

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 30th day of March, 1984, that the herein Petition for Variance(s) to permit a pier to be located within 15 feet of existing facilities on an adjoining lot instead of the required 20 feet, in accordance with the site plan filed herein and marked Petitioner's Exhibit 4, is hereby GRANTED, from and after the date of this Order, subject, however, to the following:

1. No building permit shall be issued until the expiration of any and all appeal periods.

Jan M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 30th day of March, 1984, that the herein Petition for Special Exception for a community pier for the use of residents in the community (community buildings, swimming pools, commercial beaches, golf courses, country clubs, or other similar civic, social, recreational, or educational uses), in accordance with the site plan filed herein and marked Petitioner's Exhibit 4, is hereby GRANTED, from and after the date of this Order, subject, however, to the following:

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Baltimore County

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Deputy Zoning Commissioner of
Baltimore County

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Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 30th day of March, 1984, that the herein Petition for Variance(s) to permit a pier to be located within 15 feet of existing facilities on an adjoining lot instead of the required 20 feet, in accordance with the site plan filed herein and marked Petitioner's Exhibit 4, is hereby GRANTED, from and after the date of this Order, subject, however, to the following:

1. No building permit shall be issued until the expiration of any and all appeal periods.

Jan M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

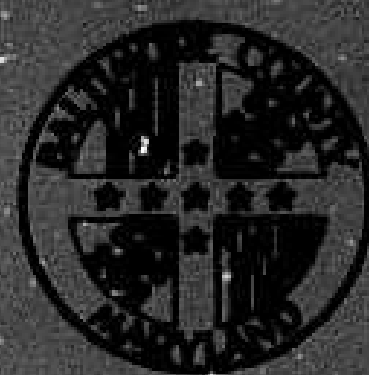
ORDER RECEIVED FOR FILING

DATE March 30, 1984
BY Mary Campione (Clerk)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner

FROM: Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT: Oliver Beach Improvement Assoc.
84-251-XA

Date: March 13, 1984

This office is not opposed to the proposed use. If granted, it is requested that details of landscaping, submitted to and approved by the Division of Current Planning and Development, be required.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

Mr. Raymond Simonetti, President
Oliver Beach Improvement Assoc.
13117 Patuxent Road
Baltimore, Md. 21220

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
18th day of February, 1984.

ARNOLD JABLON
Zoning Commissioner

Petitioner Oliver Beach Imp. Assoc.
Petitioner's Attorney

Received by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 15, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Raymond Simonetti, President
Oliver Beach Improvement Assoc.
13117 Patuxent Road
Baltimore, Maryland 21220

Re: Item No. 150 - Case No. 84-251-XA
Petitioner - Oliver Beach Improvement Assoc.
Special Hearing and Variance
Petition

Dear Mr. Simonetti:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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 suitability of the requested zoning.

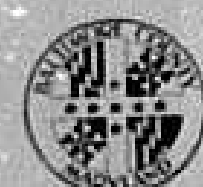
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

February 10, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #150 (1983-1984)
Property Owner: Oliver Beach Improvement Association
E/S East Greenbank Rd. 436' S. Chesapeake Rd.
Acres: 50 X 284 District: 15th

Dear Mr. Jablon:

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

General

Greenbank Road and Fred Avon Road, existing public roads, if improved in the future, will be 30-foot closed section roadways on 50 and 40-foot rights-of-way, respectively. Sight areas for sight distance at their intersection and a standard type roadway termination for Fred Avon Road will be required.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, carrying private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

A public 8-inch water main and 8-inch public sanitary sewerage exist in Greenbank Road. Public 12-inch C.T.P. sewerage with overflow manhole exists in Fred Avon Road (Drawing #68-0952, File 1).

Very truly yours,

ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:RAM:PWR:ss

JM-SE Key Sheet
27 NE 52 & 53 Pos. Sheets
NE 7 M & N Topo
84 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3551
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 12/22/83
Item #150
Property Owner: Oliver Beach Imp. Assoc.
Location: Greenbank Rd. & Chesapeake Rd.

Dear Mr. Jablon:

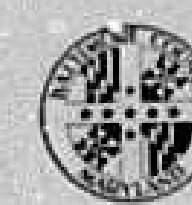
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or on a floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments:

Overall ownership or membership of
Oliver Beach Community Assoc. should be
provided. Access to beach camp ground should
be in a service easement.

Eugene A. Bober
Chief, Current Planning and Development

cc: James Hoagwell



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

February 9, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 150 -ZAC- Meeting of December 20, 1983
Property Owner: Oliver Beach Improvement Assoc.
Location: E/S East Greenbank Road 436' S. Chesapeake Road
Existing Zoning: D.R. 3.5
Proposed Zoning: SEE CRG COMMENTS

Acres: 50 X 284
District: 15th

Dear Mr. Jablon:

The proposed community pier should provide for on site parking, and site turn around area and a two-way driveway.

Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/edm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning

Date: February 13, 1984

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Items
Meeting - December 20, 1983

The Baltimore County Department of Health has reviewed the following zoning items and does not anticipate any health hazards at this time regarding these items.

- Item # 143 - Michael Lasky
- Item # 144 - Martin K. Brushwiller
- Item # 146 - Ann Ruth
- Item # 147 - Alvin Wagenheim, et al
- Item # 149 - R. William and Dorothy A. Callahan
- Item # 150 - Oliver Beach Improvement Assoc.

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJP/fth

PAUL H. RENCKE
CHIEF

February 14, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Oliver Beach Improvement Assoc.

Location: E/S E. Greenbank Rd. 436' S. Chesapeake Road

Item No.: 150 Zoning Agenda: Meeting of 12/20/83

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.

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

() 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", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

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

REVIEWED BY: [Signature] 2-15-84
Planning Code Division
Special Inspection Division

Noted and

Approved: [Signature]

Fire Prevention Bureau

/mb Each mooring or wharfage berth shall be arranged so that a boat occupying the berth can be readily removed in an emergency without the necessity of moving another boat, according to NFPA Std. #303 Sec. 3-1.

TED ZAJACK, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

January 17, 1984

Dear Mr. Jablon:

Comments on Item # 150 Zoning Advisory Committee Meeting are as follows:

Property Owner: Oliver Beach Improvement Association
Location: E/S East Greenbank Road 436' S. Chesapeake Road
Existing Zoning: D.R. 5.5

Proposed Zoning: Variance to permit a pier to be located 15' of existing facilities on and adjoining lot in lieu of the required 20'.
Special hearing to approve a community pier for the use of residents in the community only, as a principal use adjoining community owned property.

The items checked below are applicable:

(A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

(B) A building/ & other miscellaneous permit shall be required before beginning construction.

(C) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

(D) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

(E) An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1107 and Table 1102, also Section 503.2.

(F) Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____

(G) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

(H) Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

(I) Comments: This does not imply the design as shown is approved. It must first be submitted for a permit and review. Show grade, species, and fibre strength of lumber used.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

[Signature]
Charles E. Burdman, Chief
Plans Review

CEB:es

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 15, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000
Nicholas B. Commodari
Chairman

MEMBERS:
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
County Administration
Industrial Development

Mr. Raymond Simonetti, President
Oliver Beach Improvement Assoc.
13117 Patuxent Road
Baltimore, Maryland 21220

RE: Item No. 150 - Case No. 84-251-XA
Petitioner - Oliver Beach Improvement Assoc.
Special Hearing and Variance
Petition

Dear Mr. Simonetti:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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 suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

ARNOLD JABLON
ZONING COMMISSIONER

March 30, 1984

Mr. Raymond Simonetti
Oliver Beach Improvement Association
13117 Patuxent Road
Baltimore, Maryland 21220

RE: Petitions for Special Exception and Variance
E/S of East Greenbank Rd., 436' S of Chesapeake Rd. - 15th Election District
Oliver Beach Improvement Assoc. - Petitioner
NO. 84-251-XA (Item No. 251)

Dear Mr. Simonetti:

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

Very truly yours,

[Signature]
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMH/mc

Attachments

cc: People's Counsel

HARRY J. PISTEL, P.E.
DIRECTOR

February 10, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item #150 (1983-1984)
Property Owner: Oliver Beach Improvement Association
E/S East Greenbank Rd. 436' S. Chesapeake Rd.
Acreage: 10 X 284 District: 15th

Dear Mr. Jablon:

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:

Greenbank Road and Tred Avon Road, existing public roads, if improved in the future, will be 30-foot closed section roadways on 50 and 40-foot rights-of-way, respectively. Fillet areas for eight distance at their intersection and a standard type roadway termination for Tred Avon Road will be required.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary, or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

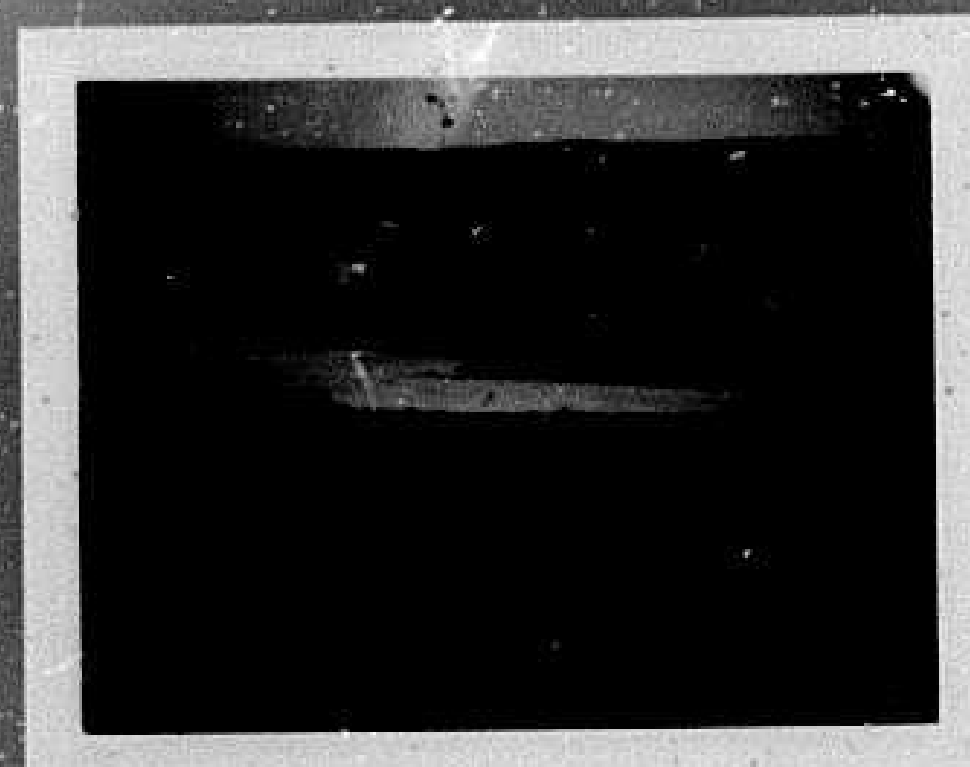
A public 8-inch water main and 8-inch public sanitary sewerage exist in Greenbank Road. Public 12-inch C.I.P. sewerage with overflow manhole exists in Tred Avon Road (Drawing #68-0952, File 1).

Very truly yours,

[Signature]
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:CAN:PWR:es

MM-SE Key Sheet
27 NE 52 & 53 Pos. Sheets
NE 7 M & N Topo
84 Tax Map



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 12/20/83
Item # 150
Property Owner: Oliver Beach Improvement Assoc.
Location: Greenbank Rd. & Chesapeake Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments: _____

Overall, this site is not a good use of the property. The property should be rezoned to a residential use. Access to the beach is not adequate.

Exp. G. Bober
Cyrus A. Bober
Chief, Current Planning and Development

STEPHEN E. COLLINS
DIRECTOR

February 9, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 150 -ZAC- Meeting of December 20, 1983
Property Owner: Oliver Beach Improvement Assoc.
Location: E/S East Greenbank Road 436' S. Chesapeake Road
Existing Zoning: D.R. 5.5
Proposed Zoning: SEE CRG COMMENTS

Acres: 50 X 284
District: 15th

Dear Mr. Jablon:

The proposed community pier should provide for on site parking, and site turn around area and a two-way driveway.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/cdm

PAUL H. REINCKE
CHIEF

February 14, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comogari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Oliver Beach Improvement Assoc.

Location: E/S E. Greenbank Rd. 436' S. Chesapeake Road

Item No.: 150 Zoning Agenda: Meeting of 12/20/83

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 or _____ 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.

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

() 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", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

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

REVIEWER: Carl J. Kelly 2-15-84 Noted and Approved: George M. McManis
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb Each mooring or wharfage berth shall be arranged so that a boat occupying the berth can be readily removed in an emergency without the necessity of moving another boat, according to NFPA Std. #303 Sec. 3-1.

TED ZAJACK, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

January 17, 1984

Dear Mr. Jablon:

Comments on Item # 150 Zoning Advisory Committee Meeting are as follows.

Property Owner: Oliver Beach Improvement Association
Location: E/S East Greenbank Road 436' S. Chesapeake Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a pier to be located 15' of existing facilities on and adjoining lot in lieu of the required 20'.

Special hearing to approve a community pier for the use of residents in the community only, as a principal use adjoining community owned property.

The items checked below are applicable:

(X) A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

(X) B. A building/ & other _____ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

(X) D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 1401, line 2, Section 1407 and Table 1403, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 1401.

I. Comments: This does not imply the design as shown is approved. It must first be submitted for a permit and review. Show grade, species, and fibre strength of lumber used.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burdhan
Charles E. Burdhan, Chief
Plans Review

CRB:es

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

15th Election District

ZONING: Petition for Special Exception and Variance
LOCATION: East side of East Greenbank Road, 436 ft. South of Chesapeake Road
DATE & TIME: Thursday, March 29, 1984 at 1:30 P.M.
PUBLIC HEARING: Room 106, 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 or other similar civic, social or recreational uses by community for a community pier for the use of residents in the community only and Variance to permit a pier to be located within 15 ft. of existing facilities on an adjoining lot instead of the required 20 ft.

Being the property of Oliver Beach Improvement Association, as shown on plat plan filed with the Zoning Department.

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

ZONING DESCRIPTION

Beginning on the east side of East Greenbank Road at the distance of 436 feet south of Chesapeake Road extended, thence from the northwest corner of lot number 59 and running northeasterly thirty feet to the southwest corner of lot number 58; thence south 66° 56' east binding thereon 284 feet to the water of Gunpowder River, thence southwesterly binding thereon 30 feet, more or less, to lot number 59 and thence north 66° 56' west binding thereon 286' more or less, to the place of beginning.

ARNOLD JABLON
ZONING COMMISSIONER

March 20, 1984

Oliver Beach Improvement Association
c/o Raymond Simonetti, President
13117 Patuxent Road
Baltimore, Maryland 21220

Re: Petitions for Special Exception and Variance
E/S of East Greenbank Rd. 436' S of Chesapeake Rd.
Oliver Beach Improvement Association - Petitioner
Case No. 84-251-XA

Dear Sir:

This is to advise you that \$52.05 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

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

No. 128238

DATE: 3-29-84 ACCOUNT: R-01-615-000

AMOUNT: \$52.05

RECEIVED FROM: Oliver Beach Improvement Assoc. Inc.
FOR: Advertising & posting Case # 84-251-XA

C 001*****20000 0300A

VALIDATION OR SIGNATURE OF CARRIER

Oliver Beach Improvement Assoc.
c/o Raymond Simonetti, President
13117 Patuxent Road
Baltimore, Maryland 21220

March 17, 1984

NOTICE OF HEARING

Re: Petition for Special Exception and Variance
E/S of East Greenbank Rd., 436' S of Chesapeake Road
Oliver Beach Improvement Association - Petitioner
Case No. 84-251-XA

TIME: 1:30 P.M.

DATE: Thursday, March 29, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: William Romine
7313 Gunpowder Road
Baltimore, Maryland 21220

Charles E. Burdhan
Zoning Commissioner
of Baltimore County

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

No. 124004

DATE: 12/9/83 ACCOUNT: 01-615-000

AMOUNT: \$200.00

RECEIVED FROM: Oliver Beach Improvement Assoc.
FOR: Filing fee Case # 150

C 001*****20000 0300A

VALIDATION OR SIGNATURE OF CARRIER

84-251-XA

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 8, 1984

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 in each of one time ~~successive weeks~~ before the 29th day of March, 1984, the last publication appearing on the 8th day of March, 1984.

THE JEFFERSONIAN

L. Frank Smith
Manager.

Cost of Advertisement, \$ 20.00

DUPLICATE

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 8, 1984

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 in each of one time ~~successive weeks~~ before the 29th day of March, 1984, the last publication appearing on the 8th day of March, 1984.

THE JEFFERSONIAN

L. Frank Smith
Manager.

Cost of Advertisement, \$ 20.00

Petition For
Special Exception
And Variance15TH ELECTION
DISTRICT

ZONING: Petition for Special Exception and Variance
LOCATION: East side of East Greenbank Rd., 436 ft. south of Chesapeake Rd.
DATE & TIME: Thursday, March 29, 1984 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Md.
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 or other similar civic, social or recreational uses by community for a community pier for the use of residents in the community only and Variance to permit a pier to be located within 15 ft. of existing facilities on an adjoining lot instead of the required 20 ft.

Being the property of Oliver Beach Improvement Association, as shown on plat plan filed with the Zoning Department.
In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
Arnold Jablon
Zoning Commissioner
Of Baltimore County

The Times

Middle River, Md., March 8, 1984

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 8th day of March, 1984.
S. D. W. J. W. Publisher.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 3/11/84
Posted for: Petition for Special Exception & Variance
Petitioner: Oliver Beach Improvement Association
Location of property: E/S East Greenbank Rd., 436' S of Chesapeake Rd.
Location of Signs: Plan to property (facing East Greenbank Rd.)
Remarks:
Posted by: Peter S. Zimmerman Date of return: 3/15/84
Number of Signs: 2

PETITION FOR SPECIAL
EXCEPTION AND VARIANCE
15th Election District

ZONING: Petition for Special Exception and Variance
LOCATION: East side of East Greenbank Road, 436 ft. South of Chesapeake Road
DATE & TIME: Thursday, March 29, 1984 at 1:30 P.M.
PUBLIC HEARING: Room 106, 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 or other similar civic, social or recreational uses by community for a community pier for the use of residents in the community only and Variance to permit a pier to be located within 15 ft. of existing facilities on an adjoining lot instead of the required 20 ft.

Being the property of Oliver Beach Improvement Association, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
Arnold Jablon
Zoning Commissioner
Of Baltimore County
Mar. 8, 1984

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>W. E.</u>	Revised Plans: Change in outline or description Yes _____ No _____									
Previous case: _____	Map # <u>5B</u>									

Ifen #150

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
15th Election District

ZONING: Petition for Special Exception and Variance
LOCATION: East side of East Greenbank Road, 436 ft. South of Chesapeake Road
DATE & TIME: Thursday, March 29, 1984 at 1:30 P.M.
PUBLIC HEARING: Room 106, 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:

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BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
E/S of East Greenbank Rd., : OF BALTIMORE COUNTY
436' S of Chesapeake Rd., :
15th District :
OLIVER BEACH IMPROVEMENT : Case No. 84-251-VA
ASSOCIATION, Petitioner :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

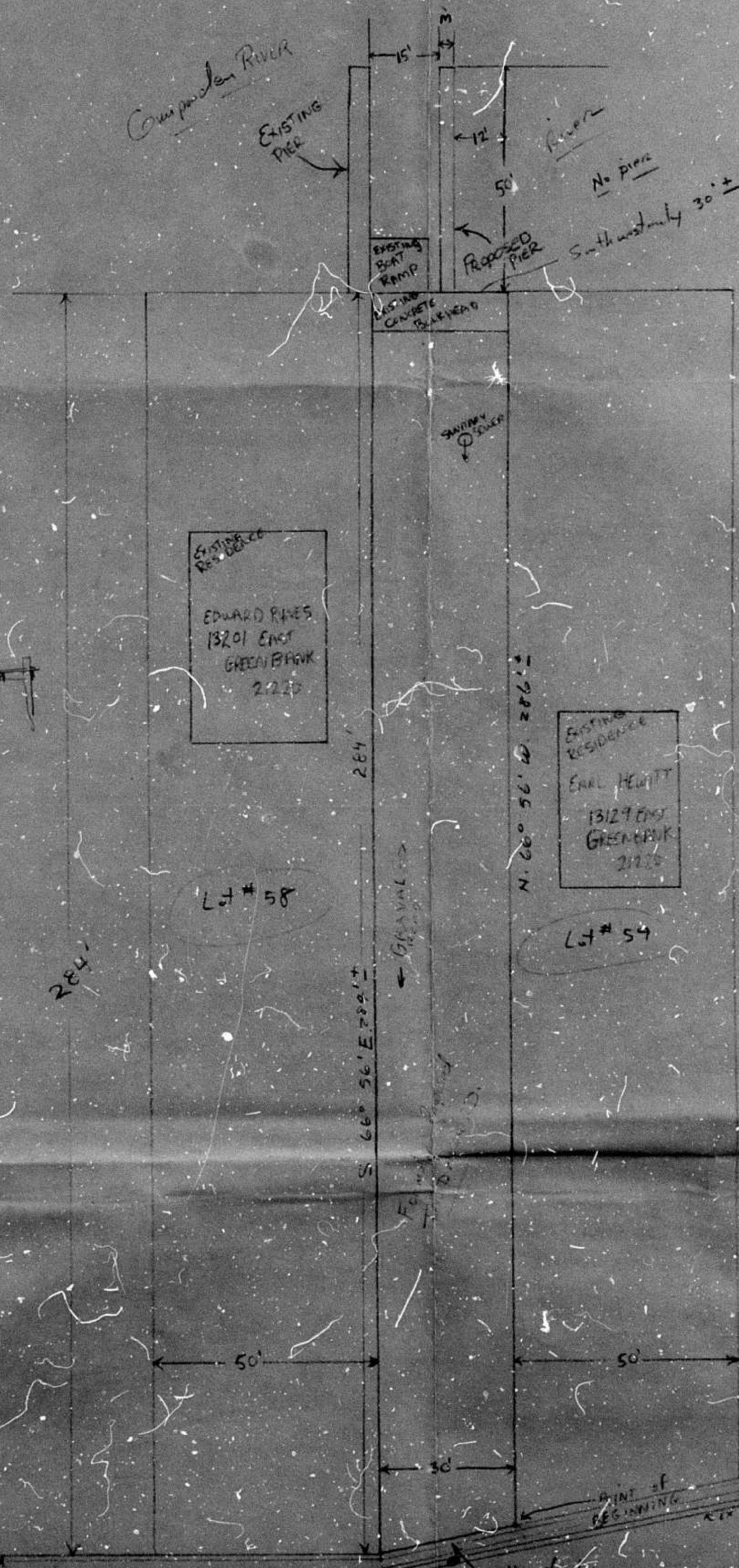
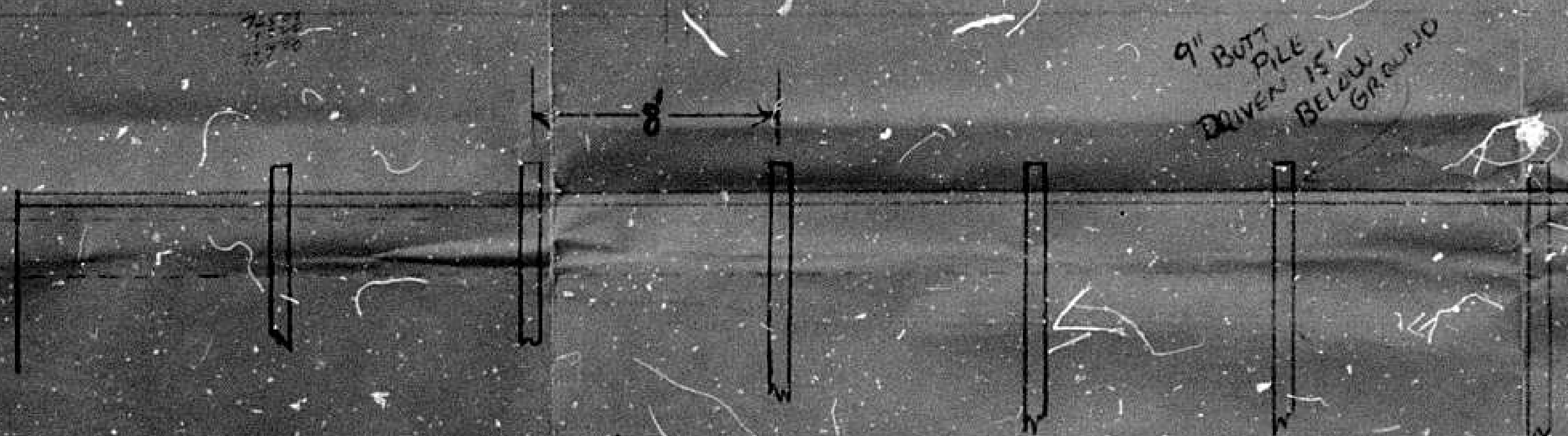
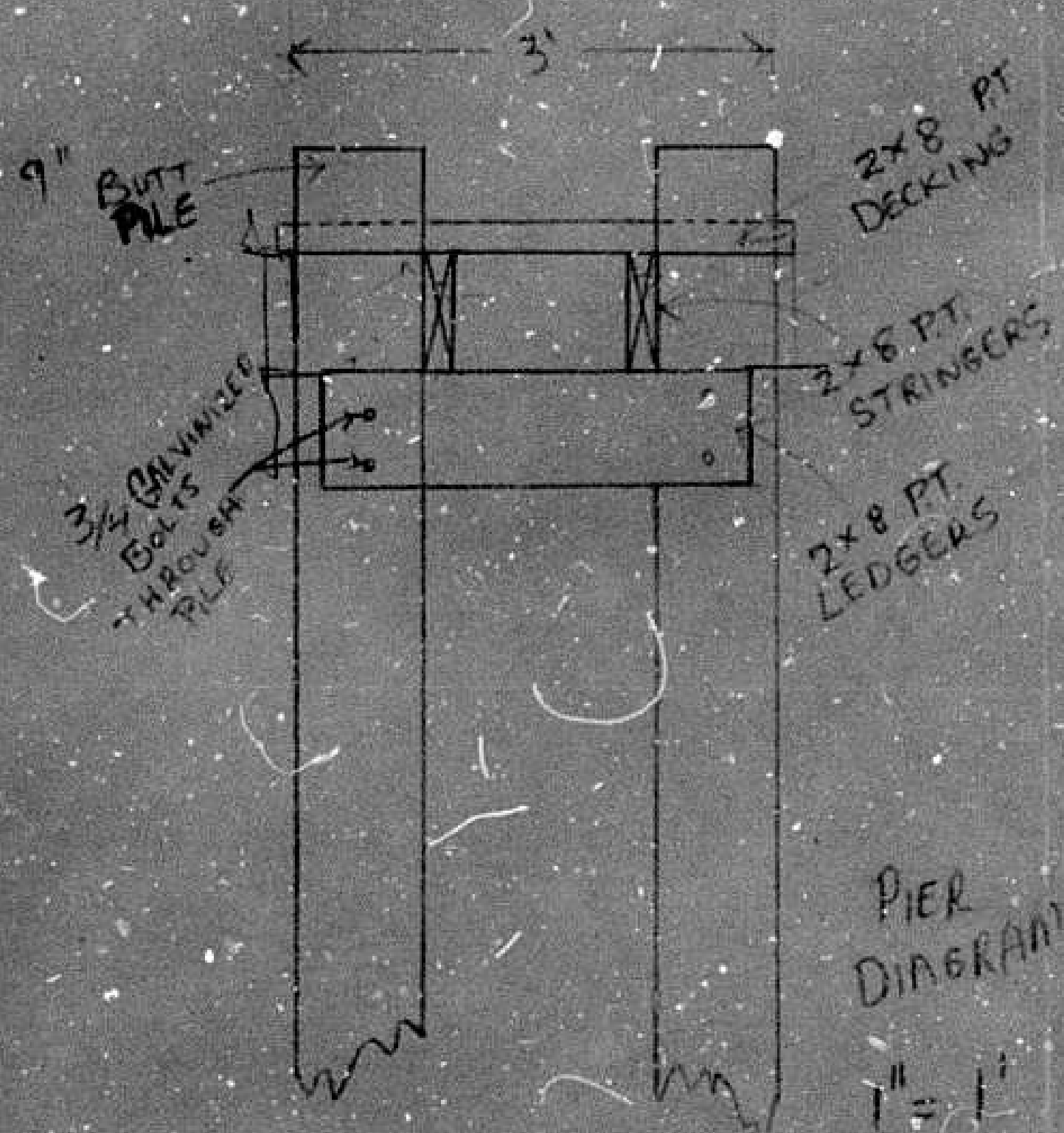
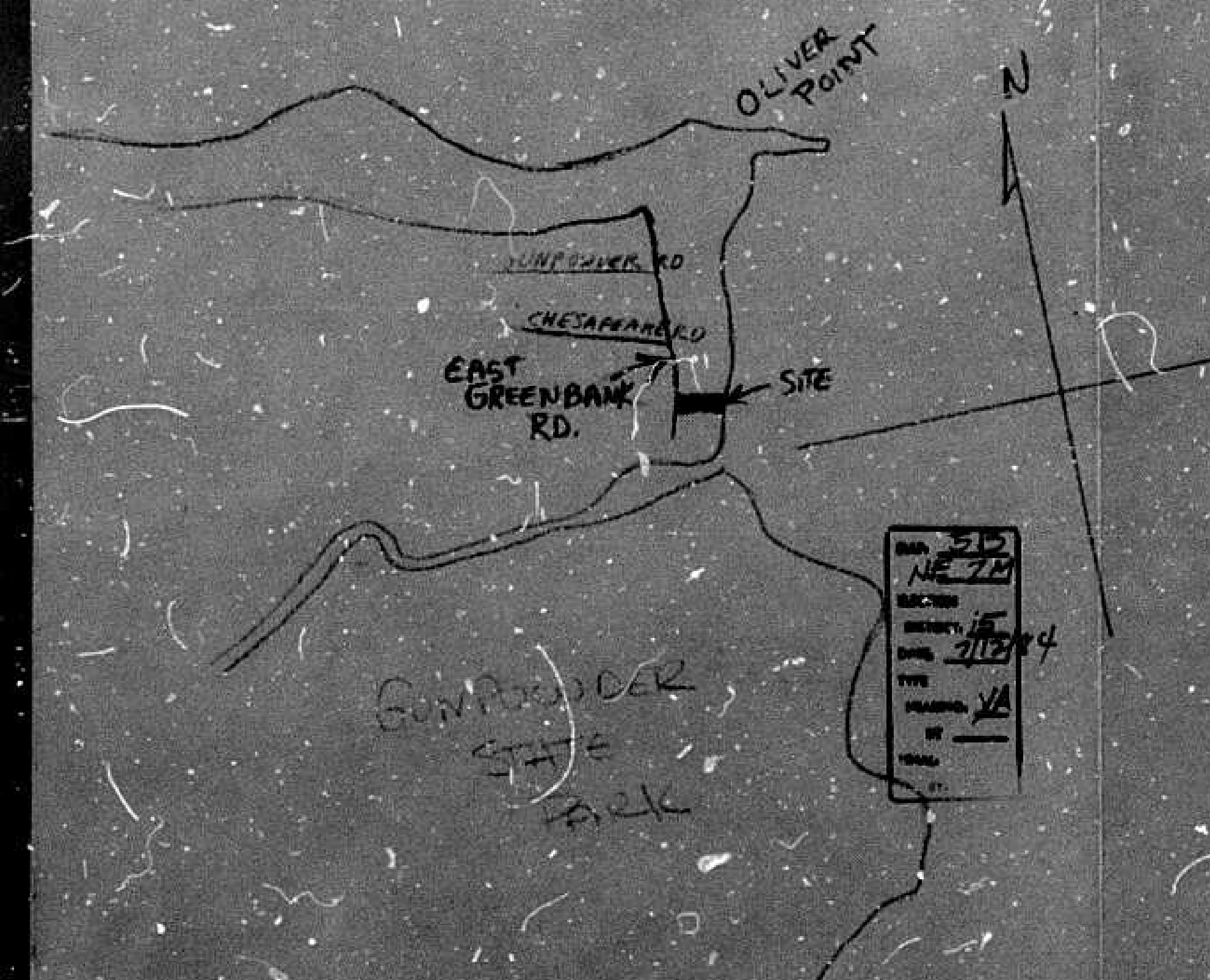
I HEREBY CERTIFY that on this 19th day of March, 1984, a copy of the foregoing Entry of Appearance was mailed to Raymond Simonetti, President, Oliver Beach Improvement Association, 13117 Patuxent Rd., Baltimore, MD 21220, Petitioner; and Mr. William Acmine, 7313 Gunpowder Rd., Baltimore, MD 21220, who requested notification.

Phyllis Cole Friedman
Phyllis Cole Friedman

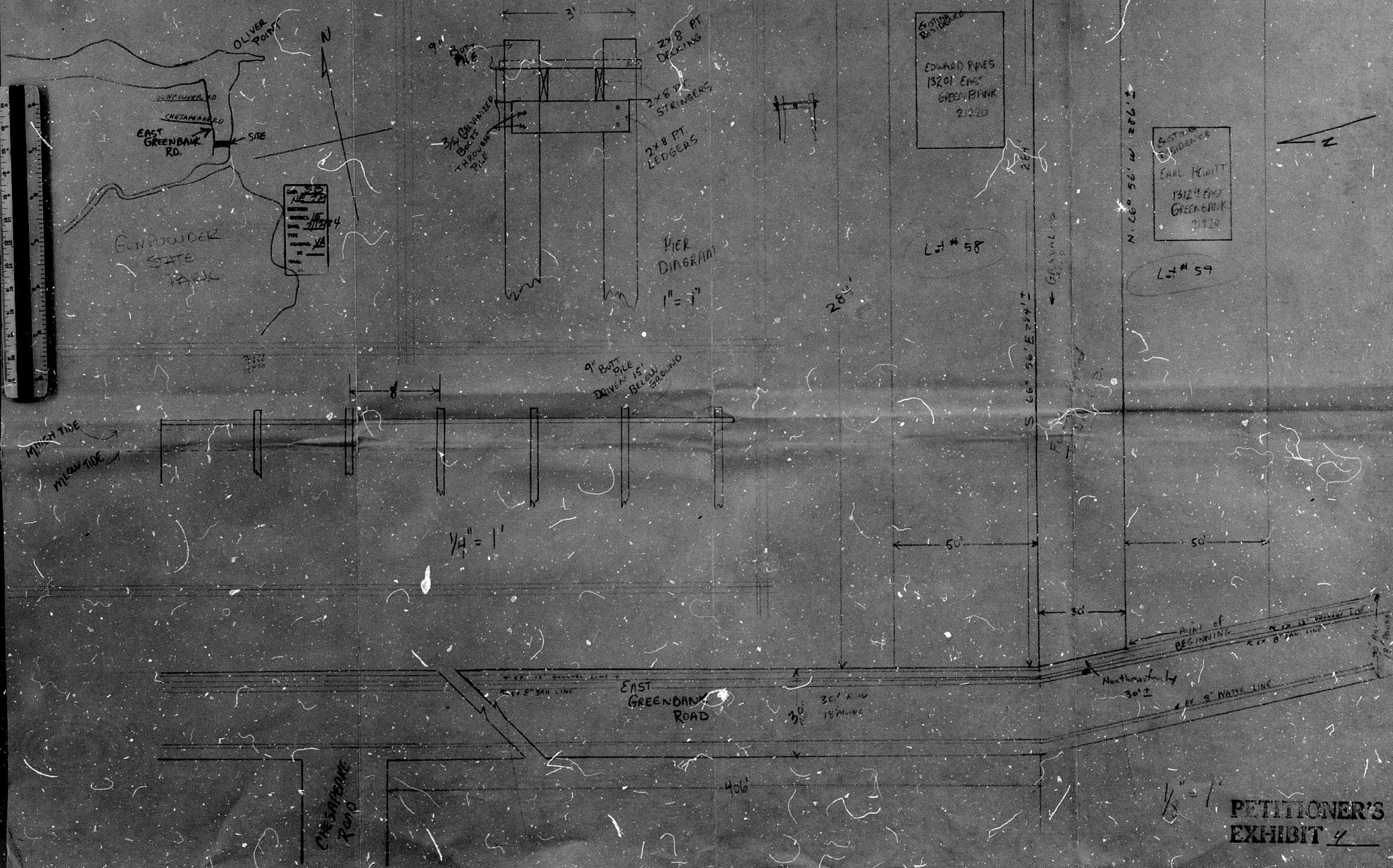
Item 4150

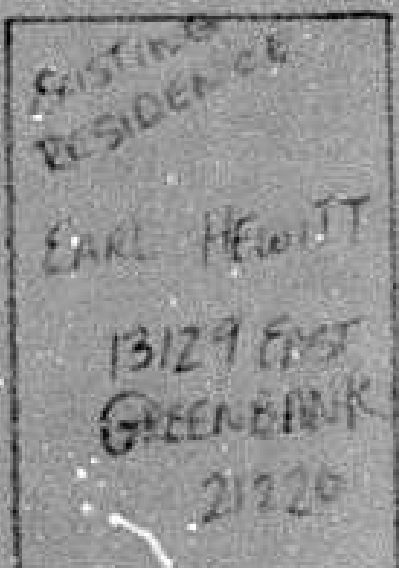
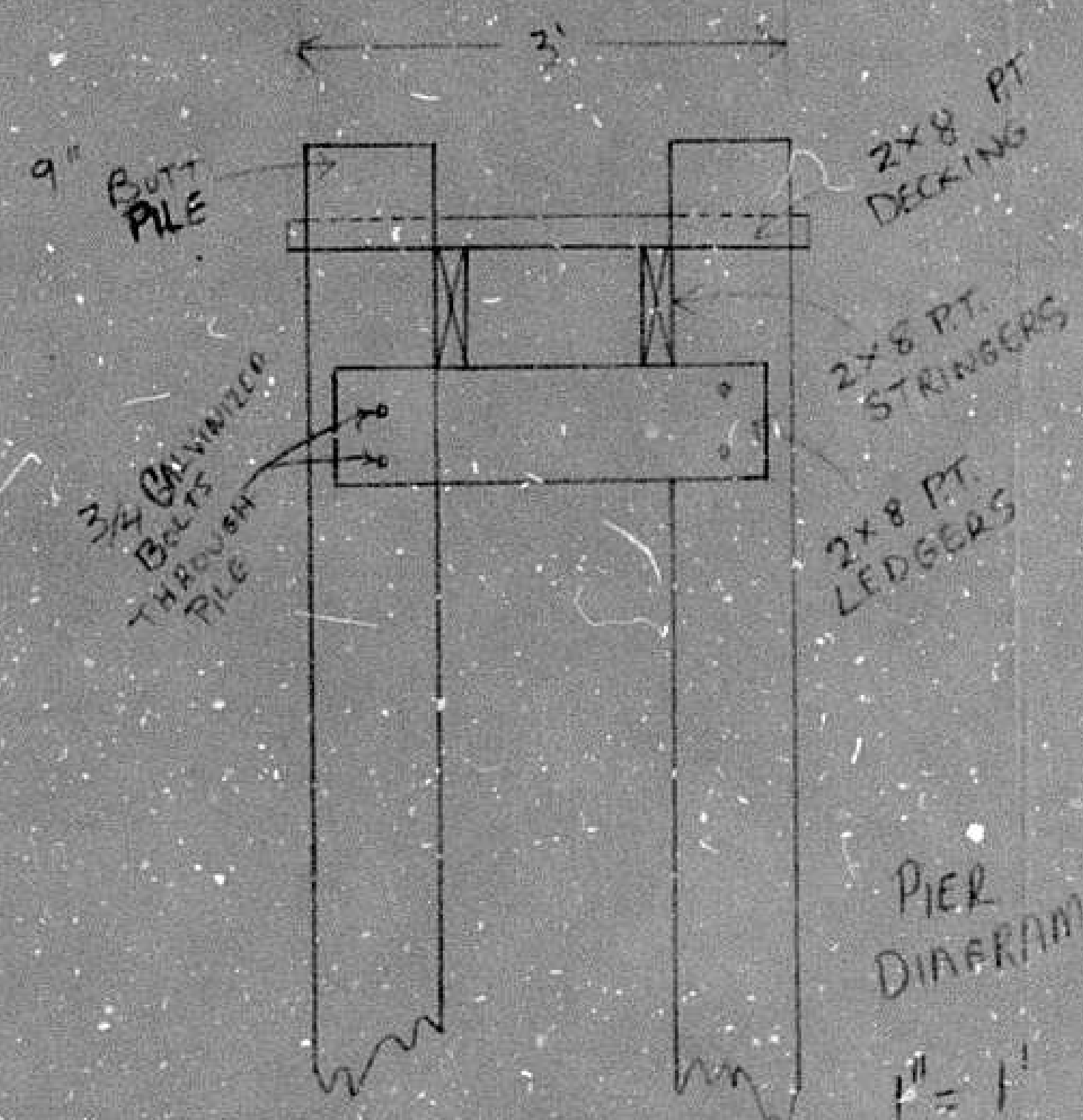
PROPOSED PIER ON GUNPOWDER RIVER BALTIMORE COUNTY, MARYLAND
OWNER-OLIVER BEACH IMPROVEMENT ASSN. INC. 15TH Election District
13203 SUSQUEHANNA RD. BALTO MD. 21220 335-7172

THERE ARE APPROXIMATELY 400 RESIDENTS IN OLIVER BEACH
ONLY AN AVERAGE OF 115 ARE MEMBERS OF OUR ASSOCIATION
OF THE MEMBERS ONLY AN AVERAGE OF 50 HAVE A KEY TO BOAT RAMP
MEMBERSHIP IS \$8.00 PER YEAR AND AN ADDITIONAL \$8.00 TO USE BOAT RAMP
NEED: SPECIAL HEARING TO PERMIT COMMUNITY PIER ON COMMUNITY PROPERTY
ALSO VARIANCE TO SECTION 417.4 TO PERMIT A DISTANCE
OF 15 FEET BETWEEN WATERFRONT FACILITIES INSTEAD
OF THE REQUIRED 20 FEET.



THERE ARE APPROXIMATELY 400 RESIDENTS IN OLIVER BEACH
 ONLY AN AVERAGE OF 115 ARE MEMBERS OF OUR ASSOCIATION
 OF THE MEMBERS ONLY AN AVERAGE OF 50 HAVE A KEY TO BOAT RAMP
 MEMBERSHIP IS \$8.00 PER YEAR AND AN ADDITIONAL \$8.00 TO USE BOAT RAMP
 NEED: SPECIAL HEARING TO PERMIT COMMUNITY PIER ON COMMUNITY PROPERTY
 ALSO VARIANCE TO SECTION 417.4 TO PERMIT A DISTANCE
 OF 15 FEET BETWEEN WATERFRONT FACILITIES INSTEAD
 OF THE REQUIRED 20 FEET.





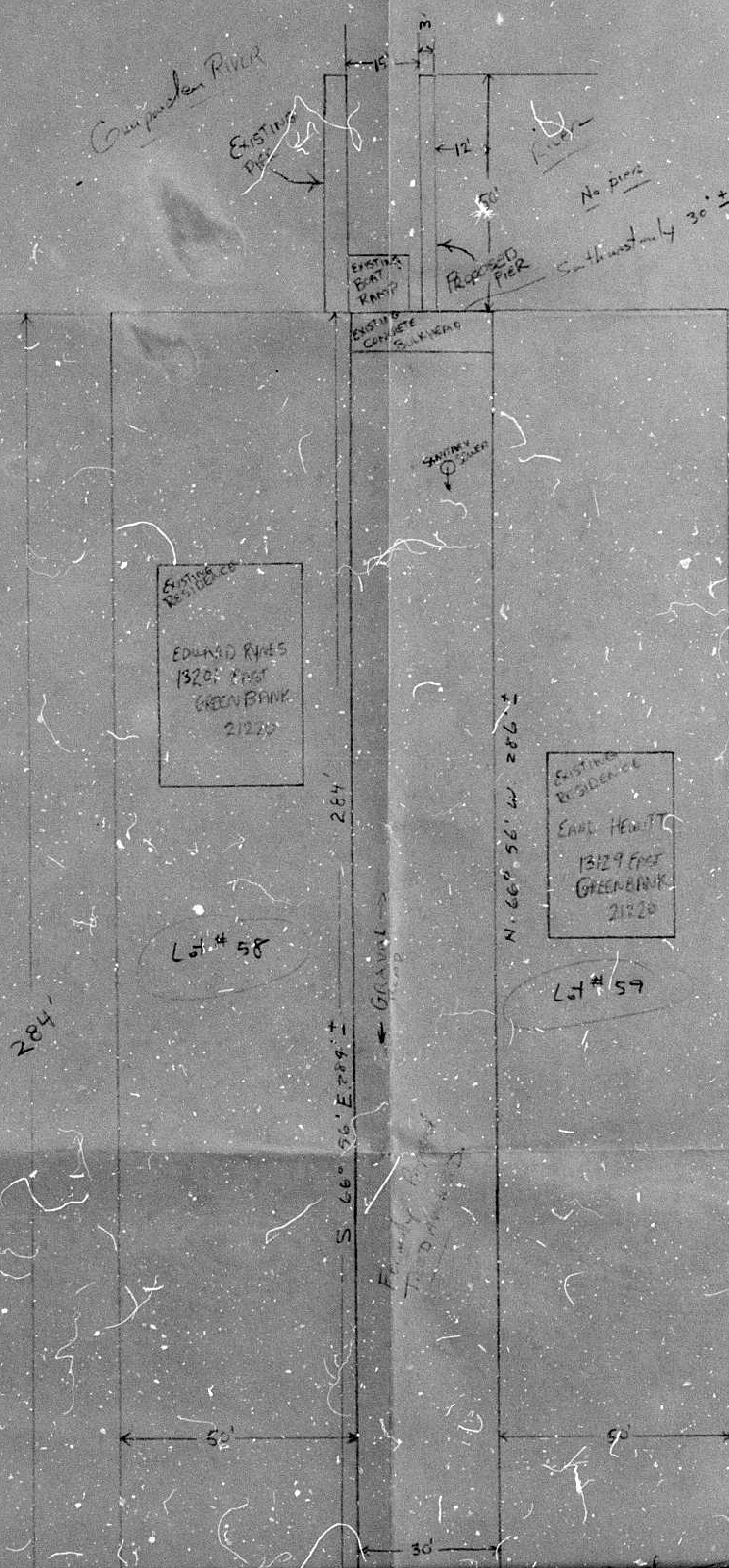
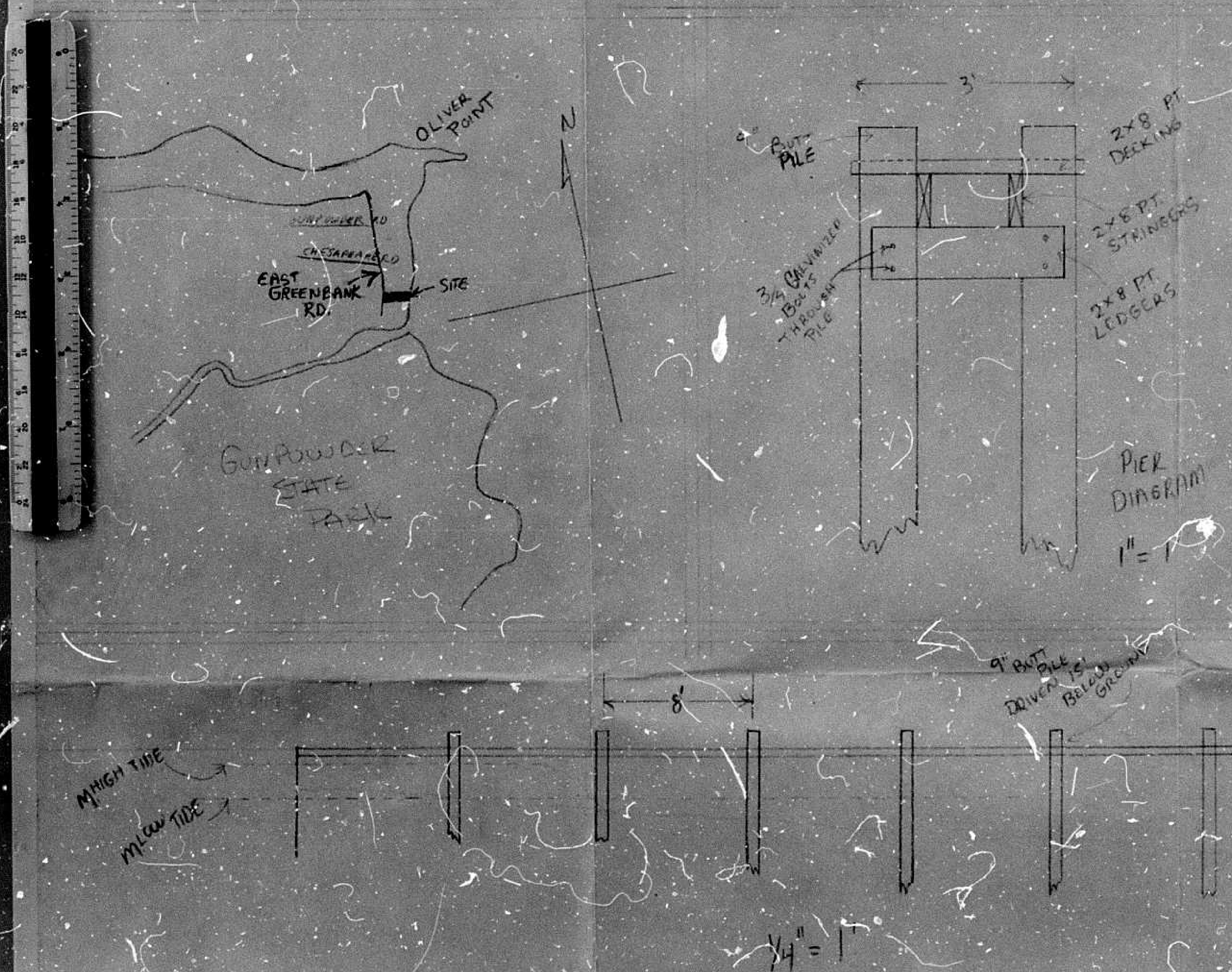
Lot # 59

$$1/8^n = 1$$

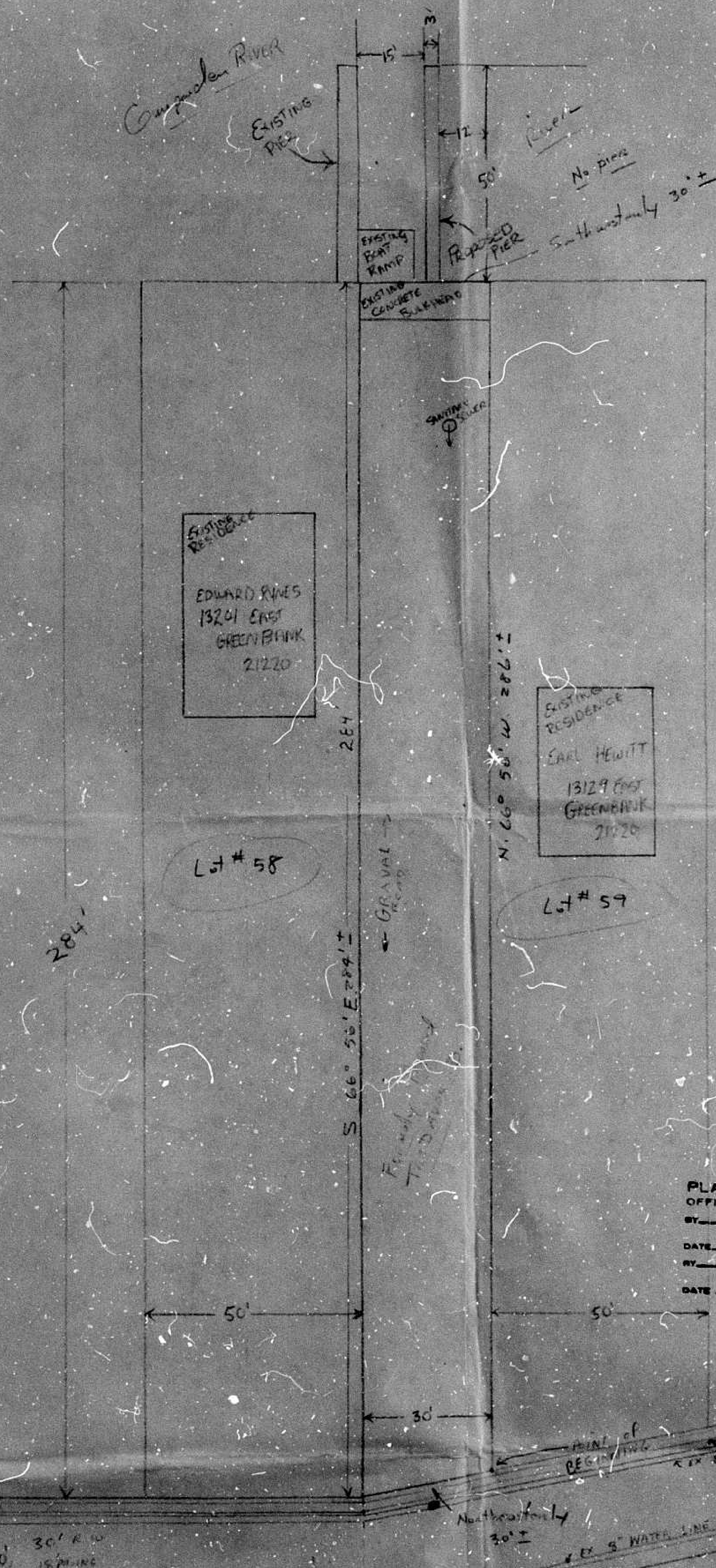
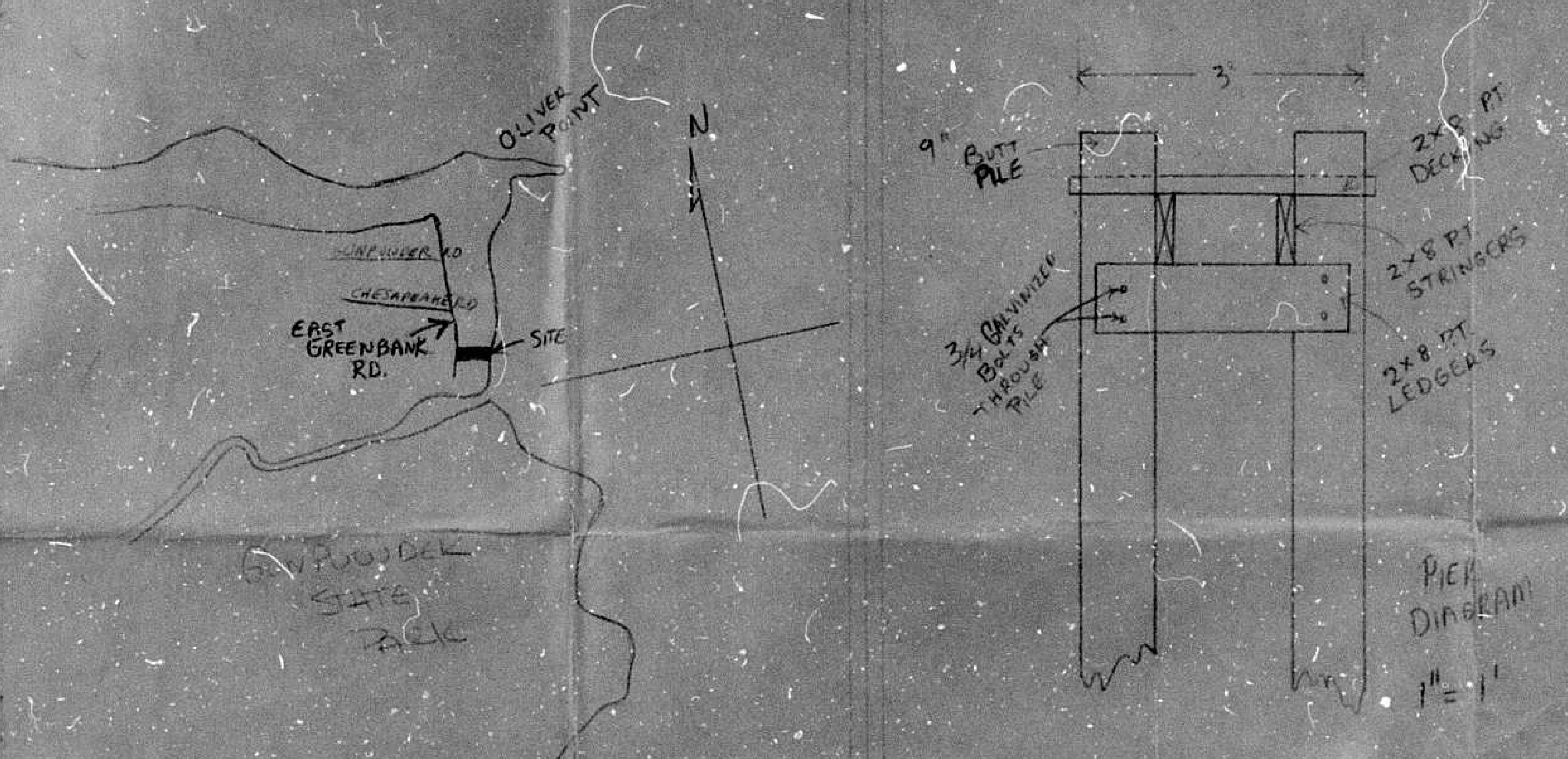
Item #150

PROPOSED PIER ON GUNPOWDER RIVER BALTIMORE COUNTY, MARYLAND
OWNER-OLIVER BEACH IMPROVEMENT ASSN. INC. 15TH Election District
13203 SUSQUEHANNA RD. BALTO. MD. 21220 335-7172

THERE ARE APPROXIMATELY 400 RESIDENTS IN OLIVER BEACH
ONLY AN AVERAGE OF 115 ARE MEMBERS OF OUR ASSOCIATION
OF THE MEMBERS ONLY AN AVERAGE OF 50 HAVE A KEY TO BOAT RAMP
MEMBERSHIP IS \$800 PER YEAR AND AN ADDITIONAL \$800 TO USE BOAT RAMP
NEED: SPECIAL HEARING TO PERMIT COMMUNITY PIER ON COMMUNITY PROPERTY
ALSO VARIANCE TO SECTION 417.4 TO PERMIT A DISTANCE
OF 15 FEET BETWEEN WATERFRONT FACILITIES INSTEAD
OF THE REQUIRED 25 FEET.



THERE ARE APPROXIMATELY 400 RESIDENTS IN OLIVER BEACH
 ONLY AN AVERAGE OF 115 ARE MEMBERS OF OUR ASSOCIATION
 OF THE MEMBERS ONLY AN AVERAGE OF 50 HAVE A KEY TO BOAT RAMP
 MEMBERSHIP IS \$8.00 PER YEAR AND AN ADDITIONAL \$8.00 TO USE BOAT RAMP
 NEED: SPECIAL HEARING TO PERMIT COMMUNITY PIER ON COMMUNITY PROPERTY
 ALSO VARIANCE TO SECTION 417.4 TO PERMIT A DISTANCE
 OF 15 FEET BETWEEN WATERFRONT FACILITIES INSTEAD
 OF THE REQUIRED 20 FEET.

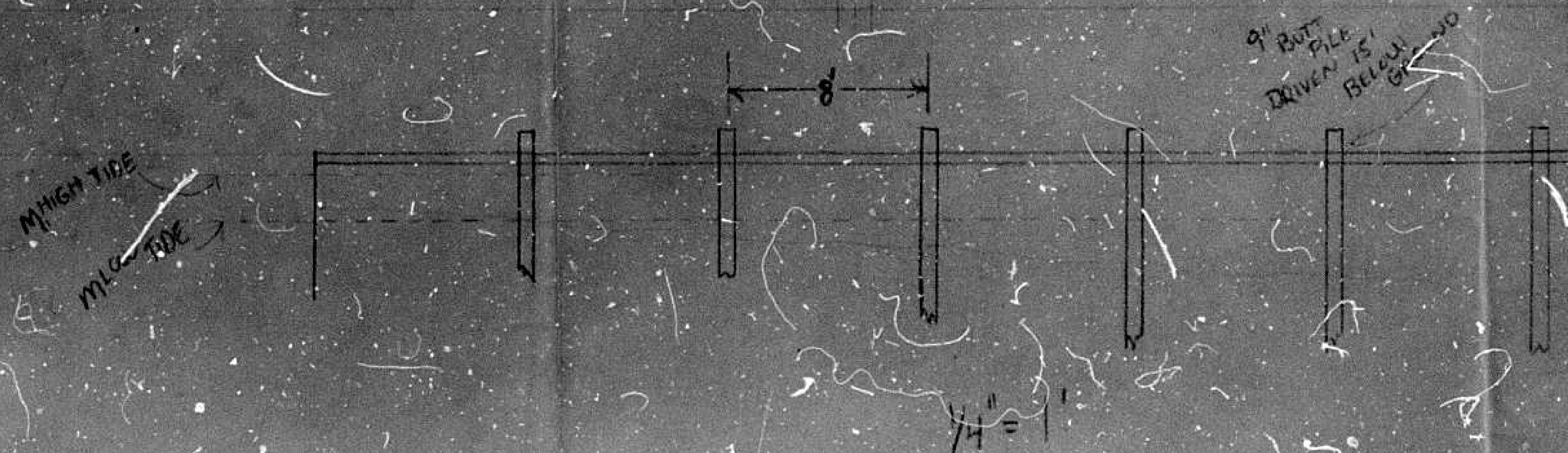
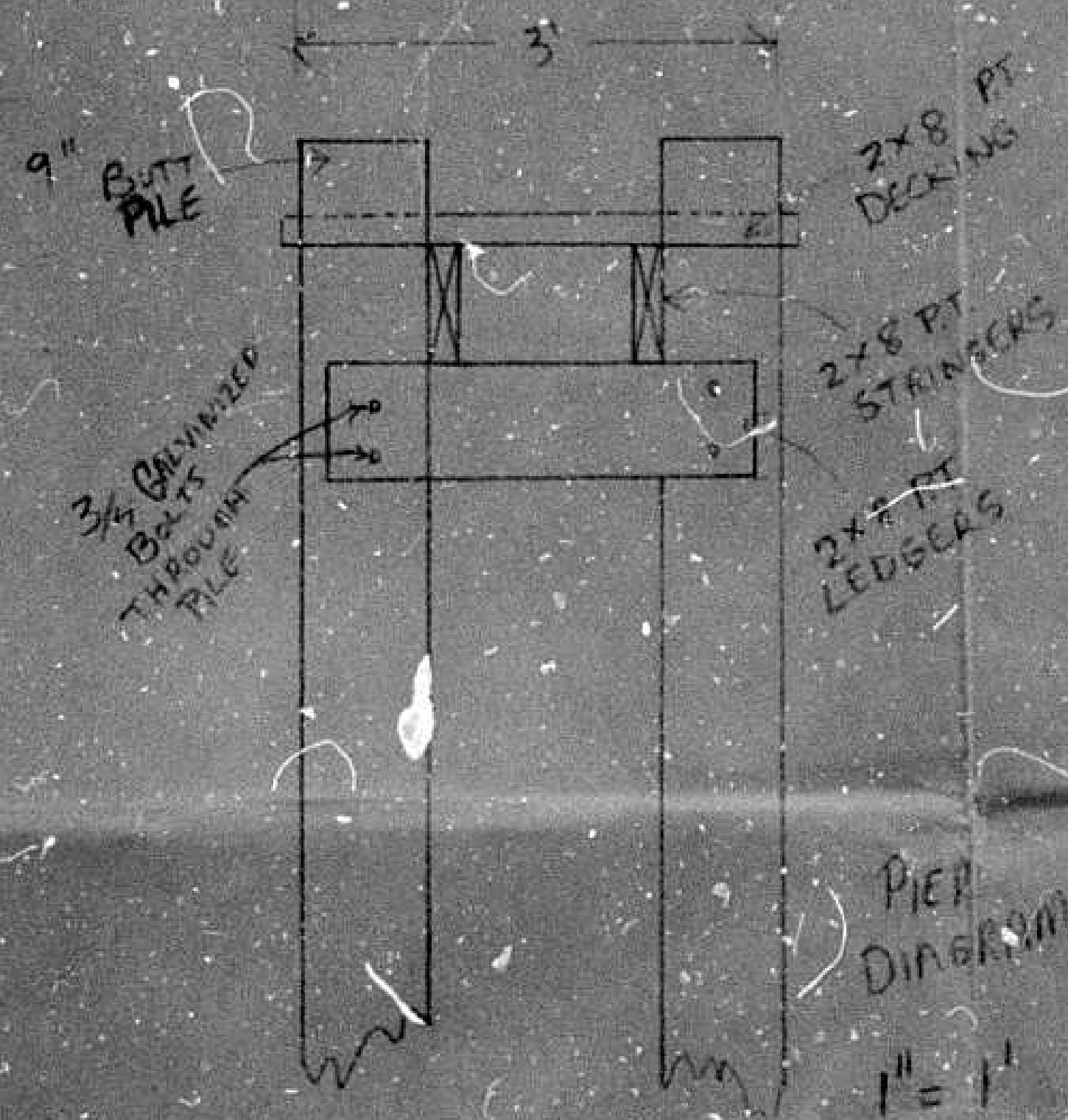
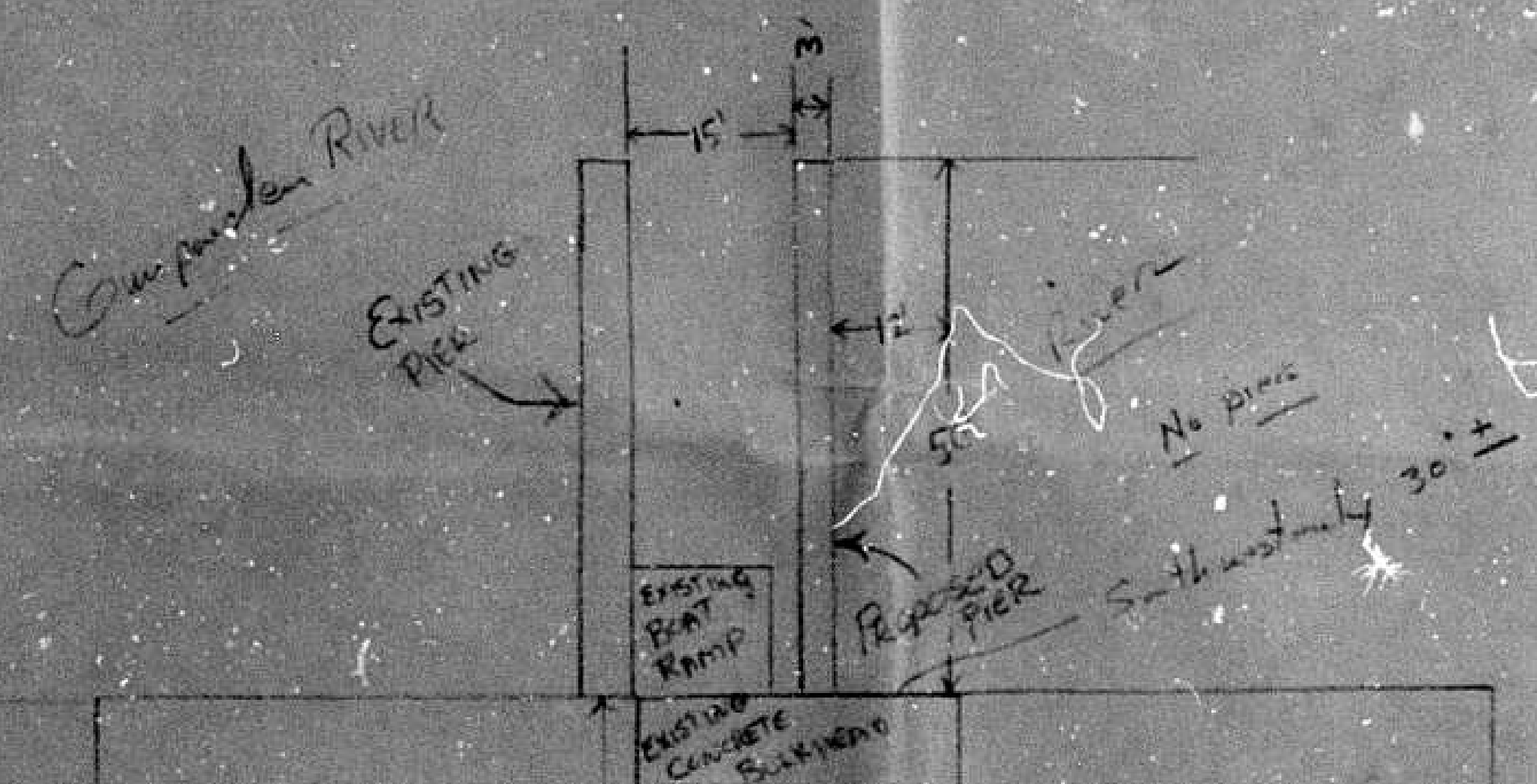


PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY John
 DATE 5/1/84
 BY John
 ZONING COMMISSIONER
 DATE 4/1/84
 84-251-277
 C-607-64



PROPOSED PIER ON GUNPOWDER RIVER BALTIMORE COUNTY, MARYLAND
 OWNER-OLIVER BEACH IMPROVEMENT ASSN. INC. 15TH Election District
 13203 SUSQUEHANNA RD. BALTO MD. 21220 335-7172

THERE ARE APPROXIMATELY 400 RESIDENTS IN OLIVER BEACH
 ONLY AN AVERAGE OF 115 ARE MEMBERS OF OUR ASSOCIATION
 OF THE MEMBERS ONLY AN AVERAGE OF 50 HAVE A KEY TO BOAT RAMP
 MEMBERSHIP IS \$800 PER YEAR AND AN ADDITIONAL \$500 TO USE BOAT RAMP
 NEED: SPECIAL HEARING TO PERMIT COMMUNITY PIER ON COMMUNITY PROPERTY
 ALSO VARIANCE TO SECTION 417.4 TO PERMIT A DISTANCE
 OF 15 FEET BETWEEN WATERFRONT FACILITIES INSTEAD
 OF THE REQUIRED 20 FEET.



EDWARD RINES
 13201 EAST
 GREENBANK
 21220

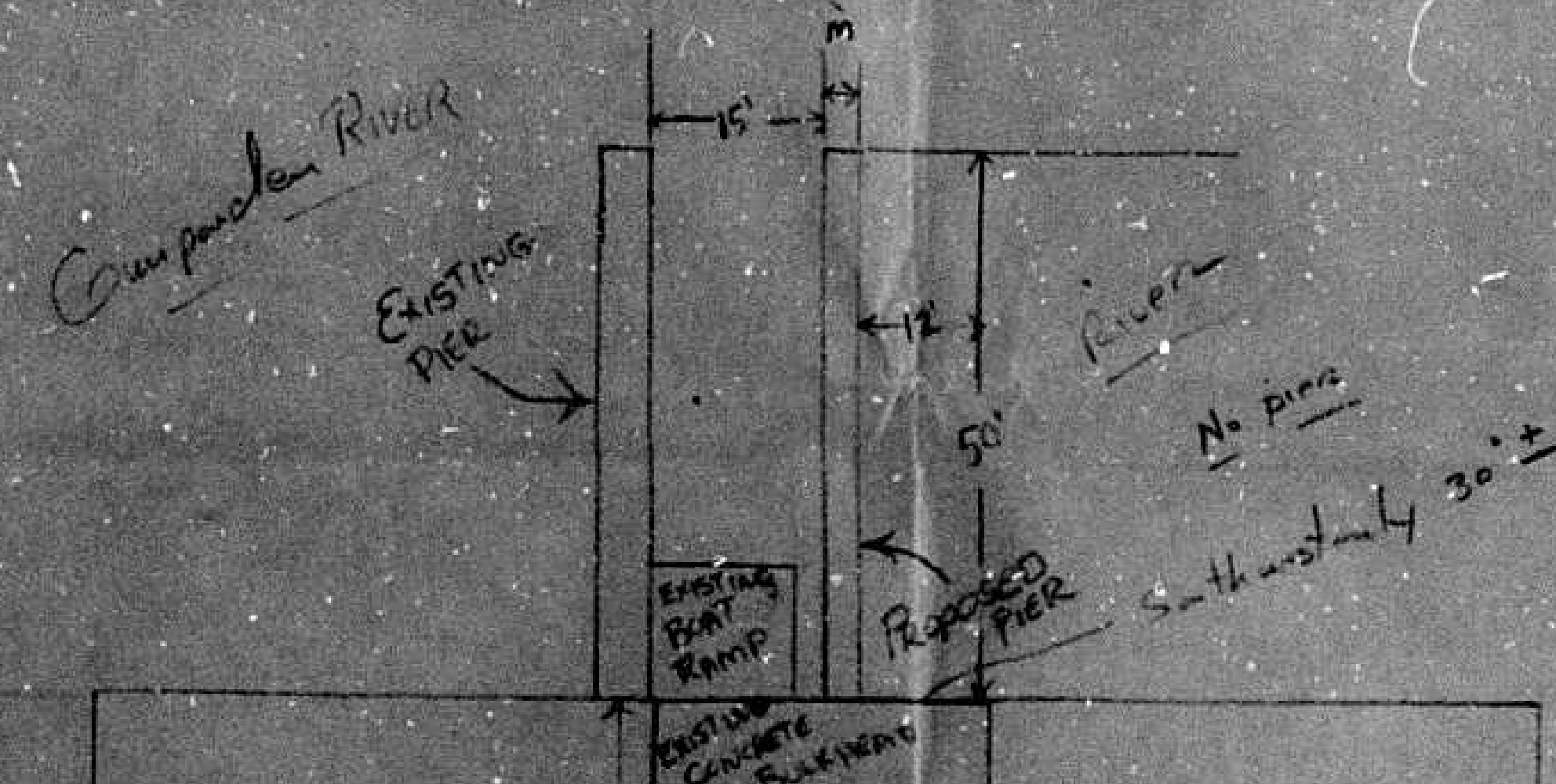
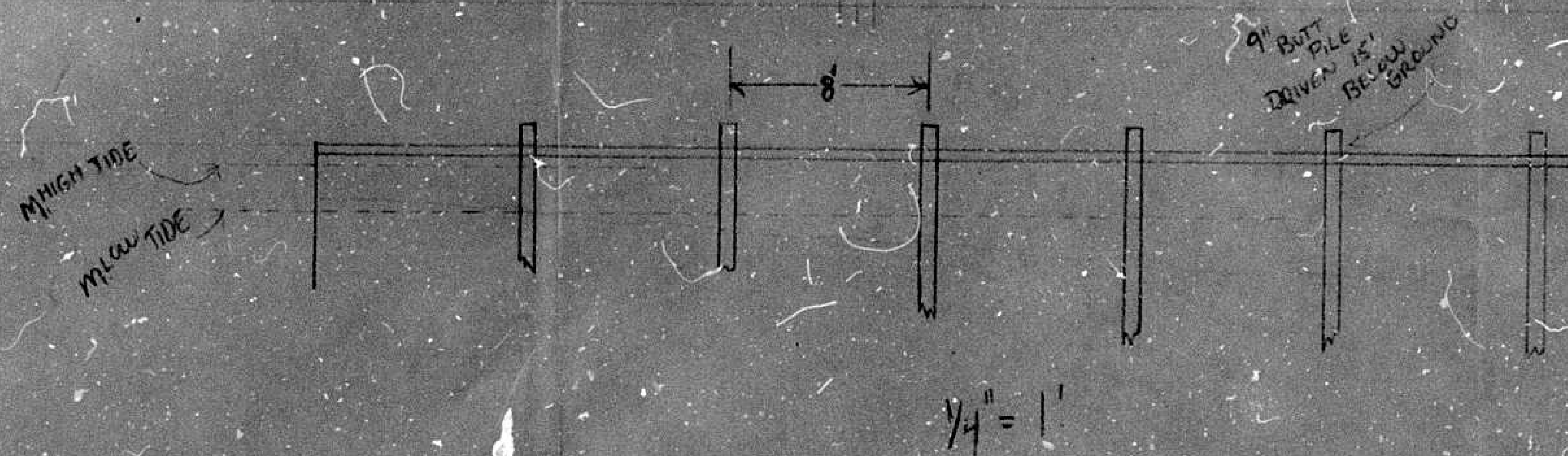
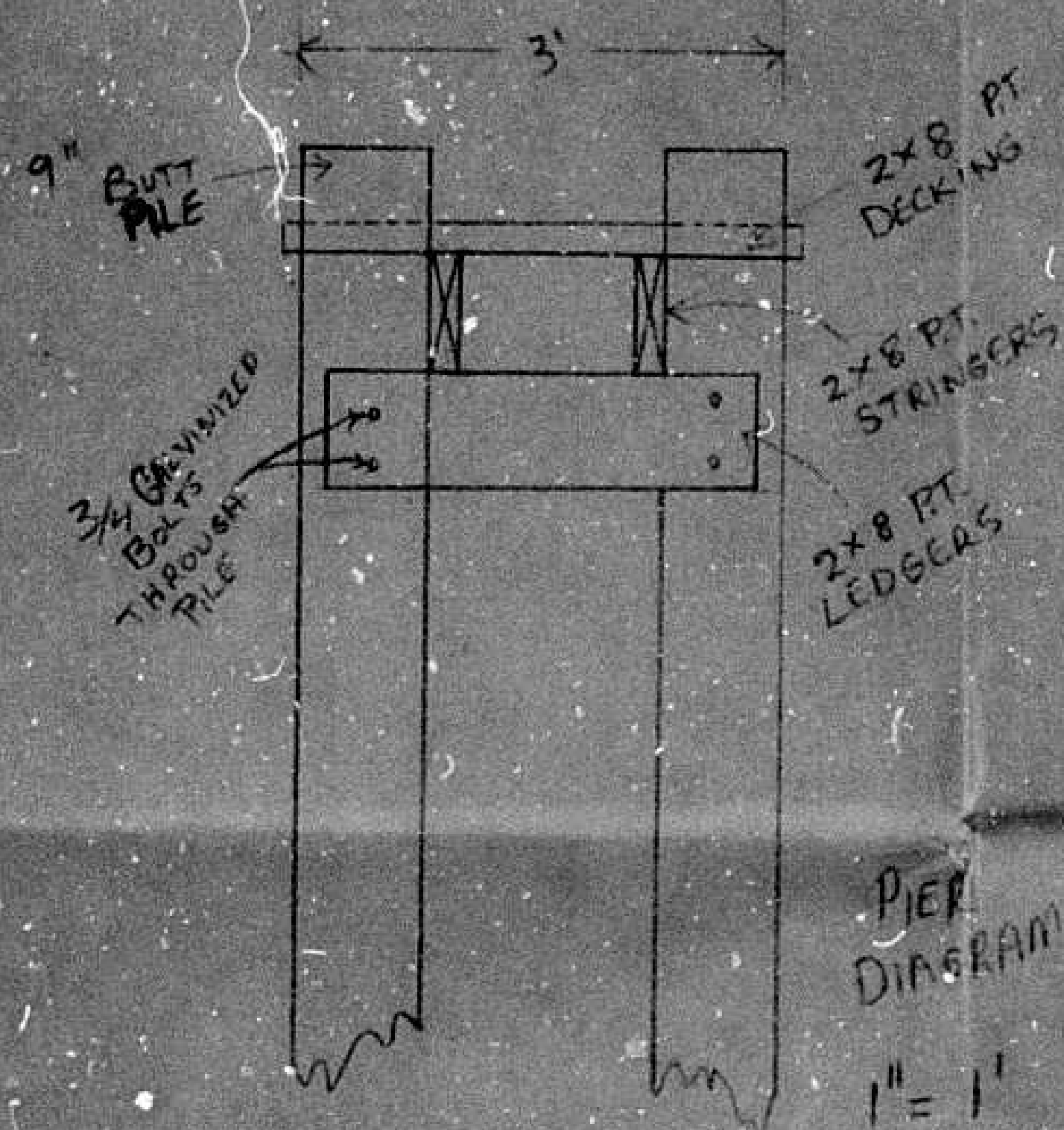
EXISTING
 RESIDENCE
 SARA HEWITT
 1329 EAST
 GREENBANK
 21220

Lot # 58

Lot # 59

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: [Signature]
 DATE: 10/1/84
 BY: [Signature]
 DATE: 10/1/84
 84-251-2.9
 C-60744

THERE ARE APPROXIMATELY 400 RESIDENTS IN OLIVER BEACH
 ONLY AN AVERAGE OF 115 ARE MEMBERS OF OUR ASSOCIATION
 OF THE MEMBERS ONLY AN AVERAGE OF 50 HAVE A KEY TO BOAT RAMP
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 NEED: SPECIAL HEARING TO PERMIT COMMUNITY PIER ON COMMUNITY PROPERTY
 ALSO VARIANCE TO SECTION 417.4 TO PERMIT A DISTANCE
 OF 15 FEET BETWEEN WATERFRONT FACILITIES INSTEAD
 OF THE REQUIRED 20 FEET.



EDWARD RINES
 13201 EAST
 GREENBANK
 2120

EXISTING
 RESIDENCE
 EARL HEWITT
 13129 EAST
 GREENBANK
 2120

Lot # 58

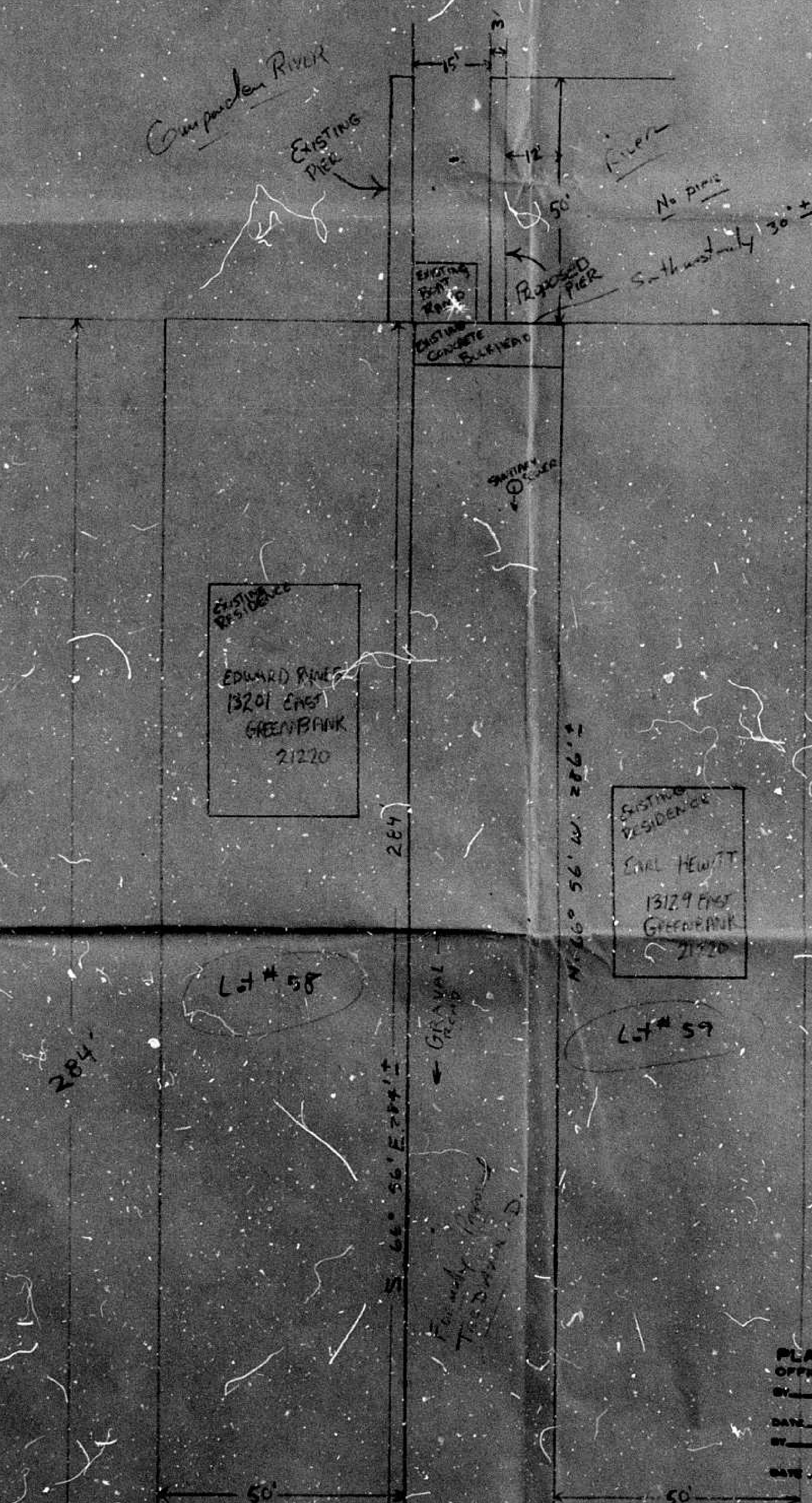
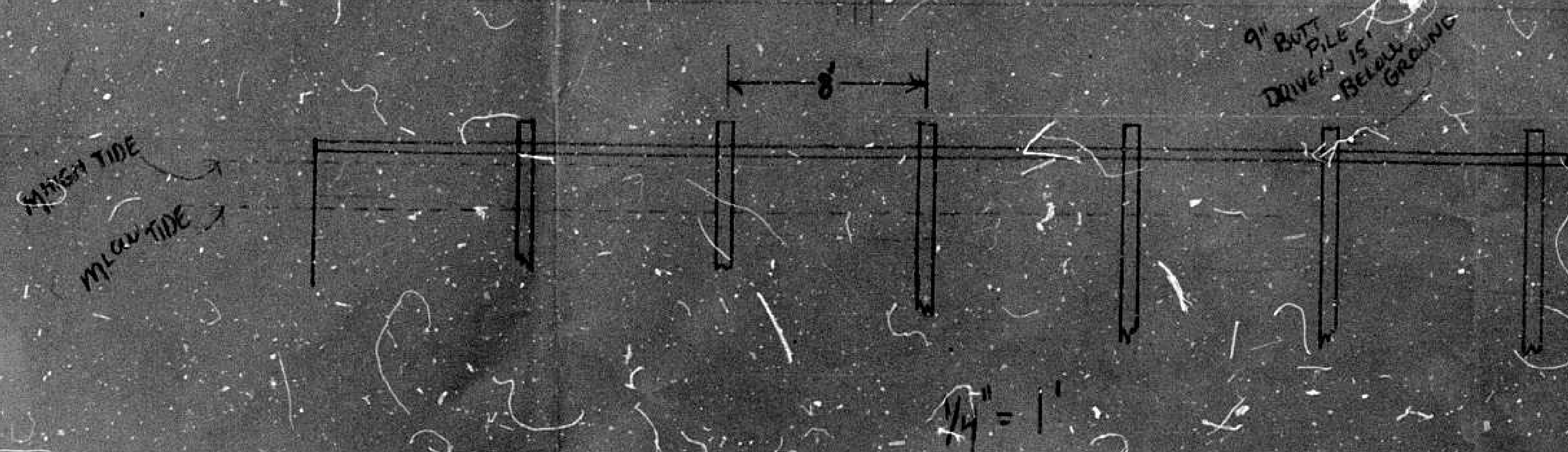
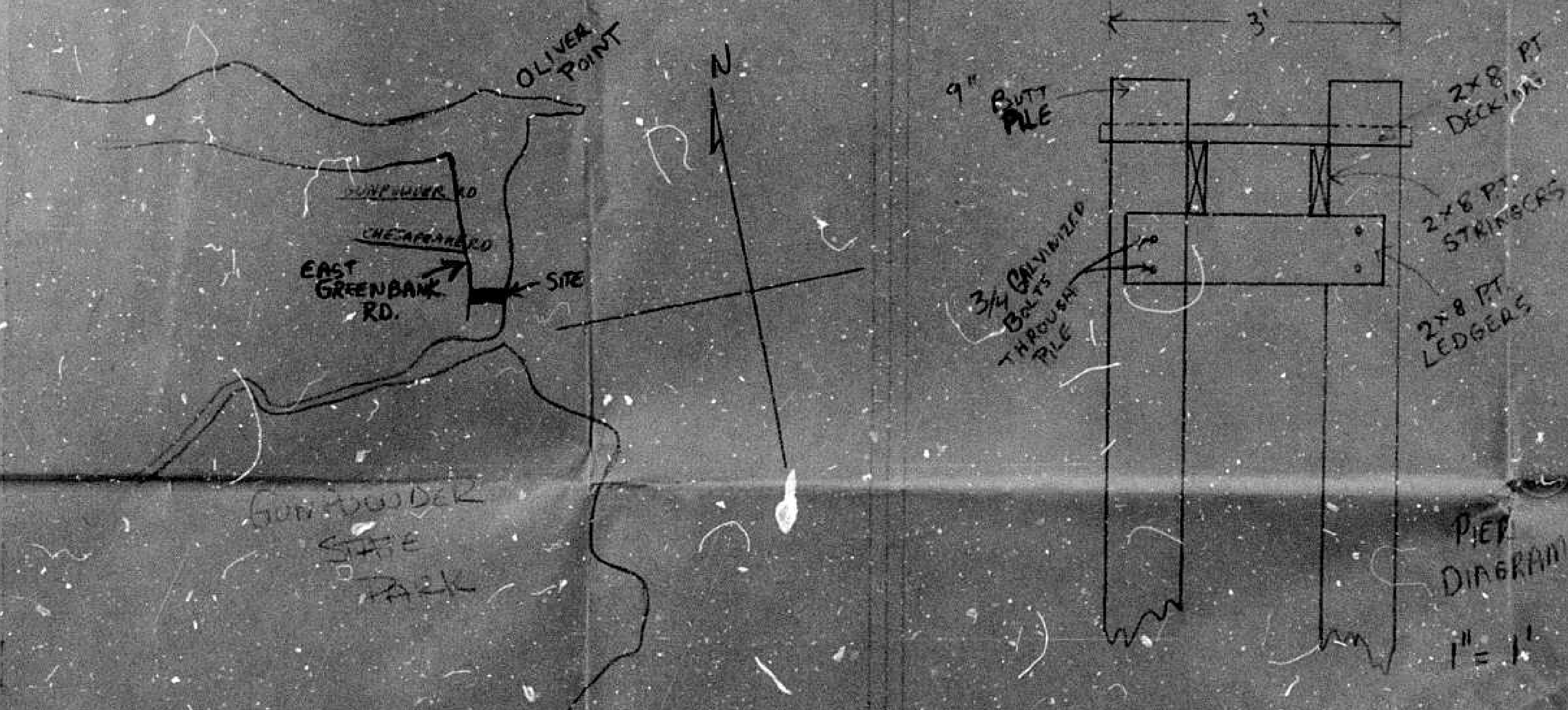
Lot # 59

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 DATE 1/15/10
 BY [Signature]
 DATE 1/15/10
 84-251-R-9
 C-68746



PROPOSED PIER ON GUNPOWDER RIVER BALTIMORE COUNTY, MARYLAND
 OWNER-OLIVER BEACH IMPROVEMENT ASSN. INC. 15TH Election District
 13203 SUSQUEHANNA RD. BALTO MD 21220 335-7172

THERE ARE APPROXIMATELY 400 RESIDENTS IN OLIVER BEACH
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 MEMBERSHIP IS \$8.00 PER YEAR AND AN ADDITIONAL \$5.00 TO USE BOAT RAMP
 NEED: SPECIAL HEARING TO PERMIT ~~COMMUNITY PIER ON COMMUNITY PROPERTY~~
 ALSO VARIANCE TO SECTION 417.4 TO PERMIT A DISTANCE
 OF 15 FEET BETWEEN WATERFRONT FACILITIES INSTEAD
 OF THE REQUIRED 20 FEET.



PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: [Signature]
 DATE: [Date]
 BY: [Signature]
 DATE: [Date]
 04-251-24
 C-687-66