FOLIO 315
JAN. 27, 1891

W. S. G. WILLIAMS
TO
JAMES M. GILLESPIE, JR.
J.W.B. 184 FOLIO 315
JAN. 27, 1891



Milton C. Lewis
old Plat

REVISION				
Number	Date	DESCRIPTION	Coordinate	Initial
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

DRAWING NO.		REFERENCE	

CHECKED BY		DATE	
DRAWN BY		DATE	
APPROVED		DATE	

SURVEY OF PROPERTY	
ROCKY POINT INN, INC.	
15 TH ELECTION DISTRICT - BALTO. COUNTY	
28 May 1975	
42575	

