

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

WILLIAM F. JACKSON and
WOODLAND T. JACKSON
I, or we, legal owner(s) 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) for reclassification of the property from its present zoning to that of Baltimore County, 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 private club.

See attached description

and (3) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a private club.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification 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
Address: 1651 Browns Road
Baltimore, Maryland 21220
Protestant's Attorney
Raymond J. Cannoles
628 Eastern Avenue (21221)

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of January, 1976, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of February, 1976, at 10:30 o'clock A.M.

Shirley M. Hanna
Zoning Commissioner of Baltimore County.

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

WILLIAM F. JACKSON and
WOODLAND T. JACKSON
I, or we, legal owner(s) 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 for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the revised site plan of Jackson Marina. Case No. 75-57-V.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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
Address: 1651 Browns Road
Baltimore, Maryland 21220
Protestant's Attorney
Raymond J. Cannoles
628 Eastern Avenue (21221)

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of January, 1976, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of February, 1976, at 10:30 o'clock A.M.

Shirley M. Hanna
Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
AND SPECIAL HEARING : ZONING COMMISSIONER
S/S of Browns Road, 1500' E of Back River Neck Road - 15th Election District
William E. Jackson, et al - Petitioners : OF
NO. 76-170-XSPH (Item No. 147) : BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition for a Special Exception for a private club, and a Special Hearing to approve the revised site plan of the Jackson Marina under Case No. 75-57-V. The subject property is located on the south side of Browns Road, 1,500 feet east of Back River Neck Road, in the Fifteenth Election District of Baltimore County.

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 have been met; therefore, the request for a Special Exception for a private club should be granted. Further, the request for a Special Hearing to approve the revised site plan of the Jackson Marina, under Case No. 75-57-V, should also be approved.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day of May, 1976, that the request for a Special Exception for a private club is GRANTED, and a Special Hearing to approve the site plan of the Jackson Marina, in accordance with the plat approved on April 14, 1976, by John L. Wimbley, Planning Specialist II, Project and Development Planning Division, Office of Planning and Zoning for Baltimore County, said plat having been filed as Exhibit "A" in this proceeding and which is incorporated by reference hereto as a part of this Order, should be GRANTED, subject to:

1. Substantial compliance with the approved site plan within 90 days from the date of this Order.

2. The third entrance, as previously shown on the site plan submitted with the Petition, should be eliminated and railroad ties and/or wheel stops should be installed as indicated on Exhibit "A".

It is further ORDERED that any violation of this Order shall be deemed a violation of the Baltimore County Zoning Regulations and subject to subsequent proceedings.

Shirley M. Hanna
Zoning Commissioner of Baltimore County

E. F. RAPHAEL & ASSOCIATES
Registered Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

December 2, 1975

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR CLUB HOUSE JACKSON MARINA

Beginning for the same at a point on the waters of Norman's Creek said point being also the beginning of the 7th or the N85°23'W 205.83' line of the parcel of land which by deed dated May 28, 1968 and recorded among the Land Records of Baltimore County in Liber OTG 4881, folio 207 was conveyed by James Bakas to Middleview Beach Club Inc., thence leaving the waters of Norman's Creek and binding on the aforesaid 7th line and N85°23'00"W 205.83' to the southeast side of Browns Road, 30' wide, thence leaving Browns Road and running for lines of division the 6 following courses and distances: (1) N34°53'00"W 25'± to the southeast side of a 25' service road leading to Jackson Marina, running thence and binding on the southeast side of aforesaid 25' service road; (2) S52°37'00"W 35'±, thence leaving the southeast side of aforesaid road; (3) S37°23'00"E 190'± to intersect an existing 8' chain link fence, running thence and binding on aforesaid fence; (4) N58°37'00"E 100'±; (5) S37°23'00"E 10'±; (6) N69°37'00"E 50'± to the waters of Norman's Creek, thence binding on the waters of Norman's Creek N6°53'00"W 80'± to the place of beginning.

Containing 0.53 Acres of land more or less.

Being a part of the land which was conveyed by Middleview Beach Club Inc. to Woodland T. Jackson et al.



E. F. Raphael
Reg. Prof. Land Surveyor
No. 2246

May 13, 1976

Raymond J. Cannoles, Esquire
628 Eastern Avenue
Essex, Maryland 21221

RE: Petition for Special Exception and Special Hearing
S/S of Browns Road, 1500' E of Back River Neck Road - 15th Election District
William E. Jackson, et al - Petitioners
NO. 76-170-XSPH (Item No. 147)

Dear Mr. Cannoles:

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: Eugene Miles, III, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

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

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

March 4, 1976

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

Re: Item #147 (1975-1976)
Property Owner: William F. & Woodland T. Jackson
S/S of Browns Rd., 1500' E. of Back River Neck Rd.
Existing Zoning: DR 5.5
Proposed Zoning: Special Exception for a private club
No. of Acres: 9.00 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 site.

General:

The comments supplied in connection with the Zoning Advisory Committee review of this site for Item #80 (1970-1971) are referred to for your consideration.

The submitted plan must be revised to indicate the future rights-of-way for both Browns Road and West Road. Further information may be obtained from the Baltimore County Bureau of Engineering.

Public sanitary sewerage remains unavailable to serve this property, which is utilizing a private onsite sewage disposal system. The Baltimore County Comprehensive Sewerage Plan, amended August 1974, indicates "Planned Service" in the area in 6 to 10 years.

Very truly yours,

William N. River, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:es
cc: Bureau of Public Services (BLD. 488-71)
J. Trenner

I-SE Key Sheet
35 & 36 NE 2 Pos. Sheets
NE 1 I Topo
97 Tax Map

DESCRIPTION

PROPERTY OF
WOODLAN T. JACKSON AND WILLIAM F. JACKSON
FIFTEENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at an iron pipe at the end of the Fifteenth (East) or South 02° 53' 12" East 444.56 feet line of that parcel of land which by deed dated March 30, 1971 and recorded among the Land Records of Baltimore County, Maryland in Liber O.T.G. 5175 at Folio 585 was granted and conveyed by Middleview Beach Club, Inc., to Woodlan T. Jackson and William F. Jackson, Co-partners, said iron pipe also being on the westernmost line of a 16.50 feet wide right of way, and running thence binding reversely along all of the Fifteenth (Last) and Fourteenth lines of said parcel of land combined as now surveyed and along the westernmost line of said right of way

North 02° 53' 12" East 444.56 feet to an iron pipe, thence binding reversely along all of the Thirteenth, Twelfth, Eleventh and Tenth lines of said parcel of land the four (4) following courses and distances as now surveyed, viz.:

- (1) South 88° 16' 34" East 833.70 feet to an iron pipe on the north-easternmost line of a 30.00 feet wide right of way,
- (2) South 24° 09' 57" East 289.83 feet along the northeasternmost line of said right of way passing over an iron pipe found 114.71 feet from the end thereof to an iron pipe,
- (3) South 44° 45' 15" West 30.82 feet to an iron pipe and
- (4) South 84° 32' 15" East 205.83 feet passing over an iron pipe 5.63 feet from the end thereof to the waters of Norman's Creek, thence binding along the waters of said Norman's Creek and reversely along all of the Ninth through the Fourth lines, inclusive, of said parcel of land the six (6) following courses and distances as now surveyed, viz.:

- (1) South 02° 44' 35" East 85.51 feet,

DESCRIPTION

PROPERTY OF
WOODLAN T. JACKSON AND WILLIAM F. JACKSON
FIFTEENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

(2) South 64° 58' 23" West 55.00 feet passing over a nail 8.73 feet from the beginning thereof to an iron pipe,

- (3) South 78° 09' 25" West 52.49 feet to an iron pipe,
- (4) South 54° 50' 25" West 213.00 feet to an iron pipe,
- (5) South 41° 50' 25" West 64.00 feet to an iron pipe and
- (6) South 64° 50' 25" West 93.00 feet, thence binding along a small cove and reversely along all of the Third and Second lines of said parcel of land the two (2) following courses and distances as now surveyed, viz.:

- (1) North 04° 09' 35" West 132.00 feet passing over a nail 8.27 feet from the beginning thereof to an iron pipe and
- (2) North 41° 54' 35" West 79.35 feet to an iron pipe, thence binding reversely along all of the First line of said parcel of land as now surveyed North 87° 52' 59" West 697.40 feet to the point of beginning, containing 10.735 acres of land more or less.

SUBJECT TO AND TOGETHER WITH the right to the use in common with others having a like right to:

- (1) A 30.00 feet wide right of way for ingress and egress as set forth in a deed dated May 12, 1948 and recorded among the Land Records of Baltimore County, Maryland in Liber T.B.S. 1664 at Folio 161 which was granted and conveyed by Frederick Douglas and wife to Julius S. Ace, and wife, said 30.00 feet wide right of way being in part southwesterly, adjacent, contiguous and parallel to all of the Third or South 24° 09' 57" East 289.83 feet line of the herein abovescribed parcel of land
- (2) The existing road running westerly from the herein abovementioned 30.00 feet wide right of way through the herein abovescribed parcel of land

DESCRIPTION

PROPERTY OF
WOODLAN T. JACKSON AND WILLIAM F. JACKSON
FIFTEENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

and continuing to Back River Neck Road.

(3) A one (1) perch (16.50 feet) wide right of way as set forth in a deed dated May 13, 1885 and recorded among the Land Records of Baltimore County, Maryland in Liber W.M.I. 146 at Folio 321 which was granted and conveyed by Walter R. Townsend, et al., to Charlotte Hawkins, said right of way being in part easterly, adjacent, contiguous and parallel to all of the First or North 02° 53' 12" East 444.56 feet line of the herein abovescribed parcel of land.

SAVE AND EXCEPT the 2.064 acre parcel of land which by deed dated November 5, 1965 and recorded among the Land Records of Baltimore County, Maryland in Liber O.T.G. 4543 at Folio 91 which was granted and conveyed by James A. Bakas, unmarried, to American Telephone and Telegraph Company, said parcel of land being more particularly described as follows, viz.:

BEGINNING for the same at a concrete monument found on the easternmost line of a 16.50 feet wide right of way said concrete monument being South 25° 26' 04" East 34.74 feet from an iron pipe at the end of the First or North 02° 53' 12" East 444.56 feet line of the herein abovescribed parcel of land said concrete monument also being at the beginning of the First or South 88° 09' 00" East 300.00 feet line of said 2.064 acres ± parcel of land, and running thence binding along all of the First, Second, Third and Fourth (Last) lines of said parcel of land the four (4) following courses and distances as now surveyed, viz.:

- (1) South 84° 15' 48" East 300.00 feet to a concrete monument found,
- (2) South 02° 53' 12" West 300.00 feet to a concrete monument found,
- (3) North 84° 15' 48" West 300.00 feet to a concrete monument found on the easternmost line of said 16.50 feet wide right of way and

DESCRIPTION

PROPERTY OF
WOODLAN T. JACKSON AND WILLIAM F. JACKSON
FIFTEENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

(4) North 02° 53' 12" East 300.00 feet along said easternmost line of said right of way to the point of beginning, containing 2.064 acres of land more or less.

The herein abovescribed parcel of land containing said 2.064 acres ± Exception contains 8.689 acres of land more or less.

BEING all of that parcel of land which by deed dated March 30, 1971 and recorded among the Land Records of Baltimore County, Maryland in Liber O.T.G. 5175 at Folio 585 was granted and conveyed by Middleview Beach Club, Inc., to Woodlan T. Jackson and William F. Jackson, Co-partners.

PURDUM AND JESCHKE
ENGINEERS AND LAND SURVEYORS

1023 NORTH CALVERT STREET, BALTIMORE, MARYLAND 21202

Page 1 of 4

November 20, 1975

PURDUM AND JESCHKE
ENGINEERS AND LAND SURVEYORS

1023 NORTH CALVERT STREET, BALTIMORE, MARYLAND 21202

Page 2 of 4

November 20, 1975

PURDUM AND JESCHKE
ENGINEERS AND LAND SURVEYORS

1023 NORTH CALVERT STREET, BALTIMORE, MARYLAND 21202

Page 3 of 4

November 20, 1975

PURDUM AND JESCHKE
ENGINEERS AND LAND SURVEYORS

1023 NORTH CALVERT STREET, BALTIMORE, MARYLAND 21202

Page 4 of 4

November 20, 1975

LAW OFFICES
WILLIAM J. BLONDELL, JR., CHARTERED
808 EASTERN AVENUE
BALTIMORE, MARYLAND 21201

April 20, 1976

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

Re: William E. Jackson, et al
Case No. 76-170-XSPH

Dear Mr. DiNenna:

Enclosed herewith please find a contract executed by my clients and Best Driveway, Inc. for construction of driveways and parking lots. You will also find a bid for installing the required fencing.

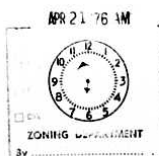
All contractors are prepared to begin work promptly upon approval of the revised site plan submitted.

Very truly yours,

Raymond J. Cannoles
Raymond J. Cannoles

RJC:cw

Enclosure



WHOLESALE
RETAIL



INDUSTRIAL
RESIDENTIAL

Jackson Marine Sales
1651 Browns Road
Essex, Middle River
Baltimore, MD 21221

Attn: Mr. Bill Jackson, Jr.

Dear Sir:

As per our meeting and as to lines shown to me, we propose to supply and install the following Chain Link Screening Fence:

Approximately 45 ft. of 36 inch high chain link fence and 231 ft. of 48 inch high chain link fence. Fabric shall be 2 inch mesh hot dipped galvanized with a minimum coating of 1.2 oz. of zinc per sq. ft. Installed on a framework of 2 inch O.D. line posts not over 10 ft. center to center, 2 inch O.D. end and corner posts, a 1-5/8 inch O.D. top rail with a #7 gauge bottom coil. All pipe high carbon steel American made, hot dipped galvanized after fabrication.

Into the above fence shall be weaved aluminum slats with tab locks and a cross lock aluminum slat every 5 slats. Samples can be submitted before erection.

*1 Base bid.....\$1,500.00.

*2 Alternate bid add 50 more feet of 4 ft. high screen fence same specifications add on \$273.00.

Total cost *1 and *2 shall be \$1,773.00.

All work to be done in a good and workmanlike manner by our own trained installers according to the best practice of the trade.

If there are any questions or if I may be of further assistance, please do not hesitate to contact me.

John King
John King, Estimator
JJC

Manufacturers & Distributors of

Chain Link Fencing

Wood Fencing

Rumper Posts

Playground Equipment

Proposal

BEST DRIVEWAYS, INC.
17 Fullerton Heights Avenue
BALTIMORE, MARYLAND 21236
Phone 668-4293

PERSON SUBMITTED TO Jackson Marine Sales	PHONE 1-31-77
JOB NAME 1651 Browns Road	JOB LOCATION Jackson Marine Sales
CITY, STATE AND ZIP CODE Baltimore, Md. 21221	DATE OF PLANS

We hereby submit specifications and estimates for:

- Job #1 - Boundary 25' x 375'
Job Specifications - Boundary to be erected on rolled, 24" Bituminous Concrete will then be applied and compacted to a depth of no less than 2".
- Job #2 - Yard 80' x 120' 131' x 70'
Job Specifications - Same as above.
- Job #3 - Parking Lot 63' x 80' 72' x 100' 15' x 75'
Job Specifications - Same as above.
- Job #4 - Club House Parking Lot 42' x 135' 27' x 20' 25' x 10'
Job Specifications - The above dimensions to be excavated to a depth of 6" 6" 6" 6" 6" Bituminous Concrete. All applications to be compacted.

Priores - Job #1 \$2,730 Job #2 \$7,305 Job #3 \$5,380 Job #4 \$5,890

We propose hereby to furnish material and labor - complete in accordance with above specifications, for the work to be done by us or by our subcontractors, in full upon completion.

As material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practice. Any alteration or deviation from above specifications without written order, will be executed only upon written order, and will become an added charge over and above the estimate. All applications completed under written, accurate or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our estimate is fully covered by insurance's Compensation Insurance.

Authorized Signature: Bob Langsdorf
Signature: [Signature]

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: 4/20/76

LAW OFFICES
WILLIAM J. BLONDELL, JR., CHARTERED
808 EASTERN AVENUE
BALTIMORE, MARYLAND 21201

March 10, 1976

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

Dear Mr. DiNenna:

My clients have secured bids with reference to construction of the macadam parking areas per their proposed site plan. Work will begin, weather permitting, within 90 days of approval of the site plan and priority areas will be done first. The work should be near completion within 120 days.

Mr. Raphael is preparing a revised site plan, per your instructions, showing a 4 foot screened fence instead of evergreens. The plan will also show the necessary ties at the end of each parking space.

Thank you for your cooperation in this matter.

Very truly yours,

Raymond J. Cannoles
Raymond J. Cannoles

RJC:kmr



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

February 10, 1976

Raymond J. Cannoles, Esq.
628 Eastern Avenue
Baltimore, Maryland 21221

RE: Special Exception Petition
Item 147
William F. & Woodlan T. Jackson -
Petitioners

Dear Mr. Cannoles:

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 of the property.

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 south side of Browns Road, 1500 feet east of Back River Neck Road, and is currently improved with a marina-boat yard complex. The petitioner's request is twofold: a Special Exception to permit a community building (private club) and a Special Hearing to determine whether the Zoning Commissioner should approve the revised site plan of the overall Jackson Marina property.

The majority of the subject property is used as boat storage area with associated repair shop buildings and marine store retail building. An 18x50 office trailer is currently located on the

Raymond J. Cannoles, Esq.
Re: Item 147
February 10, 1976
Page 2

site in conjunction with the boat sales operation. Apparently existing as a non-conforming use, a tavern lies between the main sales and service area and the parcel currently improved with what is shown as an existing club house. A note on the plan indicates that the aforementioned trailer is to be removed.

The property herein under petition is currently zoned D.R. 5.5 as are all adjoining lands. Further, all properties are improved with single family residences, and share their sole means of access, Browns Road, with the marina operation. At the time of field inspection, the major proposed parking area at the northeastern end of the site was not paved or curbed.

Particular attention should be given to the comments of the Project and Development Planning office.

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, Jr.
FRANKLIN T. HOGANS, JR.,
Chairman, Zoning Plans
Advisory Committee

FTH:JD

cc: E. P. Raphael & Associates
201 Courtland Avenue
Towson, Maryland 21204

Enclosure

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

WILLIAM D. FROMM
DIRECTOR

February 9, 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 #147, Zoning Advisory Committee Meeting, January 27, 1976, are as follows:

Property Owner: William F. and Woodlan T. Jackson
Location: S/S of Brown Road 1500' E of Back River Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception for a private club
No. of Acres: 9.00
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 calculations must be revised to show the club house parking at a rate of one space for each 50 square feet, not at a rate of one space for each 300 square feet. Parking for the club and tavern must be provided outside of the fenced boat storage area.

All driveways must meet County standards of a minimum of 24 feet for two-way drives.

All commercial service vehicles should be required to use the eastern most driveway to the site.

At the time of the site inspection there appeared to be a problem with storm water runoff onto adjacent properties; the method of correcting the drainage runoff should be shown on the site plan.

Very truly yours,

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

PETITION AND SITE PLAN

EVALUATION COMMENTS

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: January 30, 1976

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

Z.A.C. Meeting of: January 27, 1976

Re: Item 147

Property Owner: William F. & Woodlan T. Jackson

Location: S/S of Brown Rd., 1500' E. of Back River Rd.

Present Zoning: D.R. 5.5

Proposed Zoning: Special Exception for a private club

District: 15th

No. Acres: 9.00

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WNP/ml

EMILIE PARKS, PRESIDENT
EUGENE C. HERR, VICE-PRESIDENT
MR. ROBERT L. BERNY

MARSHALL W. BOWMAN
JOSEPH N. MCGOWAN
ALVIN LOBECK
JOSHUA W. WHEELER, SUPERINTENDENT

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, VMD
MRS. RICHARD K. MURPHY

baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-7310

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: William F. & Woodlan T. Jackson

Location: S/S of Brown Road, 1500' E. of Back River Rd.

Item No. 147 Zoning Agenda January 27, 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.

(xx) 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.

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

Reviewed by: *W. Nick Petrovich* Noted and Approved: *Paul H. Reincke*
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau

Raymond J. Cannoles, Esq.
628 Eastern Avenue
Baltimore, Maryland 21221

Item 147

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for
filing this 29th day of January 1976

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner William F. & Woodlan T. Jackson

Petitioner's Attorney Raymond J. Cannoles Reviewed by: *Franklin T. Hogans, Jr.*
cc: E. P. Raphael & Associates
201 Courtland Avenue
Towson, Md. 21204
Chairman,
Zoning Advisory
Committee

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

DEPUTY STATE AND COUNTY HEALTH OFFICER

February 10, 1976

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

Dear Mr. DiNenna:

Comments on Item #147, Zoning Advisory Committee Meeting, January 27, 1976, are as follows:

Property Owner: William F. & Woodlan T. Jackson
Location: S/S of Brown Road, 150' E. of Back River Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception for a private club
No. of Acres: 9.00
District: 15th

Since the septic system and water well are functioning properly, no health hazard is anticipated.

Very truly yours,

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

RJW:pbe

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
South side of Browns Road 1500 feet
East of Back River Neck Road,
15th District
WILLIAM F. JACKSON, et al, Petitioners: Case No. 76-170-XSPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

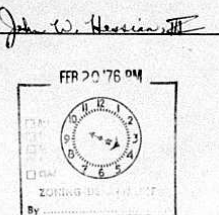
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter,
I hereby enter my appearance in this proceeding. You are requested to notify me of any
hearing date or dates which may be now or hereafter designated therefore, and of the
passage of any preliminary or final Order in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

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

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 Raymond J.

Cannoles, Esquire, 628 Eastern Avenue, Baltimore, Maryland 21221, Attorney for
Petitioners.



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this Dec day of
2 1975. Filing Fee \$ 50. Received ☒ Check
☐ Cash
☐ Other

S. Eric DiHenna
Zoning Commissioner

Petitioner Jackson, et al Submitted by R. Croves
Petitioner's Attorney Ray Croves Reviewed by W. B. C.

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

687-708

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiHenna, Zoning Commissioner Date February 10, 1976
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-170-X SPH. Petition for Special exception for a
Community Building. Petition for Special Hearing to approve
Revised Site Plan.
Petitioner - William E. and Woodland T. Jackson



15th District

Hearing: Wednesday, February 25, 1976 at 10:30 A.M.

The special exception requested for this existing use would be
appropriate here.

WDF:NEG:mjs

William D. Fromm
Director of Planning

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#76-170-XSPH

District: 15th Date of Posting: 2-5-76
Posted for: Hession, W.D. 25th 1976 to 1976 P.M.
Petitioner: William E. Jackson
Location of property: 111 W. Chesapeake Road, 15th Dist.
Location of Sign: 25th 1976 to 1976 P.M.
Remarks: Revised Site Plan
Posted by: Michael H. Hession Date of return: 2-11-76

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

February 19, 1976

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

Re: Item 147 - ZAC - January 27, 1976
Property Owner: William F. & Woodland T. Jackson
Location: S/S of Brown Rd. 1500' E. of Back River Neck Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception for a private club
No. of Acres: 9.00
District: 15th

Dear Mr. DiHenna:

Since the private club is already existing, no increase in trip
generation is anticipated.

Very truly yours,

Michael S. Planigan
Traffic Engineer Associate

MSF:nc

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <u>N.B.C.</u>	Revised Plans: Change in outline or description ☐ Yes ☒ No								
Previous case:	Map #								

RECEIVED FOR SPECIAL
EXCEPTION AND
PETITION FOR
ZONING
DATE AND TIME: February 19, 1976
PUBLIC Hearing Room 111 W. Chesapeake Avenue, Towson, Maryland 21204
The Planning Commission of Baltimore County, Maryland, will hold a public hearing on the above petition for special exception for a private club at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, on Wednesday, February 25, 1976, at 10:30 A.M.

Petition for Special Exception for a private club at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, on Wednesday, February 25, 1976, at 10:30 A.M.

15th District
The Planning Commission of Baltimore County, Maryland, will hold a public hearing on the above petition for special exception for a private club at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, on Wednesday, February 25, 1976, at 10:30 A.M.

CERTIFICATE OF PUBLICATION

TOWSON, MD. FEBRUARY 5, 1976

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 5th day of
February, 1976, the 25th day of February, 1976.

day of February, 1976, the 25th day of February, 1976.

appearing on the 5th day of February, 1976.

THE JEFFERSONIAN
S. Frank Shuman
Manager

Cost of Advertisement, \$

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 28285

DATE: Feb. 2, 1976 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED BY: William J. Blodell, Jr., Esq. 628 Eastern Ave.
Baltimore, Md. 21221

FOR: Petition for Special Exception for William F.
Jackson
#76-170-XSPH

50.00 CASH

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 33347

DATE: April 22, 1976 ACCOUNT: 01-662

AMOUNT: \$167.00

RECEIVED BY: William J. Blodell, Jr., Esq. 628 Eastern Ave.
Baltimore, Md. 21221

FOR: Advertising and posting of property for
Mr. J. Jackson, et al - #76-170-XSPH

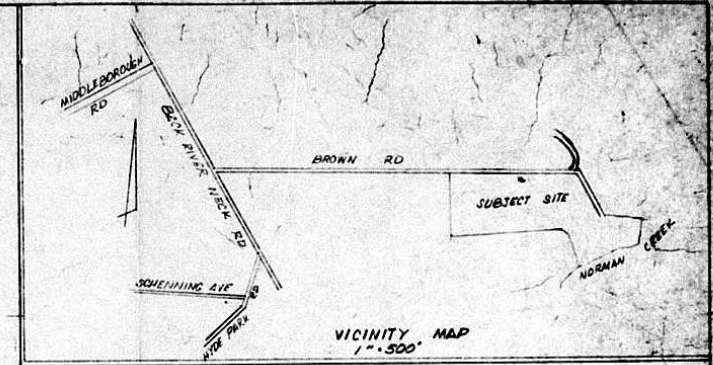
167.00 CASH

VALIDATION OR SIGNATURE OF CASHIER

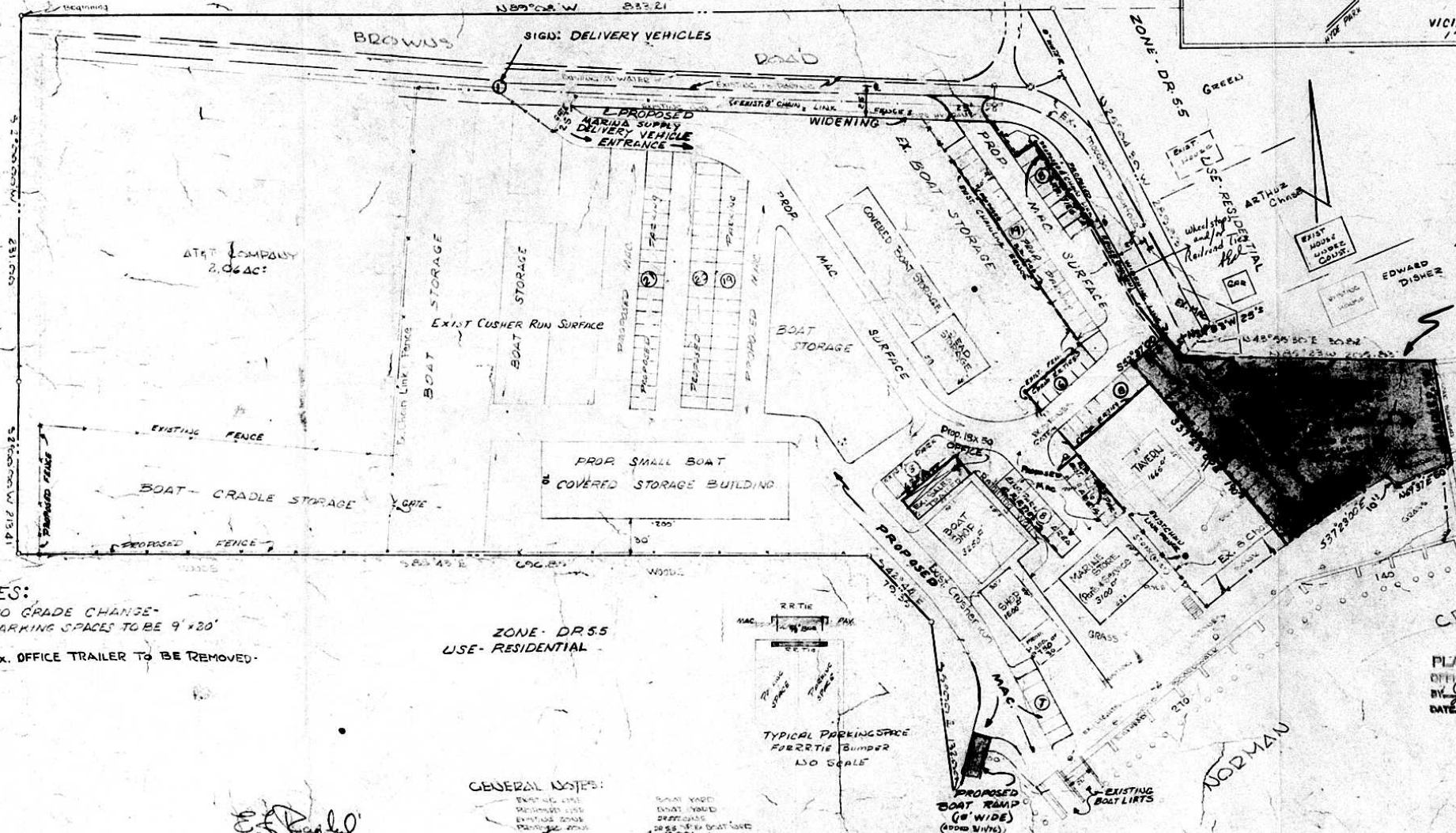
2131

76-176 AR 312

HARRY MILLER
 BENJAMIN S DAVIS
 JOHN BROWN
 ZONE DRSS
 USE- RESIDENTIAL



DEC. 1, 1975
 SPECIAL EX REQUESTED FOR USE
 OF CLUB HOUSE
 EXISTING USE CLUB HOUSE
 PROPOSED USE CLUB HOUSE
 EXISTING ZONE DR 5.5
 PROPOSED ZONE DR 5.5 SPECIAL CLUBHOUSE
 AREA OF PROPOSED (SHADED) 0.53 AC
 PARKING DATA
 1 SPACE / 50'
 AREA BUILD = 800' x 116' SPACES REQ.
 SPACES PROVIDED = 15



- NOTES:
- 1) NO GRADE CHANGE
 - 2) PARKING SPACES TO BE 9' x 20'
 - 3) EX. OFFICE TRAILER TO BE REMOVED.

ZONE DRSS
 USE- RESIDENTIAL

GENERAL NOTES:

EXISTING LOT
 DIMENSIONS 150' x 100'
 EXISTING ZONE
 DR 5.5
 EXISTING USE
 RESIDENTIAL

PARKING NOTES:

SPACE	REQD	PROVIDED
9000' OFFICE 1 PER 300'	3	3
9000' STORE 1 PER 200'	11	16
5000' SHOP 1 PER 300'	18	15
1600' TAVERN 1 PER 50'	34	31
BOAT SLIPS 1 EACH	46	42
800' EXCLUSIVE 1 PER 50'	16	19
2000' DECK STORAGE 1 PER 200'	10	16
TOTAL SPACE PROVIDED	145	166

NOTE: THIS PLAN WAS PROVIDED BY:
E.F. ZAPHEL & ASSOCIATES
 registered professional land surveyors
 24 CONNELL AVENUE
 TOWNSON, MARYLAND 21154

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY *John J. Williams*
 DATE 4-14-76

REVISED PLANS
 #147



JACKSON MARINA

15th ELECTION DISTRICT
 SCALE 1" = 50'

BALTIMORE COUNTY
 NOVEMBER 3, 1975

REVISIONS:
 1. ADDITION OF PARKING SPACES
 2. ADDITION OF PROPOSED BUILDING
 3. ADDITION OF PROPOSED BOAT RAMP
 4. ADDITION OF PROPOSED BOAT SLIPS
 5. ADDITION OF PROPOSED BOAT STORAGE
 6. ADDITION OF PROPOSED BOAT CRADLE STORAGE
 7. ADDITION OF PROPOSED BOAT CRADLE STORAGE
 8. ADDITION OF PROPOSED BOAT CRADLE STORAGE
 9. ADDITION OF PROPOSED BOAT CRADLE STORAGE
 10. ADDITION OF PROPOSED BOAT CRADLE STORAGE

