

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Kacey Club Incorporated, legal owners, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R/A zone to an _____ zone, for the following reason:

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 Community Building.

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 of Baltimore County.

Contract purchaser Kacey Club Incorporated Legal Owner
Address 7401 Bayfront Road
Edgemere, Maryland 21223
Petitioner's Attorney Joseph A. Koester, Esq. Protester's Attorney _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 19th day of October, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of December, 1976, at 1:00 o'clock P.M.

(over)

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Kacey Club Incorporated, legal owners, 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 a plan to amend the original Special Exception, granted in Case No. 68-259-X, which would permit the expansion of the first floor of the existing building by 2,468 square feet, in addition to a basement area of the same size, said exception being set forth on a revised site plan for the Kacey Club, Inc., dated September 22, 1976.

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 of Baltimore County.

Contract Purchaser Kacey Club Incorporated Legal Owner
Address 7401 Bayfront Rd
Edgemere, Maryland 21223
Petitioner's Attorney Joseph A. Koester, Esq. Protester's Attorney _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 19th day of October, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of December, 1976, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Kacey Club Incorporated, legal owners, 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 Variance from Section 1.302, 2.B. (V.A.2) to permit a side yard setback of 22' in lieu of the required 20'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (Indicate hardship or practical difficulty)

To build building on opposite side of existing building as per proposed plans. Building would extend into water area, and not enough room to build size of building as proposed.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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 of Baltimore County.

Contract purchaser Kacey Club Incorporated Legal Owner
Address 7401 Bayfront Rd
Edgemere, Md 21223
Petitioner's Attorney Joseph A. Koester, Esq. Protester's Attorney _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 19th day of October, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of December, 1976, at 1:00 o'clock P.M.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Mr. Joseph A. Koester, Pres. County Office Bldg.
Kacey Club, Inc.
7401 Bayfront Road
Edgemere, Md. 21223

Your Petition has been received and accepted for filing this 19th day of October, 1976.

Eric Dillenna
Zoning Commissioner

Petitioner: Kacey Club, Inc.
Reviewed by Nicholas B. Comodari
Petitioner's Attorney David W. Dallas, Jr., Civil Engr.
Associate III

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 26, 1976

Nicholas B. Comodari
Acting Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRANSPORTATION

STATE ROAD COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Mr. Joseph A. Koester, President
Kacey Club, Incorporated
7401 Bayfront Road
Edgemere, Maryland 21223

RE: Special Exception Petition
Item 67
Kacey Club, Inc. - Petitioner

Dear Mr. Koester:

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 of 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.

This site, zoned D.R. 5.5 and consisting of 2.9 acres, is located on the southeast corner of Bayfront Road and Lincoln Avenue, in the 15th Election District. It is currently improved with a converted dwelling, utilized as the clubhouse for the petitioner (Case No. 68-259-X), a picnic area and accompanying unpaved parking area. This site is bordered on the north across Bayfront Road by detached dwellings on the east by an existing trailer park, by vacant land to the west, and the Patapsco River to the south.

This request is necessitated by the petitioner's proposal to construct a one-story addition to the existing clubhouse and thereby alter the original Special Exception request. In light of the proximity

Mr. Joseph A. Koester, President
Re: Item 67
November 26, 1976
Page 2

of this addition to the side property line, a Variance is also included.

At the time of field inspection, it appeared that the property had been graded, and junk and debris were existing along the westerly property line at the bottom of the existing slope. Regardless of the outcome of this hearing, this situation should be corrected immediately.

The petitioner should note the comments of the Fire Bureau and 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,

Nicholas B. Comodari
NICHOLAS B. COMODARI,
Acting Chairman, Zoning
Plans Advisory Committee

ENC:JD

Enclosure

cc: David W. Dallas, Jr., Civil Engineer
8713 Old Harbor Road
Baltimore, Maryland 21234

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
THORNTON W. MOURING, P.E.
DIRECTOR

October 27, 1976

Mr. E. Eric Dillenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 67 (1976-1977)
Property Owner: Kacey Club, Inc.
R/R cor. Bayfront Rd. & Lincoln Ave.
Existing Zoning: DR 5.5
Proposed Zoning: Special Exception for community buildings. Variance to permit a side setback of 22' in lieu of the required 20'. Special Hearing to amend Special Exception (68-259-X) to permit expansion of the first floor of the existing building by 2,468 sq. ft. in addition to a basement area of the same size. Acres: 2.90 District: 15th

Dear Mr. Dillenna:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The Baltimore County Bureau of Public Services provided comments January 15, 1975 in connection with the Preliminary Development Plan "Kacey Club, Inc.", dated June 18, 1974. Those comments are referred to for your consideration.

The proposed basement elevation, indicated as 13.34 on this submitted plan, dated September 22, 1976, is below the invert elevation of the existing public sanitary sewer on this site (existing 67-0271, File 1).

Additionally, fire hydrant protection is required in the vicinity.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item 67 (1976-1977).

Very truly yours,

Thornton W. Mouring, P.E.
Thornton W. Mouring, P.E.,
Chief, Bureau of Engineering

ENC: EAM: EBR:RS

cc: W. Nunchel
P. Koch
A-NE Key sheet
29 NE 31 Rev. Sheet
SE 8 H Topo
111 Top Map

ORDER RECEIVED FOR FILING
DATE: 10/19/76

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner.

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community.

It is ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of October, 1976, that the herein petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner.

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of October, 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE: 10/19/76

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner.

It is ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of October, 1976, that the herein petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner.

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of October, 1976, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE: 10/19/76

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 56A.1 of the Baltimore County Zoning Regulations having been met.

It is ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of October, 1976, that the herein petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner.

the above reclassification should NOT BE HAD, and the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of October, 1976, that the above reclassification be and the same is hereby DENIED and that the above described property or use be and the same is hereby continued as and to remain a _____ and/or the Special Exception for _____ and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



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

October 20, 1976

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

Dear Mr. DiMenna:

Comments on Item #67, Zoning Advisory Committee Meeting, October 12, 1976, are as follows:

Property Owner: Kacey Club, Inc.
Location: 85/C Bayfront Rd. & Lincoln Ave.
D.R. 5.5
Existing Zoning: Special Exception for community building. Variance to permit a side setback of 12' in lieu of the required 20'. Special Hearing to amend Special Exception (68-259-X) to permit expansion of the first floor of the existing building by 2,468 sq. ft. in addition to a basement area of the same size.
Acres: 2.90
District: 15th

Revised plot plan indicating method of sewage disposal and water supply required.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED:WVS

Metropolitan sewer and water available
RJD 10/11/76



Paul H. Reinke
Chief

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

Attention: Mr. Frank Rogans
Zoning Advisory Committee

Re: Property Owner: Kacey Club, Inc.

Location: 85/C Bayfront Rd. & Lincoln Avenue

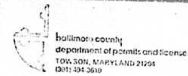
Item No. 67 Zoning Agenda October 12, 1976

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "r" 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 _____ EXCEEDED 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 "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.

(X) 8. SEE ATTACHED LETTER Noted and Approved: *George M. Hagan*
REVISION: *A. A. Brady* Planning Group
Special Inspection Division Fire Prevention Bureau



ORLE VEYRAT
DIRECTOR

October 6, 1976

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

Dear Mr. DiMenna:

Comments on Item # 67 Zoning Advisory Committee Meeting, October 12, 1976 are as follows:

Property Owner: Kacey Club, Inc.
Location: 85/C Bayfront Rd. & Lincoln Ave.
D.R. 5.5
Existing Zoning: Special Exception for community building. Variance to permit a side setback of 12' in lieu of the required 20'. Special Hearing to amend Special Exception (68-259-X) to permit expansion of the first floor of the existing building by 2,468 sq. ft. in addition to a basement area of the same size.
Acres: 2.90
District: 15th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin.
- ☐ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☒ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles B. Burham
Plans Review Chief

October 7, 1976

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

Attention: Mr. James Byrnes
Zoning Advisory Committee

Re: Property Owner: Kacey Club, Inc.
Location: 85/C Bayfront Rd. & Lincoln Avenue
Item: #67 - District 15

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this department with comments noted below:

1. A public fire hydrant shall be required for the site installed on Bayfront Road, fire hydrants for the site are required and are to be installed at 300 foot intervals in accordance with the Baltimore County Standard Design Manual.
2. The minimum size water main to serve fire hydrants shall not be less than 8" (inches) in diameter.
3. The proposed new structure shall comply with the National Fire Protection Association Standard 101 - Life Safety Code during construction and planning for "Places of Assembly".
4. The existing structure shall also comply with the Life Safety Code (LC), and the premises should be inspected so as to assure this department that the structure is in compliance.
5. The entrance drive as is in its present state shows signs of water drainage from adjoining properties discharges toward the drive entrance, this could present heavy flooding and cause fire apparatus to be in an inaccessible position to suppress a fire.

This department request that these recommendations be incorporated in the final plans for the property. In addition, to the above, we request that the Planning personnel from the Kacey Club make arrangements for a fire inspection of premises by calling 825-7310, extension 216.

Very truly yours,

William F. Brady
William F. Brady, Lieutenant
Plans and Review

WFB



STEPHEN COLLIS
DIRECTOR

November 15, 1976

Mr. Eric S. DiMenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 67 - ZAC - October 12, 1976

Property Owner: Kacey Club, Inc.
Location: 85/C Bayfront Rd. & Lincoln Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception for community building. Variance to permit a side setback of 12' in lieu of req. 20'. Special hearing to amend Special Exception (68-259-X) to permit expansion of the first floor of the existing building by 2,468 sq. ft. in addition to a basement area of the same size.

Acres: 2.90
District: 15th

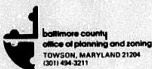
Dear Mr. DiMenna:

No major increase in trip generation is expected by requested special exception for a community building.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:nc



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 666-2511

November 10, 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 67, Zoning Advisory Committee Meeting, October 12, 1976, are as follows:

Property Owner: Kacey Club, Inc.
Location: SE/C Bayfront Road and Lincoln Avenue
Existing Zoning: D.R.S.5
Proposed Zoning: Special Exception for community building. Variance to permit a side setback of 12 feet in lieu of the required 20 feet. Special Hearing to amend Special Exception (68-259-X) to permit expansion of the first floor of the existing building by 2,468 square feet in addition to a basement area of the same size.
Acres: 2.90
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 as submitted appears to be an improvement over the previously approved plan. However, the plan should clearly indicate the use of the 2nd floor of the existing building. If there is to be any exterior lighting it must be limited to 8 feet in height.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: October 18, 1976

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

Z.A.C. Meeting of: October 12, 1976

Re: Item 67
Property Owner: Kacey Club, Inc.
Location: SE/C Bayfront Rd. & Lincoln Ave.
Present Zoning: D.R.S. 5.5
Proposed Zoning: Special Exception for community building. Variance to permit a side setback of 12' in lieu of the required 20'. Special Hearing to amend Special Exception (68-259-X) to permit expansion of the first floor of the existing building by 2,468 sq. ft. in addition to a basement area of the same size.

District: 15th
No. Acres: 2.90

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

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

JOHN W. HESSON, III
TOWSON, MARYLAND 21204
(410) 666-2511

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TOWSON, MARYLAND 21204
(410) 666-2511

David W. Dallas, Jr.
CIVIL ENGINEER
Registered Professional Engineer & Land Surveyor

8713 OLD HARFORD ROAD
BALTIMORE, MD. 21234

AREA CODE 301
PHONE: 685-7432

ZONING DESCRIPTION

FOR

KACEY CLUB INC.

7401 BAYFRONT ROAD

BEGINNING for the same at the point formed by the intersection of the southernmost side of Bayfront Road with the easternmost side of Lincoln Avenue, thence blinding on the southernmost side of said Bayfront Road south 88 degrees 23 minutes 10 seconds east 189.75 feet, thence blinding on the southernmost side of Lot A.1 as shown on the Plat of John W. Hesson as filed among the Land Records of Baltimore County in Plat Book No. 10 folio 97 the three following courses and distances south 12 degrees 06 minutes 39 seconds west 617.33 feet, south 87 degrees 12 minutes 20 seconds west 227.13 feet and north 24 degrees 36 minutes 20 seconds east 648.13 feet to the place of beginning.

CONTAINING 2.90 acres of land more or less.

BEING Lot A.1 as shown on the Plat of John W. Hesson as filed among the Land Records of Baltimore County in Plat Book No. 10 folio 97.

September 27, 1976



RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
PETITION FOR SPECIAL HEARING
SE/C of Bayfront & Lincoln Aves.,
15th District
KACEY CLUB, INC., Petitioners
: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 77-105-XASPH

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

I HEREBY CERTIFY that on this 19th day of November, 1976, a copy of the foregoing Order was mailed to Joseph A. Koester, President, Kacey Club, Inc., 7401 Bayfront Road, Edgemoor, Maryland 21219, Petitioners.

John W. Hesson, III



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: November 30, 1976
FROM: Norman E. Gerber, Acting Director of Planning
SUBJECT: Petition #77-105-XASPH. Petition for Special Exception for a Community Building. Petition for Variance for a Side Yard. Petition for Special Hearing to amend the Original Special Exception.
Petitioner - Kacey Club, Inc.

15th District

HEARING: Monday, December 6, 1976 (1:00 P.M.)

This office is not opposed to the petitioner's request.

Norman E. Gerber
Norman E. Gerber
Acting Director of Planning

NEE:JGH:FW

December 7, 1976

Mr. Joseph A. Koester, President
Kacey Club, Incorporated
7401 Bayfront Road
Edgemoor, Maryland 21219

RE: Petitions for Special Exception, Variance, and Special Hearing SE/corner of Bayfront and Lincoln Avenues - 15th Election District
Kacey Club, Incorporated - Petitioner
NO. 77-105-XASPH (Item No. 67)

Dear Mr. Koester:

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

Very truly yours,

S. E. C. DINENNA
Zoning Commissioner

SED/acw

Attachments

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 11-24-76
Posted for: Harvey Henson, Jr. 7401 Bayfront Road
Petitioner: Harvey Henson, Jr.
Location of property: 7401 Bayfront Road, Edgemoor, Maryland
Location of Sign: 7401 Bayfront Road, Edgemoor, Maryland
Remarks: None
Posted by: Muel H. Hesson Date of return: 11-24-76

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 1st day of
Oct 1976 Filing Fee \$50.00 Received ☒ Check
☐ Cash
☐ Other

John W. Hesson, III
John W. Hesson, III
People's Counsel
Petitioner: Kacey Club, Inc. Submitted by: Jack Davis
Petitioner's Attorney Reviewed by: J. Hesson

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 42801
DATE: Nov. 6, 1976 ACCOUNT: 01-662
AMOUNT: \$73.50
RECEIVED BY: Joseph A. Koester, 268 Glenary Garth, Glen
FROM: Baltimore, Md. 21203
FOR: Advertising and posting of property for
Kacey Club, Inc. - #77-105-XASPH
SIGNATURE OF CLERK: 735596
VALIDATION OR SIGNATURE OF CLERK



PETITION FOR SPECIAL EXCEPTION, VARIANCE AND SPECIAL HEARING—1315 DIST.

ZONING: Petition for Special Exception for a Community Building. Petition for Variance for a Side Yard. Petition for Special Hearing to Amend the Original Special Exception.

LOCATION: Southeast corner of Bayfront and Lincoln Avenues. DATE & TIME: Monday, December 4, 1976 at 1:00 P.M.

PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a Community Building.

Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard setback of 12 feet instead of the required 24 feet. Petition for Special Hearing Under Section 10-2 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a plan to amend the original Special Exception, G.R. Case No. 68-219-2, which would permit the expansion of the first floor of the existing building by 2,165 square feet, in addition to a basement area of the same size, said exception being set forth on a revised site plan for the Kacey Club, Inc., dated September 22, 1976.

The Zoning Regulation to be excepted is, follows: Section 1002.2.B (V.R.2) — Side Yards—20 feet. All lot parcel of land in the Fifteenth District of Baltimore County.

Beginning for the same at the point formed by the intersection of the southernmost side of Bayfront Road with the easternmost side of Lincoln Avenue, thence binding on the southernmost side of said Bayfront Road south 15 degrees 12 minutes 10 seconds east 189.73 feet, thence binding on the eulines of Lot A 1 as shown on the Plat of John W. Hinson and among the Land Records of Baltimore County in Plat Book No. 10 folio 97 the distance is 30 minutes 10 seconds 617.33 feet, south 20 seconds west 100 feet and north 24 degrees 38 minutes 20 seconds east 648.13 feet to the place of beginning.

Containing 1.90 acres of land more or less.

Being Lot A 1 as shown on the Plat of John W. Hinson as filed among the Land Records of Baltimore County in Plat Book No. 10 folio 97.

Being the property of Kacey Club, Inc., as shown on site plan filed with the Zoning Department.

Hearing Date: Monday, December 4, 1976 at 1:00 P.M.

Public Hearing at Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, MD.

By Order of
B. ERIC DINENNA
Zoning Commissioner of Baltimore County
Nov. 18.

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 18th, 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., once a week for one time successive weeks before the 6th day of December, 1976, the 18th day of November 1976.

THE JEFFERSONIAN,

L. Frank Strunk
Manager.

Cost of Advertisement, \$.....

OFFICE OF



ELLCOTT CITY, MD.

Nov. 18, 1976

THIS IS TO CERTIFY, that the annexed advertisement

Petition for Special Exception—Hinson

was inserted in THE HOWARD COUNTY TIMES, a weekly newspaper

printed and published in DUNDALK, Maryland, once a week for

one successive weeks before the 6th day of Dec. 1976, that

is to say the same was inserted in the issues of Nov. 18, 1976.

STROMBERG PUBLICATIONS, Inc.

By *Pat Strunk*

PETITION FOR SPECIAL EXCEPTION, VARIANCE AND SPECIAL HEARING—1315 DIST.

ZONING: Petition for Special Exception for a Community Building. Petition for Variance for a Side Yard. Petition for Special Hearing to Amend the Original Special Exception.

LOCATION: Southeast corner of Bayfront and Lincoln Avenues. DATE & TIME: MONDAY, DECEMBER 6, 1976 at 1:00 P.M. PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a Community Building.

Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard setback of 12 feet instead of the required 24 feet.

Petition for Special Hearing Under Section 10-2 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a plan to amend the original Special Exception, G.R. Case No. 68-219-2, which would permit the expansion of the first floor of the existing building by 2,165 square feet, in addition to a basement area of the same size, said exception being set forth on a revised site plan for the Kacey Club, Inc., dated September 22, 1976.

The Zoning Regulation to be excepted is, follows: Section 1002.2.B (V.R.2) — Side Yards—20 feet. All lot parcel of land in the Fifteenth District of Baltimore County.

Beginning for the same at the point formed by the intersection of the southernmost side of Bayfront Road with the easternmost side of Lincoln Avenue, thence binding on the southernmost side of said Bayfront Road south 15 degrees 12 minutes 10 seconds east 189.73 feet, thence binding on the eulines of Lot A 1 as shown on the Plat of John W. Hinson and among the Land Records of Baltimore County in Plat Book No. 10 folio 97 the distance is 30 minutes 10 seconds 617.33 feet, south 20 seconds west 100 feet and north 24 degrees 38 minutes 20 seconds east 648.13 feet to the place of beginning.

Containing 1.90 acres of land more or less.

Being Lot A 1 as shown on the Plat of John W. Hinson as filed among the Land Records of Baltimore County in Plat Book No. 10 folio 97.

Being the property of Kacey Club, Inc., as shown on site plan filed with the Zoning Department.

Hearing Date: Monday, December 6, 1976 at 1:00 P.M.

Public Hearing at Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, MD.

By Order of
B. ERIC DINENNA
Zoning Commissioner of Baltimore County
Nov. 18.

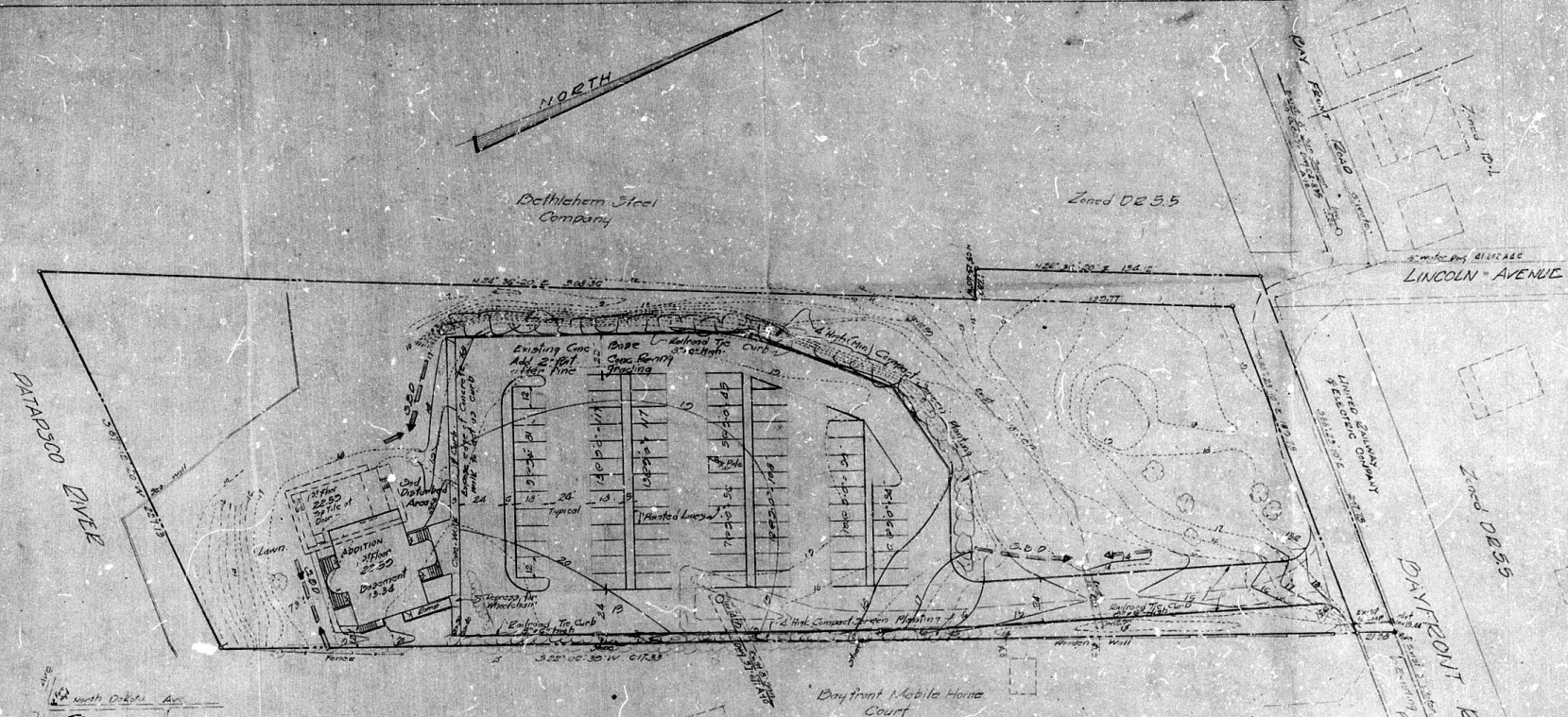
10 feet of the front lot line 189.73 feet, south 15 degrees 12 minutes 10 seconds east 189.73 feet, thence binding on the eulines of Lot A 1 as shown on the Plat of John W. Hinson and among the Land Records of Baltimore County in Plat Book No. 10 folio 97.

Being the property of Kacey Club, Inc., as shown on site plan filed with the Zoning Department.

Hearing Date: Monday, December 6, 1976 at 1:00 P.M.

Public Hearing at Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, MD.

By Order of
B. ERIC DINENNA
Zoning Commissioner of Baltimore County
Nov. 18.



Zoned DE 2.5
PLAN 1"=30'

- ZONING DATA**
- Existing Zoning of Tract DE 2.5 with D.E. for Community Bldg. Over 2500 sq. ft.
 - Proposed Use - Private Club
 - Building Areas
Existing Building 1080 sq. ft.
Proposed Addition 2408 sq. ft.
 - Required Parking
Existing Building 1380 (1080/80) = 24.5 spaces
Existing Building 2408 (2408/100) = 24.08 spaces
Proposed Addition 181 (2408/50) = 49.6 spaces
Required 73.2 Spaces
Proposed Parking (and 2 handicapped) 77 Spaces

- SEDIMENT CONTROL CONSTRUCTION SCHEDULE**
1. Notify Baltimore County Sediment Control Inspection Division prior to start of any work on site. Phone 410-332-2200
 2. Place straw bale dikes around proposed building as shown and maintain until stabilized
 3. Place straw bale dikes at perimeter of parking area when earth is excavated instead of concrete base found throughout most of parking area. Maintain dikes until large course of sleep is in place to prevent erosion
 4. Remove dikes when area is stabilized

ANCHORING DETAIL
No Scale

STEAM BAILE DIKE

LOCATION & DRAINAGE MAP
Scale 1"=200' SE 7/16/84

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
2-17-77
77-105-7 ASH

DEVELOPMENT PLAN
FOR

KACEY CLUB INC.
7401 Bayfront Road
15th Election District Baltimore Co. Md
Scale 1"=30' May 27, 1976
Revised Feb 1, 1977

John W. Hinson
Arch. Ex. 10-21

Outline Survey by:
Joseph G. Thompson
Surveyor & Engineer
Record Reference 4506-C86



FILE # 703

STORM DRAINAGE FLOW TABULATION

Draining Area	Area	Coeff. C	CA	Time Conc. Min.	Int. Drain	Total Lg.	Info. Q CFS	Peak 15' Q CFS	Peak 30' Q CFS	Remarks
1. 10' Curbs	100	0.50	50.0	2.50	2.50	100	6.65	13.32	18.75	
2. 12' Curbs	212	0.60	127.2	1.81	1.81	150	18.0	36.0	50.6	
3. 12' Curbs	272	0.60	163.2	1.81	1.81	150	23.3	46.6	63.9	
4. 12' Curbs	272	0.60	163.2	1.81	1.81	150	23.3	46.6	63.9	
5. 12' Curbs	272	0.60	163.2	1.81	1.81	150	23.3	46.6	63.9	
6. 12' Curbs	272	0.60	163.2	1.81	1.81	150	23.3	46.6	63.9	
7. 12' Curbs	272	0.60	163.2	1.81	1.81	150	23.3	46.6	63.9	
8. 12' Curbs	272	0.60	163.2	1.81	1.81	150	23.3	46.6	63.9	
9. 12' Curbs	272	0.60	163.2	1.81	1.81	150	23.3	46.6	63.9	
10. 12' Curbs	272	0.60	163.2	1.81	1.81	150	23.3	46.6	63.9	
11. 12' Curbs	272	0.60	163.2	1.81	1.81	150	23.3	46.6	63.9	
12. 12' Curbs	272	0.60	163.2	1.81	1.81	150	23.3	46.6	63.9	
13. 12' Curbs	272	0.60	163.2	1.81	1.81	150	23.3	46.6	63.9	
14. 12' Curbs	272	0.60	163.2	1.81	1.81	150	23.3	46.6	63.9	
15. 12' Curbs	272	0.60	163.2	1.81	1.81	150	23.3	46.6	63.9	
16. 12' Curbs	272	0.60	163.2	1.81	1.81	150	23.3	46.6	63.9	
17. 12' Curbs	272	0.60	163.2	1.81	1.81	150	23.3	46.6	63.9	
18. 12' Curbs	272	0.60	163.2	1.81	1.81	150	23.3	46.6	63.9	
19. 12' Curbs	272	0.60	163.2	1.81	1.81	150	23.3	46.6	63.9	
20. 12' Curbs	272	0.60	163.2	1.81	1.81	150	23.3	46.6	63.9	
21. 12' Curbs	272	0.60	163.2	1.81	1.81	150	23.3	46.6	63.9	
22. 12' Curbs	272	0.60	163.2	1.81	1.81	150	23.3	46.6	63.9	
23. 12' Curbs	272	0.60	163.2	1.81	1.81	150	23.3	46.6	63.9	
24. 12' Curbs	272	0.60	163.2	1.81	1.81	150	23.3	46.6	63.9	
25. 12' Curbs	272	0.60	163.2	1.81	1.81	150	23.3	46.6	63.9	
26. 12' Curbs	272	0.60	163.2	1.81	1.81	150	23.3	46.6	63.9	
27. 12' Curbs	272	0.60	163.2	1.81	1.81	150	23.3	46.6	63.9	
28. 12' Curbs	272	0.60	163.2	1.81	1.81	150	23.3	46.6	63.9	
29. 12' Curbs	272	0.60	163.2	1.81	1.81	150	23.3	46.6	63.9	
30. 12' Curbs	272	0.60	163.2	1.81	1.81	150	23.3	46.6	63.9	

DESIGN CERTIFICATION

I hereby certify that this plan has been prepared in accordance with the rules and regulations of the Baltimore County Department of Planning & Zoning, and that the design of the proposed project is in accordance with the Baltimore County Department of Planning & Zoning, and that the design of the proposed project is in accordance with the Baltimore County Department of Planning & Zoning.

C-2-76
Date

[Signature]
Signature

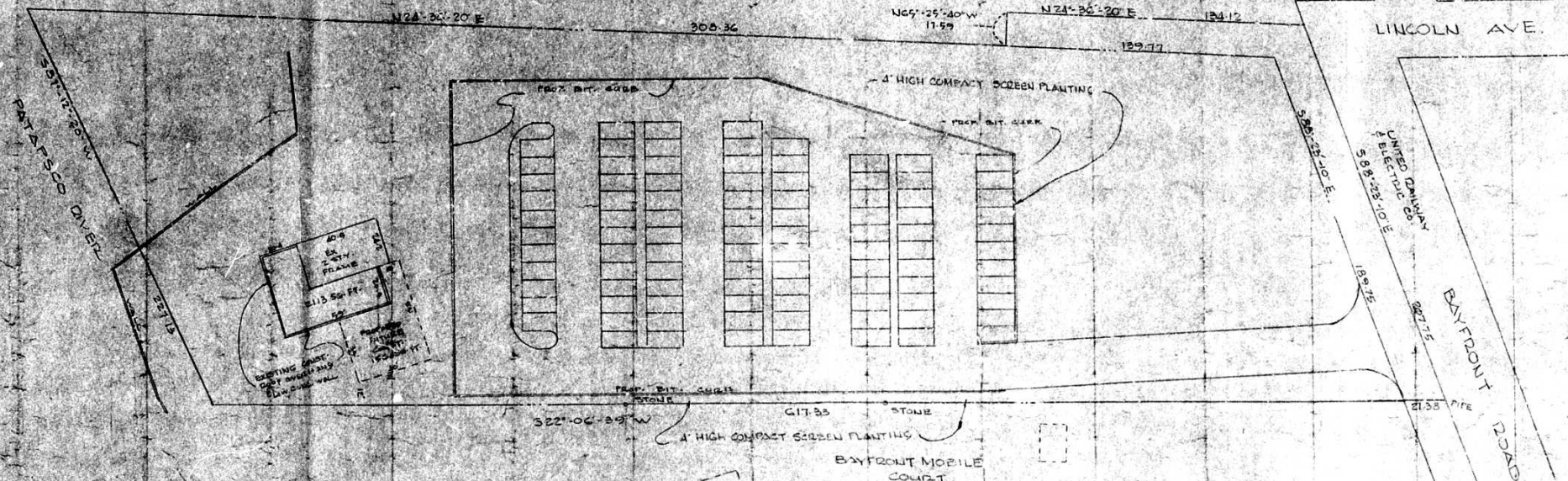
OWNER'S CERTIFICATION

I hereby certify that this plan has been prepared in accordance with the rules and regulations of the Baltimore County Department of Planning & Zoning, and that the design of the proposed project is in accordance with the Baltimore County Department of Planning & Zoning.

[Signature]
Date

Present Zoning of Tract DE 2.5 with Special Exception for a Community Building Over 2500 sq. ft. Date of Order May 22, 1976

BETHLEHEM STEEL CO
D.R. 5.5



ZONING DATA

- EXISTING ZONING OF TRACT, D.R. 5.5 WITH 5.2 FOR COMMUNITY BLDG. CASE 68-297X
- PROPOSED SITE - PRIVATE 5.18
- EXISTING BLDG. 1000 SQ. FT.
EXISTING CONCT. 2113 SQ. FT.
PROP. CONCT. 1500 SQ. FT.
- REQUIRED PARKING
EXIST. BLDG. 1ST FL. 1000/500 = 2 SPACES
OFFICES 2ND FL. 1000/500 = 2 SPACES
EXIST. CONCT. 2113/500 = 4 SPACES
PROP. CONCT. 1500/500 = 3 SPACES

TOTAL 9 SPACES
SPACES PROVIDED 6 SPACES
THE PARKING LOT TO BE MAINTAINED

KACEY CLUB INC
1401 BAYFRONT ROAD
BALTIMORE, MD. 21219
15TH DISTRICT BALTIMORE CO, MARYLAND
SCALE: 1" = 50'
DATE: 8-23-78
REVISED 11-6-78

PLANS APPROVED

OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 12-7-78
77-105

C-1157-78

NOTE: THIS PLAN DRAWN FROM DEVELOPMENT PLAN
BY DAVID W. DALLAS, 5-27-78



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