I, or ve. MARINE QAMS legal owner of the property situate an Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a fiscal Hearing Under Section 500.7 of the Soning Regulations of Baltimore of Section 500.7 of the Soning Regulations of Baltimore of Section 500.7 of the Soning Commissioner and/or Deputy Soning Commissioner and/or Deputy Soning Commissioner should approve an assendment to the lat assended final development plan of Marine Caks Village to allow a change in the layout of

the pier from a T shape to an L shape. To show the layout of clubhouse 4

and swimming pool.

DAT

Property is to be posted and advertised as prescribed by Ioning Regulations.

Regulations.

See to pay expenses of above Special Hearing advertising, posting set, upon filing of this petition, and further agree to and are to be highed by the roning regulations and restrictions of Baltimore County adopted pursuant to the Ioning Law for Baltimore County adopted pursuant to the Ioning Law for Baltimore County.

Petitioner's Attorney

MARINE CAKS
Twan Starn, Ceneral Partner Legal Owner Address 3605 Anton Farms Road Baltimore, Md. 21208

Protestant's Attorney

3-9.78

112

CANDERED By the Zoning Commissioner of Baltimore County, this_20th___ day of _igrall__195_T2, that the subject matter of this pattern advertised, as required by the Zoning Law of Baltimore extra two parts are property be posted, and that the public hearing he had County, that property be posted, and that the public hearing he had before the Zoning Camissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the _ight __down_195_T6.

at_10100_o'clock_A__M.

(over)

5/25/18 10:00 A.M. RE: PETITION FOR SPECIAL HEARING W/S of Hopk ins Creek at the Northeasternmost terminus of Howard, French, & Williams Aves., 15th District : BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

MARINE OAKS. Petitioner

: Case No. 78-251-SPH

...... ORDER TO ENTER APPEARANCE

Mr. Commissioners

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

Peter May Jammerman Peter Max Zimmerman Deputy People's Counsel

les Willessin, III John W. Hessian, III People's Counsel County Office Building Towson, Maryland 21204

I HEREBY CERTIFY that on this 4th day of May, 1978, a copy of the aforegoing Order was mailed to Mr. Ivan Stern, General Partner, Marine Oaks, 3605 Anton Farms Road, Baltimore, Maryland 21208, Peti .oner.





BALTIMORE COUNTY, MARYLAND

Mr. S. Eric DiNenna TO Zoning Commissioner Jaie April 25, 1978 Leslie H. Groof SUBJECT Proposed amendment to development plan for Marine Oaks Village

At its regular meeting on Thursday, April 20, 1978, the Baltimore County Planning unanimously adapted the following resolution:

RESOLVED, that the Baltimore County Flanning Board approves the proposal to amend the development plan for Marine Oals Village, as being in accord with provisions adopted under the authority of Section 504 of the 8-timore County Zoning Regulations.

A copy of the amended plat is attached

FJS: ks



BARTIMORE COUNTY, MAR MAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna, Zoning Commissioner

FROM Leslie H. Graef, Director of Planning

Petition *78-251-SpH Item 186

Petition for Special Hearing for an amendment of a final development plan West side of Hopkins Creek at the Northeasternmost terminus of Howard, French, and Williams Avenues. Petitions: - Marine Oaks

15th District

HEARING: Thursday, May 25, 1978 (10:00 A.M.)

The proposed amendments would not be inappropriate.

IHG: IGH

CCI

Smith/KIRWIN, Inc. Suite 504 -

S. ERIC DINENNA

June 2, 1978

Mr. Ivan Stern Marine Oaks Village 3605 Anton Farms Road Baltimore, Maryland 21208

> RE: Petition for Special Hearing W/S of Hopkins Creek at the Northeasternmost Terminus of Howard, French, and Will-iams Avenues - 15th Election District Marine Oaks Village - Petitioner No. 78-251-SPH (Item No. 186)

Dear Mr. Stern:

I have this date passed my Order in the above referenced matter,

S. ERIC DI NENNA

SED/jhm

cc: John W. Hessian, I'l, Esquire People's Counsel

Being known as Marine Oaks Village, containing 19.329 acres, being situated on the west side of Hopkins Greek at the northeasternmost terminus of Howard, French and Williams avenues, as shown on the 1st development plan of Marine Oaks Village, as approved by the Planning Tirector on 3/31/76 and the Zoning Commissioner on 4/1/76. Located in the let Election District.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Ivan Stern Marine Oaks 3605 Anton Farms Rd. 3605 Anton Farms Rd. 3205 Anton Farms Rd. 321002 ITEM \$186

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

Your Petition has been received and accepted for filing

this 20th day of Maren April , 1978 Heni Oli Henna

S. ERIC DINENNA

eviewed by Wille P. Commoder

Chairman, Zoning Plans Advisory Committee

Pursuant to the idvertisement, posting of property, and public hearing on the aheam Petition and it appearing that by reason of the following finding of facts that, in accordance with the power granted unto the Zoning Commissioner by Section 500.7 of the Baltimore County Zoning Regulations, the prerequisites of Section 1B01. 2. A. 7. b. having been met, and the health, safety, and general welfare of the locality involved not being adversely affected and being within the spirit and intent of said Regulations, the Special Hearing to amend the First Amended Final Development Plan of Marine Oaks Village, to allow a change In the layout of the pier from a "T" shape to a "L" shape and to show the layout of the clabhouse and swimming pool, should be granted. 80 IS ORDERED by the Zoning Commissioner of Baltimore County this day of June , 19 78 , that the herein Petition for mentioned Special Hearing should be and the same is GRANTED, from and the date of this Order, subject to the approval of a sittle plan by the Department Zoning Commissioner of Baltimore County of Public Works and the Office of Planning and Zoning. Purguant to the advertisement, posting of property and public

hearing on the above petition and it appearing that by reason of____ the above Special Hearing should NOT BE GRANTED.

IT IS OPPOPED by the Toning Commissioner of Baltimore County this

_____day ot_____, 196__, that the above Special Hearing be and the same is bereby DENTED.

Zoning Commissioner of Baltimo. County



00

April 28, 1978

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

Comments on Item *186, Zoning Advisory Committee Meeting, March 21, 1978, are as follows:

Property Owner: Marine Caks

Property Owner: Marine Ods Location: WS Hookins Creek NE of Howard Avenue Existing Zonfing: D.R.16 Frequest Zonling: Special Hearing to amend the 1st to mended final development plan of Marine Ods Village to change the layout of the piet from T-shape to a L-shape and to show the layout of the clubhouse and wirmling pool

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

This plan has been reviewed and there are no site-planning factors requiring connent.

Very truly yours,

John L. Wimbley

rent Planning and Develor

BALTI MORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 11, 1978

wicholas B. Com Chairman

MEMBERS

Bureau of Engineering

Department of

State Roads Co

Bureau of Fire frevention

Wealth Department Project Planning

Building Departm acces of Disconting

Indu trial

Ioning Atministrati

Mr. Ivan Stern, General lartner Marine Oaks 3605 Anton Parms Road Baltimore, Maryland 21208

RE: Special Hearing Petition Item Number 186 Petitioner - Marine Oaks

Dear Mr. Stern:

Dear Mr. stern:

The Zoning Plans Advisory Committee has reviewed the January Plans and January Plans

The subject of this petition is a proposed pier which is to be constructed for the developing subdivision of Marine Oaks Village, which is located on Hopkins Creekest of Back Niver Neck Road in the 15th Election District.

Eccase you wished to change the hape of the pier, which was shown on the original development plan as T-shaped with the fact that "mits have result of the pier, which was shown on the original development plan as T-shaped within 300 feet of this change, this Special Rearing to amend the development plan is required. In addition, because the layout of the the community center was the layout of the pier, there will also be the subject to the pier of the pier, the pier of the subject to the pier of the pi

Mr. Ivan Stern Page 2 Item No. 186 May 11, 1978

This polition is accepted for filing on the date of the neclosed file of the hearing date and the subtice of the hearing date and the subtich ill and to 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, Middle B. Commodari NICHOLAS B. COMMODARI Coning Plans Advisory Committee

NBC:rf

CWSON MARYLAND 21204

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

Property Owner: Existing Zening: Proposed Zening:

Acres: District:

Dear Mr. Di Nennat

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

Smith/Kirwin Inc. Suite 504
The Mercantile Bldg.
Towson, Maryland 21204



April 12 1070

Mr. C. Pric Dillenos Zoning Cremissioner County Office Building Towson, Maryland 21204

> Re: Iter #186 (1977-1978) Property Owner: Marine Caks W/S Hopkins Cruek N/E of Howard Ave. W/S Hopkins Cruek N/F of Heward Ave. Existing Zoning: D.R. 16 Proposed Zoning: [Pocial teaking to amend the lst amended final development plan of Marine Oaks Willage to change the layout of the pier free a T-shape to a 1-shape and to show the layout of the clubhouse and awisr ing pool. Acres: 19.12 District; 15th

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

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement No. 15707, executed in conjunction with the development of "Marime Oaks, 'iilage', of which this site is a part.

This office has no furter comment in regard to the plan submitted for Zening mory Committee review in connection with this Item #186 (1977-1978).

Very truly yours, Cleventh Moun pomes ELLSWORTH H. DIVER, P.E. Chief, Bereau of Engineering

ENI. FAM: PWR: 88

I-SE Key Sheet 7 NE 33 Pos. Sheet NE 2 I Topo 97 Tax Map oc: R. Morton N. Shalowitz J. Wimbley

April 25, 1978

Marine Oaks
W/S Hopkins Creek NE of Howard Ave.
D.R. 16
Special Hearing to amend the 1st amended
final development plan of Marine Oaks
Willage to change the layout of the pior
from a T-shape to a L-shape and to show
the layout of the clubhouse and swimming

Very truly yours. Ohom M. Klubi

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

Comments on Item #186, Zoning Advisory Committee Meeting, March 21, 1978, are as follows:

Metropolitan water and sewer are available, therefore α health hazard is not anticipated.

Prior to approval of a public pool on this site, complete sets of plans and specifications of the pool end bathhouse must be submitted to the Baltimore County Department of Health for review and approval.

of fuel burning equipment should contact the livision of Air Pollution Control, 160-1775, to obtain requirement for nooin installations before work begins. If the proposed pier involves a marine type operation, consult the Rastern Reformal sealth Center prior to construction.

Paul H. Reincke

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

Attention: N. Commodari, Chairman Zoning Adivsory Counittee

Re: Property Owner: Marine Caks

Location: W/S Hopking Creek NE of Howard Ave.

Zoming Agenda Meeting of 3/21/78

Aurement to your request, the referenced property has been surveyed by this Bursen 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 intermals or feet along an approved road in accordance with Baltimer Joanty Standards as published by the Department of Public Octas.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead erd condition shown at _____ EXCEEDS the asymmum allowed by the Fire Department.

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

The buildings and structures cristing or proposed on the atte shall comply with all applicable requirements of the Rotional Fire Protection Association Standard Ro. 101 "Mafe Safety Code", 1970 Edition prior to occupance.

() 6. Site plans are approved as drawn.

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

Hotod and Lebye M Wegand

REVIEWER LA Thomas Vall Appro Special inspection Division

Pire Prevention Bureau

STEPHE I E. COLLINS

March 29, 1976

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

ZAC - March 21, 1978 Marine Oaks W/S Hopkins Creek NE of Howard Ave.

D.R. 16
Special Hearing to amend the lat amended final
development plan of Marine cake village to change
the layout of the pier from a r-shope to a 1-shape
and to show the layout of the clubhouse and .-irring pool
19.32

No traffic problems are anti-ipated by the proposed changes to the final

Very trul" yours. Trichael & 7a Michael S. Flanigan

THD/KS/fth oc: G. Hummel



March 23, 1978

Comments on Item # 186 Zoning Advisory Committee Meeting, March 21, 1978

Property Owner: Marine Oaks

Location: W/S Hopkins Creek NE of Howard Ave. Existing Zoninei D. R. 15 Proposed Zoninei D. R. 15 of Marine Oaks Village to change the layour of the pier from Terape to a L shape and to show the Lyout of the clubhouse and swimming pool.

The items checked below are applicable:

- Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Surplement, State of Maryland Code for the Bandicapped and aged and other: pplicable codes.
- X B. A building permit shall be required before construction can begin.
- y C. Additional razing Permits shall be required.
- D. Building shall be upgraded to new us: requires alteration permit.
- X E. Three sets of construction drawings will be required to file an application for a building permit.
- F. 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.
- Wood frame walls are not perm! ted within 3'0" of a property line. Contact Hullding Department if distance is between 3'0" and 6'0" of property line.
- Requested setback variance conflicts with the Baltimore County Building Code. See Section
- I. No commont.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building

111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received * this Mak 1978. Filing Fee \$ 25 . Received _ Check

Submitted by MR. I. STERN

Petitioner's Attorney -Reviewed by * This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 20, 1978

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

· Z.A.C. Meeting of: March 21, 1978

RE: Item No: 186 Property Owner: Marine Oaks Property Owner: Marine Dass
Location: NS Hopkins Creek Ne of Howard Ave.
Present Zoning: D.R. 16
Proposed Zoning: Special Hearing to amend the 1st amended final
the development plan of Marine Oaks Village to change
the layout of the pler from a T-shape to a L-shape and to show the layout of the clubhouse and

District: 15th No. Acres: 19.32

Dear Mr. DiNomna:

so bearing on student population.

Very truly yours,

W. Nick Petrovich, Field Representative

WNP/bp

JOBEPH N. MCGOWAN, PASSION T BAY ID WILLIAMS /S- VICE-FRIDE ---

----BOGER B. HAYDEN

ALVIN LONGCE MRS. MILTON M. SWITH, JA MICHARD W. TRACEY, DVM.

BOREST Y DUREL SUFFERINTENDE

IMES

TOWSON, MD, 21204

19 78

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL HEARING - Marine Oaks was inserted in the following:

- ☐ Catonsville Times ☐ Dundalk Times
- ☐ Towson Times ☐ Arbutus Times
- ☑ Essex Times ☐ Suburban Times East
- ☐ Community Times ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 5th day of May 19.78, that is to say, the same was inserted in the issues of May 4, 1978

STROMBERG PUBLICATIONS, INC.

Esta Burge

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT PATE Mar. 6, 1978 Roser Cast - Marine Jaks, 3675 Anton Parms Rd. Balto. Md. 21208 90 TEME 6 25.00 MSC BALTIMORE COUNTY, MARYLAND No. 73303 OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT #une 2, 1978 ACCOUNT 01-56 AMOUNT \$58.68 Ivan Steru, 3605 Anton Parms Rd., Balton H 21208, Advertising and Posting for Marine Oaks

995 7 7EJE 5

VALIDATION OR SIGNATURE OF CASHIEL

18-251-524 CERTIFICATE OF POSTING HING DEPARTMENT OF BALTIMORE COUNTY Posted for amundament to Grand Development Plan Petitioner: Marine Cake Location of property through , French's , Williams avenue's Location of Signer Northeastern most terminus of it we 3 dvenues Posted by G. Freund

PETITION	MAPFING			PROGRESS			SHEET				
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet		
	date	by	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map					3.9	A 24					
Petition number added to outline											
Denied											
Granted by ZC, BA, CC, CA											
Reviewed by:		_			ed Pla		or des	ripti	on		
Previous case:		_	1	dap #	11	3_	201			No	



CERTIFICATE OF PUBLICATION

5868 MSC

TOWSON, MD., Kay 4
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., mass increase
mt one time
day of Bay 19.78_, the first publication
appearing on the
19.75
THE JEFFERSONIAN.

Li Frank Struster

Cost of A vertisement \$



