

127 CRITICAL AREA PETITION FOR SPECIAL EXCEPTION 90-271-SPAXA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-271-SPAXA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a community building, recreational facility including piers or marina facility.

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

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
LUBE REALTY PARTNERSHIP
(Type or Print Name)
By: *[Signature]*
Signature
(Type or Print Name)
Signature

Attorney for Petitioner:
Thomas Bodie and John Gontum
(Type or Print Name)
Signature
Address
City and State

809 Eastern Boulevard
Address
Baltimore, Maryland 21221
City and State

Attorney's Telephone No.: 686-8274
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 18 day of Oct, 1989, 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 108, County Office Building in Towson, Baltimore County, on the 9 day of Jan, 1990, at 2 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

Filed By JPH 10/5/89
Any Time or Day
Hearing Time 3 hrs. +
Critical Area (Attorney Notified)

123 CRITICAL AREA PETITION FOR SPECIAL HEARING 90-271-SPAXA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-271-SPAXA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve to determine status of proposal as community building and recreational facilities or marina and application of residential transition area

Section 1B01.1 at 50

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

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
LUBE REALTY PARTNERSHIP
(Type or Print Name)
By: *[Signature]*
Signature
(Type or Print Name)
Signature

Attorney for Petitioner:
Thomas Bodie and John Gontum
(Type or Print Name)
Signature
Address
City and State

809 Eastern Boulevard
Address
Baltimore, Maryland 21221
City and State

Attorney's Telephone No.: 686-8274
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 18 day of Oct, 1989, 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 108, County Office Building in Towson, Baltimore County, on the 9 day of Jan, 1990, at 2 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

Filed By JPH 10/5/89
Any Time or Day
Hearing Time 3 hrs. +
Critical Area (Attorney Notified)

123 CRITICAL AREA PETITION FOR ZONING VARIANCE 90-271-SPAXA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-271-SPAXA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section A09.4 to permit direct access to roadway from spaces in lieu of restricted access.

Section 1B01.1 at 50

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 for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
LUBE REALTY PARTNERSHIP
(Type or Print Name)
By: *[Signature]*
Signature
(Type or Print Name)
Signature

Attorney for Petitioner:
Thomas Bodie and John Gontum
(Type or Print Name)
Signature
Address
City and State

809 Eastern Boulevard
Address
Baltimore, Maryland 21221
City and State

Attorney's Telephone No.: 686-8274
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 18 day of Oct, 1989, 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 108, County Office Building in Towson, Baltimore County, on the 9 day of Jan, 1990, at 2 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

Filed on 10/5/89 By JPH
Any Time or Day
Hearing Time 3 hrs. +
Critical Area (Attorney Notified)

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3533

November 30, 1989

NOTICE OF HEARING

The Zoning Commissioners of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance, Special Hearing, Special Exception
CASE NUMBER: 90-271-SPAXA
Beech Drive, S of Chestnut Grove Avenue
1125, 1131, 1137, and 1138 Beech Drive
15th Election District - 5th Councilmanic
Petitioner(s): Lube Realty Partnership
HEARING SCHEDULED: TUESDAY, JANUARY 9, 1990 at 2:00 p.m.

Variance to permit direct access to roadway from spaces in lieu of restricted access. Special Exception for a community building, recreational facility including piers or marina facility. Special Hearing to determine status of proposal as community building and recreational facilities or marina and application of residential transition areas.

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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

Jilliga
on file
Thomas Bodie & John Gontum
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3533

DATE: DEC 12 1989

Lube Realty Partnership
9300 Pulaski Highway
Baltimore, Maryland 21220

Re:
Petition for Zoning Variance, Special Hearing, Special Exception
CASE NUMBER: 90-271-SPAXA
Beech Drive, S of Chestnut Grove Avenue
1125, 1131, 1137, and 1138 Beech Drive
15th Election District - 5th Councilmanic
Petitioner(s): Lube Realty Partnership
HEARING SCHEDULED: TUESDAY, JANUARY 9, 1990 at 2:00 p.m.

Dear Petitioner(s):

Please be advised that the fee for advertising and posting of the above captioned property is \$150.00.

THIS FEE MUST BE PAID AND THE HEARING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

Jilliga
on file
Thomas Bodie & John Gontum

123 CRITICAL AREA 90-271-SPAXA

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
P.O. BOX 4628, TOWSON, MARYLAND 21204
September 18, 1989

Description to Accompany Petition

Beginning for the first at the intersection of the east side of Beech Drive (formerly Middle River Avenue) 30 feet wide and the south side of Chestnut Cove Avenue 30 feet wide as shown on a Plat of Bull Neck filed among the Plat Records of Baltimore County in Plat Book W.P.C. 4 folio 172 thence running and binding on the south side of Chestnut Cove Avenue

1 - North 83° 59' 54" East 184.96 feet thence
2 - South 6° 00' 06" East 308.63 feet to the shore line of Chestnut Cove thence with the shore line of Chestnut Cove the two following courses and distances

3 - South 36° 17' 41" West 49.54 feet and
4 - South 40° 50' 24" West 44.19 feet to the said east side of Beech Drive thence binding on the east side of Beech Drive

5 - North 23° 25' 06" West 350.48 feet to the place of beginning.
Containing 1.037 acres of land more or less.

Beginning for the second (on the west side of Beech Drive 30 feet wide distant 254 feet more or less measured southeasterly along the west side of Chestnut Cove from the intersection of the prolongation westerly of the south side of Chestnut Cove Avenue as shown on said Plat of Bull Neck thence binding on the west side of Beech Drive

1 - South 23° 25' 06" East 24.00 feet thence
2 - South 66° 34' 54" West 39.46 feet thence
3 - South 13° 11' 18" West 85.37 feet thence

4 - South 26° 21' 20" East 44.64 feet to the shore line of Chestnut Cove thence with the shore line the six following courses and distances

5 - South 88° 49' 14" West 56.78 feet
6 - North 89° 17' 27" West 89.18 feet
7 - North 78° 30' 10" West 59.83 feet
8 - North 63° 05' 20" West 34.04 feet

9 - North 53° 20' 09" West 33.06 feet and
10 - North 31° 43' 10" West 35.06 feet thence
11 - North 66° 34' 54" East 162.91 feet thence
12 - South 23° 25' 06" East 33.00 feet thence

123 CRITICAL AREA 90-271-SPAXA

September 18, 1989
Page -2-

Description to Accompany Petition

13 - South 68° 25' 02" East 16.97 feet and thence
14 - North 66° 34' 54" East 139.00 feet to the place of beginning.
Containing 0.672 acres of land more or less.

Charles L. Stahl
Surveyor

RE: PETITION FOR SPECIAL EXCEPTION, BEFORE THE ZONING COMMISSIONER SPECIAL HEARING & VARIANCE OF BALTIMORE COUNTY Beech Dr., S of Chestnut Grove Ave. (1125, 1131, 1137 & 1138 Beech Dr.) 15th Election District 5th Councilmanic District LUBE REALTY PARTNERSHIP 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 and 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
Room 304, County Office Building
Towson, Maryland 21204
887-2188

I HEREBY CERTIFY that on this 19th day of December, 1989, a copy of the foregoing Entry of Appearance was mailed to Thomas Bodie, Esquire, and John B. Gontum, Esquire, 809 Eastern Blvd., Baltimore, MD 21221, Attorneys for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

June 6, 1990



Dennis F. Rasmussen
County Executive

John B. Contrum, Esq.
Romadka, Contrum & Hennegan, P.A.
809 Eastern Boulevard
Essex, Maryland 21221

Re: Case Numbers: 90-271-SPHKA
Petitioner: Lube Realty
Location: 1125...Beech Drive

Dear Mr. Contrum:

I spoke with you on March 20, 1990 and you indicated a belief that the instant matter would clear DEPRM requirements and allow same to be placed on the May docket.

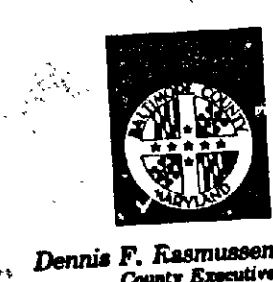
However, as of this writing, I am in receipt of no correspondence from you advising me to set the matter in for hearing.

Please contact me at your earliest opportunity regarding the rescheduling of this case. Thank you.

Very truly yours,

G. G. Stephens
G. G. Stephens
887-3391

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this
18th day of October, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Lube Realty Partnership, et al
Petitioner's Attorney: Thomas Bodie

Lube Realty Partnership, Item 123
Page 2
December 28, 1989

Staff is aware of community concerns regarding this project as evidenced by a petition forwarded to this office from the Wilson Point Civic Improvement Association.

Based on the information provided, staff has difficulty determining what the Petitioner proposes to do with the property. Apparently, recreational facilities will be provided for employees of the Dryden Oil Company.

If the Petitioner had provided adequate information regarding the proposed use, a more detailed analysis could have been conducted. Without such information, it is impossible for staff to adequately measure the impact of the Petitioner's request. However, the information that has been provided indicates an intensive use of the property. Specifically, 15 boat slips and a total of 22 parking spaces are proposed. Such a use would be incompatible within the community; therefore, staff recommends denial of the Petitioner's request.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

Baltimore County
Fire Department
800 York Road
Towson, Maryland 21204-2586
(301) 887-4500
Paul H. Reincke
Chief

OCTOBER 20, 1989



Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: LUBE REALTY PARTNP.
Location: BEECH DRIVE
Item No.: 123 Zoning Agenda: OCTOBER 17, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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", 1988 edition prior to occupancy.

REVIEWER: *John J. Kelly* 12-30-89 Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 28, 1989

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

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

Thomas Bodie, Esquire
809 Eastern Blvd
Baltimore, MD 21221

RE: Item No. 123, Case No. 90-271-SPHKA
Petitioner: Lube Realty Partnership
Petition for Zoning Variance, Special Exception
and Special Hearing

Dear Mr. Bodie:

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. 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Lube Realty Partnership
9300 Pulaski Highway
Baltimore, MD 21220

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

DATE: December 28, 1989

TO: J. Robert Haines
Zoning Commissioner
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Lube Realty Partnership, Item 123
Zoning Petition No. 90-271

The Petitioner requests a Special Exception for a community building/recreational facility, including piers or marina facility, and a Special Hearing to determine status of proposal as community building and recreational facilities or marina and application of building and recreational area Section 1801.1 et seq. and a residential transition area Section 1801.1 et seq. and a variance to permit direct access to roadway from spaces in lieu of restricted access.

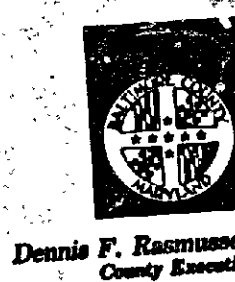
In reference to their request, staff provides the following information:

- The Petitioner's plat is difficult to read; consequently, staff finds it hard to comprehend.
- Lube Realty owns the property (two parcels) located at 1138 Beach Drive. The properties contain three single-family homes and piers. Since the purchase of the property by Lube Realty, the existing piers were reconstructed and expanded without permits being issued by the Baltimore County Department of Permits and Licenses and Department of Environmental Protection and Resource Management. The existing homes were also improved without receiving the necessary building permits.
- The Army Corps of Engineers has revoked permits issued for pier construction due to the applicant's failure to comply with proposed work.
- This project falls within the "critical area" and the site is water dependent. These areas need to be carefully examined by the Department of Environmental Protection and Resource Management.
- The Petitioner's plat does not indicate to what extent R.T.A. use requirements can be complied with.

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 406
Towson, Maryland 21204
(301) 887-3554

November 9, 1989

RECEIVED
NOV 16 1989
ZONING OFFICE



Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 119, 120, 121, 122, 123, 124, 125, 126, and 127.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF/lab

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

February 21, 1991

John B. Contrum, Esquire
Romadka, Contrum and Hennegan, P.A.
809 Eastern Boulevard
Essex, Maryland 21221

RE: Case No. 90-271-SPHKA
Lube Realty, Petitioner

Dear Mr. Contrum:

The above captioned case has been on an inactive docket for almost one year. It is my intention to bring this matter without prejudice on or about March 10, 1991.

Thank you for your review of this matter.

J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mmm
cc: Gwen Stephens, Docket Clerk

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

March 14, 1990



Dennis F. Rasmussen
County Executive

John Gontrum

Re: 90-271
Lube Realty

Dear John:

Just a quick note, please let me know if your progress with DEPRM and Lube Realty. Will I be able to reset this during May?

Thanks,

JRH
(301) 887-3391

Note: 3/20/90 - Gontrum called - he does not believe they will be ready for a May Hearing Date.

LAW FIRM

Romacka, Gontrum & Hennegan, P.A.
IRVINGTON FEDERAL BUILDING
809 EASTERN BOULEVARD
ESSEX, MARYLAND 21221
TELEPHONE (301) 686-8274
FAX # 686-0118

RECEIVED
JAN 5 1990

ZONING OFFICE

January 5, 1990

ROBERT J. ROMACKA
JOHN B. GONTRUM
JOHN O. HENNEGAN
DONALD H. SHEFFY
NANCY E. DWYER
SHARON R. GAMBLE

J. Robert Haines
Zoning Commissioner
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Lube Realty Partnership
Case No. 90-271-SPHXA

Dear Commissioner Haines:

As you may be aware, this case falls into critical area requirements and we have been informed by David Flowers of Department of Environmental Protection and Resource Management that a water dependent facility study will be required. We are lining up this study at this time, but obviously, would not be in a position to present testimony with respect to this matter nor would DEPRM be able to comment. We would anticipate being able to resolve these issues within the next sixty days and would appreciate your rescheduling the hearing at this time.

Thank you very much for your consideration.

Very truly yours,

John B. Gontrum

JBG:kb
cc: David Flowers
Thomas Bodie, Esquire

#10.

CRITICAL AREA

90-271-SPHXA

Under item number 123 filed on 10/5/89 the following was requested.

A Special Hearing to approve:

to determine status of proposal as community building and recreational facilities or marina and application of residential transition area Section 1801.1 et seq.

A Special Exception for:

a community building, recreational facility including piers or marina facility.

A Variance to From Section:

409.4 to permit direct access to roadway from spaces in lieu of restricted access.

ADDITIONAL VARIANCES REQUIRED FOR:

BLDG # 1125. 40' FRONT YARD - 29' SHOWN

BLDG # 1131 " " - 23' SHOWN

FROM C.M.D.P. V.B.2 S.1802.2.B (BCZR.

THERE WAS SOME QUESTION AS TO ADDITIONAL VARIANCES BEING NECESSARY THIS WAS TOLD TO THE AIDE WHO WAS TO FILE THE PETITION PRIOR TO FILING ON 10/5/89 WHO AGREED THAT IF NECESSARY THE ADDITIONAL HEARING REQUIREMENTS WOULD BE ADDRESSED. IN A SUBSEQUENT PHONE CONVERSATION WITH JOHN GONTRUM ON 10/6/89 IT WAS AGREED THAT REVISED VARIANCE PETITIONS AND PLANS SHOWING THE REQUIRED VARIANCE SETBACKS WOULD BE PROVIDED.

P.S. JOHN GONTRUM STATED THAT THE PIER SETBACKS ARE SHOWN ACCORDING TO BCZR REQUIREMENTS.

John J. Hens 10/6/89.

CRITICAL AREA

#123

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

90-271-SPHXA

TO: Joseph Nolan, Permits & Licenses
Nancy West, Office of Law
Dave Flowers, D.E.P.R.M.
James Thompson, Zoning Enforcement
John Lewis, Zoning Development Control

October 9, 1989

FROM: W. Carl Richards
Zoning Development Control

SUBJECT: District Court Case #648769C2
Lindsay Dryden, T/A Lube Realty Partnership
Zoning Case - (Filed 10/5/89)
1125, 1131, 1137 & 1138 Beech Drive,
south of Chestnut Grove Avenue
15th Election District

Please be advised that to address all zoning issues as previously recommended by this Office for some time, on October 5, 1989 zoning petitions were accepted for filing at the above referenced properties for Lube Realty Partnership (Thomas Bodie and John Gontrum, attorneys for the petitioner). Specifically, the following petitions were filed:

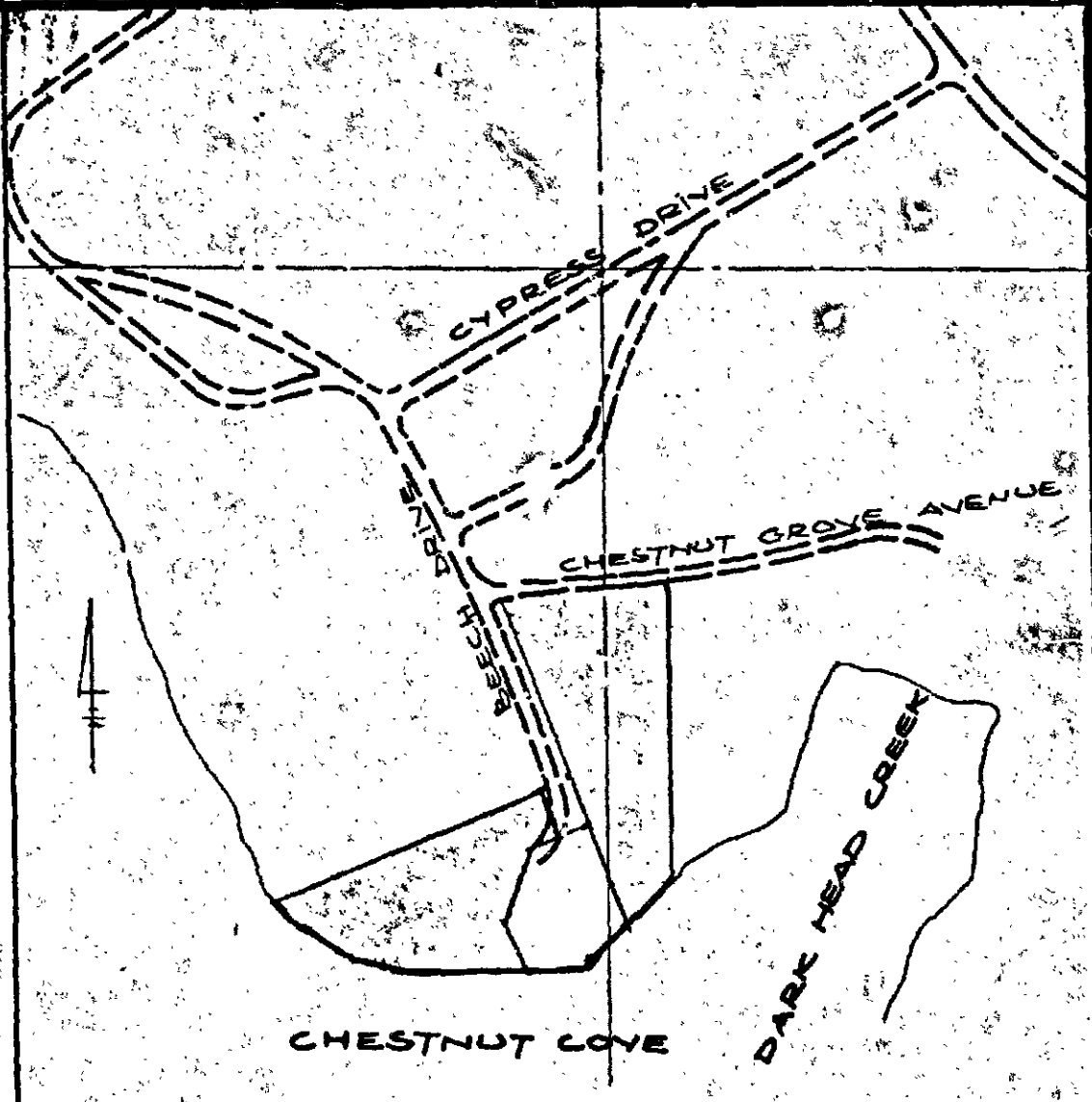
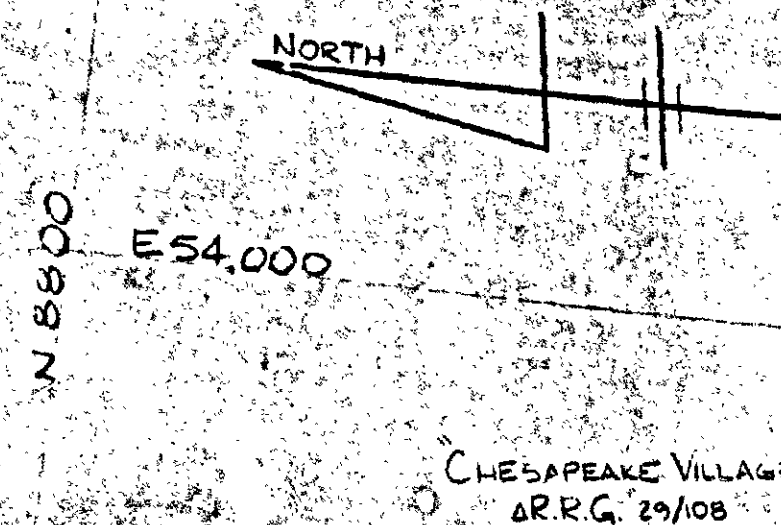
1. Special Exception - for a community building or marina,
2. Special Hearing - to determine the status of proposal as a community building and recreation facilities or marina and the application of R.T.A. (Residential Transition Area), Section 1801.1,
3. Variance - S.409.4, to permit direct access to a roadway from parking spaces in lieu of restricted access.

As advised by John Lewis, Zoning Associate, it is expected that additional variances will be added to the petitions from Section 1802.2.B (C.M.D.P.-V.B.-2) to permit:

On #1125 Beech Drive - 29 ft. front yard setback in lieu of the required 40 ft. (D.R.-5.5) and #1131 Beech Drive - 23 ft. front yard setback in lieu of the required 40 ft. (D.R.-5.5). Also, additional R.T.A. (Residential Transition Area) information is required on the plans.

Zoning approval of any construction (including waterfront) and uses on the above properties is contingent upon the outcome of the public hearing.

WCR:scj



VICINITY MAP
SCALE 1" = 200'

SITE DATA

NET ACREAGE - PARCEL 1: 1.057 ACRES
PARCEL 2: 0.672 ACRES
ZONING - D.R. S.B.
USE - PRIVATE - RENTAL DWELLINGS & RECREATION FACILITY
PROPOSED - 19 PRIVATE BOAT SLIPS
22 PARKING SPACES
(10 EXISTING, 12 PROPOSED)
IMPERVIOUS AREA = 11250 SF = 0.258 AC
PERCENTAGE OF SITE = 0.258 / 1.709 = 0.151 = 15%

BENCH MARK - B.C.M.D. # X-6783
CUT + IN W. CURB 10' S OF WILSON PT. RD.
100' S OF MIDDLE RIVER
VOL. FIRE DEPT.

SOIL TYPE DATA				
AREA	TYPE	BLDG. SETBACK NO. PLACEMENT	PAVING	CLASS
	SUB	SLIGHT	MOD. SLOPE	B

SPECIAL HEARING AND SPECIAL EXCEPTION REQUESTED TO PERMIT RECONSTRUCTION OF EXISTING PIERS AND BOAT DOCKS FOR COMMUNITY BUILDING AND RECREATIONAL PURPOSES ONLY PER 10011.1.C.2
VARIANCE TO SECTION 457

90-271-SP-11A
#123
- SIGN

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING, SPECIAL EXCEPTION AND VARIANCES

PROPERTY OF LINDSAY DRYDEN

1125, 1131, 1137 & 1138 BEECH DRIVE

15TH ELECT. DIST.

BALTO. CO. MD.

SCALE 1" = 30 FT.

DATE: JUNE 23, 1989

- LEGEND**
- EXISTING PARKING
 - PROPOSED PARKING (PERVIOUS PAVING - DURABLE & DUST-FREE SURFACE)
 - EXISTING TREES
 - 10' - CONTOURS - 1' INTERVAL
 - OUTLINE
 - ON - PILING (NEW)
 - OG - PILING (EXISTING)
 - OR - PILING (REPLACED)

- GENERAL NOTES**
- 1- CENSUS TRACT - 4516 COUNCILMANIC DIST. 5
 - 2- NOT A HISTORICAL SITE
 - 3- NO HAZARDOUS MATERIAL TO OUR KNOWLEDGE
 - 4- NO WETLANDS ON SITE
 - 5- NO SLOPES OVER 15%
 - 6- SITE IS WITHIN CRITICAL AREA
 - 7- PROPOSED PARKING TO CONSIST OF PERVIOUS PAVING



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120

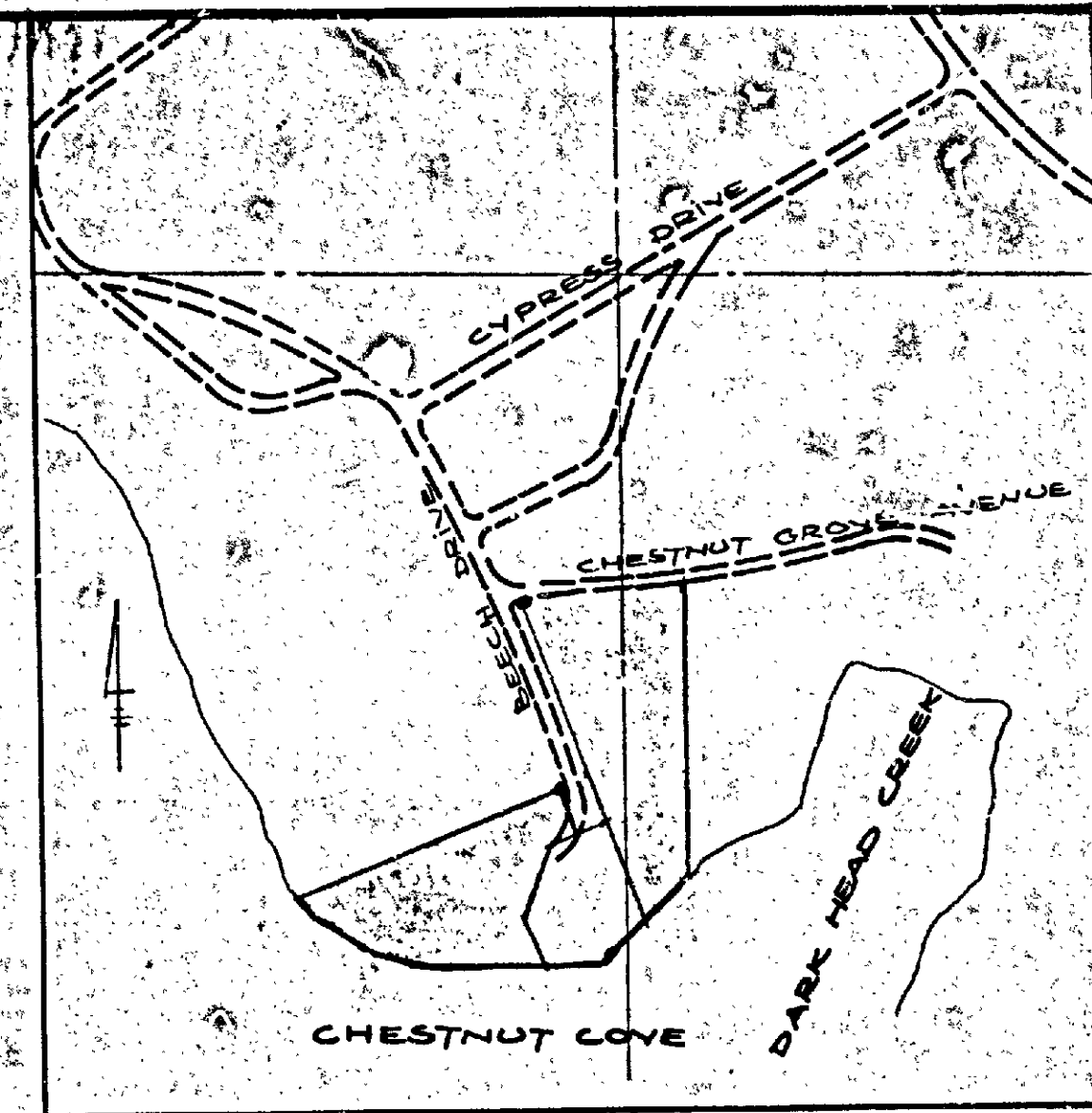
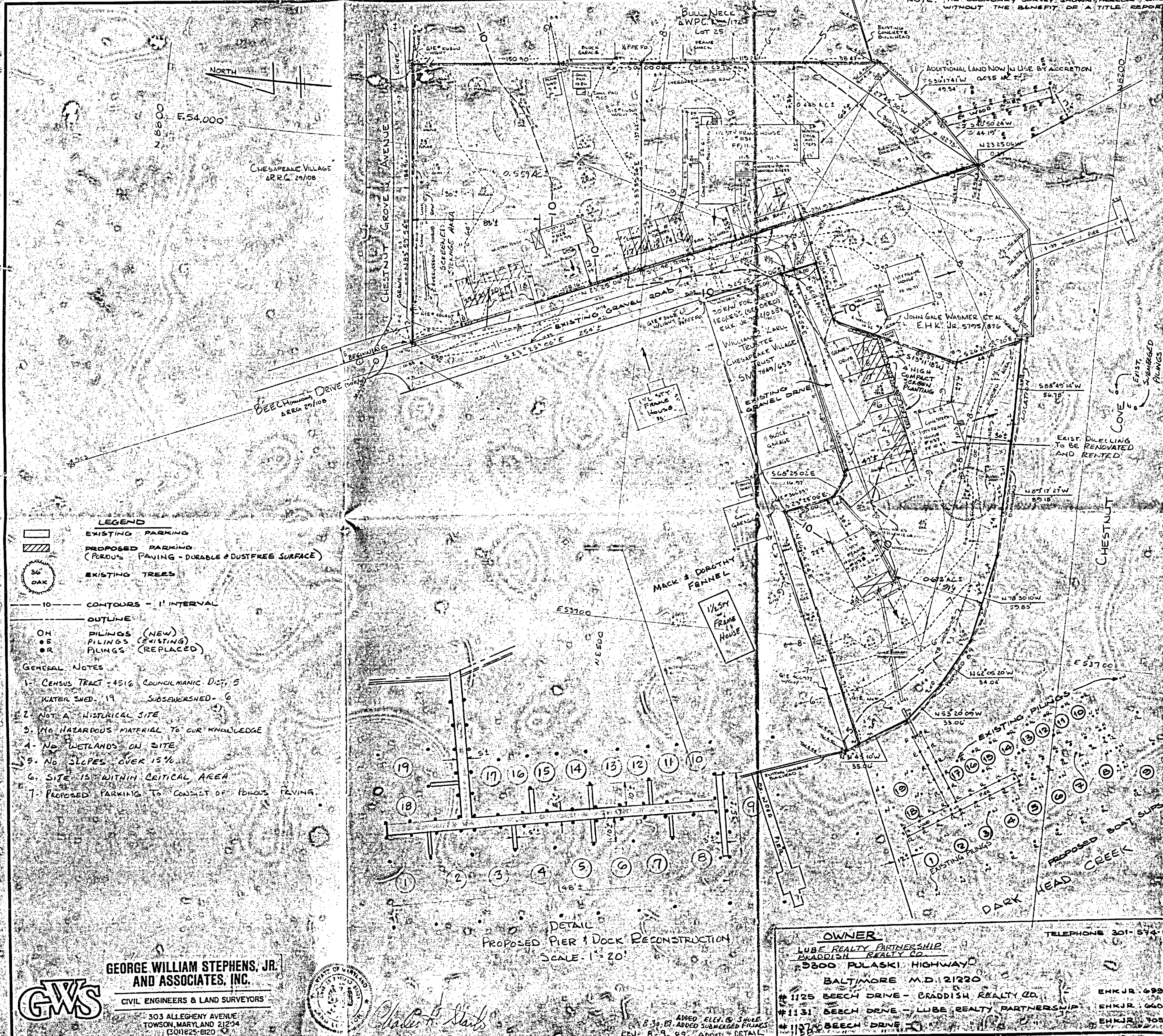


Charles H. Davis

PROPOSED PIER & DOCK RECONSTRUCTION
SCALE 1" = 20'

OWNER
LUBE REALTY PARTNERSHIP
BRADDISH REALTY CO.
9300 FULASKI HIGHWAY
BALTIMORE, M.D. 21220
#1125 BEECH DRIVE - BRADDISH REALTY CO.
#1131 BEECH DRIVE - LUBE REALTY PARTNERSHIP
#1138 BEECH DRIVE -
TELEPHONE 301-574-6000
ENHJR 6992761
ENHJR 6606/604
ENHJR 7052735

APPROVED FOR SHORE
BY 07-07-ADDED SUBMERGED PILING
BY 09-09-ADDED DETAIL



SITE DATA

NET ACREAGE: PARCEL 1 - 1.037 ACRES
PARCEL 2 - 0.672 ACRES
ZONING: D.R. 5.5
USE: PRIVATE - RENTAL DWELLINGS & RECREATION FACILITY
PROPOSED: 19 PRIVATE BOAT SLIPS, 22 PARKING SPACES (10 EXISTING, 12 PROPOSED)

IMPERVIOUS AREA: 11250 SF - 0.258 AC
PERCENTAGE OF SITE: 0.158 - 0.151 - 15%

BENCH MARK - B.C.M.D. # X-6783
CUT + 1' IN W. CURB 10' S. OF WILSON PT. RD.
100' S. OF MIDDLE RIVER
VOL. FIRE DEPT.

SOIL TYPE DATA				
AREA	TYPE	SOIL - 35% OR LESS NO. BASEMENT	PAVING	CLASS
	S&B	SLIGHT	MOD. SLOPE	B

SPECIAL HEARING AND SPECIAL EXCEPTION REQUESTED TO PERMIT RECONSTRUCTION OF EXISTING PIERS AND DOCK LOTS FOR COMMUNITY BUILDING AND RECREATION PURPOSES ONLY PER 10011.1.C.2 VARIANCE TO SECTION 10011.1.C.2

CRITICAL AREA
40-271-SPHXA
#123

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING, SPECIAL EXCEPTION AND VARIANCES

PROPERTY OF LINDSAY DRYDEN

1125, 1131, 1137 & 1138 BEECH DRIVE

15TH ELECT. DIST. BALTO. CO. MD.

SCALE - 1" = 30 FT. DATE: JUNE 23, 1989



GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120



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