



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

August 30, 2013

William N. Bafitis, P.E.
Bafitis and Associates, Inc.
1249 Engleberth Road
Baltimore, Maryland 21221

Dear Mr. Bafitis:

RE: Zoning Verification, 203 Nanticoke Road, Zoning Case 1992-0109SPHA, 15th Election District

On Monday, August 26th, I, along with Carl Richards and yourself conducted a site visit to the subject property to consider the proposed changes reflected on your red-lined-plan and the impact, if any, to parking requirements. Upon review of the plan and the site, it is the opinion of this Office that with some minor adjustments to your site plan as reflected on the revised plan submitted to this Office after our visit to the property, the proposed changes are within the Spirit and Intent of Zoning Case 92-109-SPHA and the Baltimore County Zoning Regulations in general. Please advise your client to have this letter placed on all future plans submitted to this Office for review that may concern the subject property

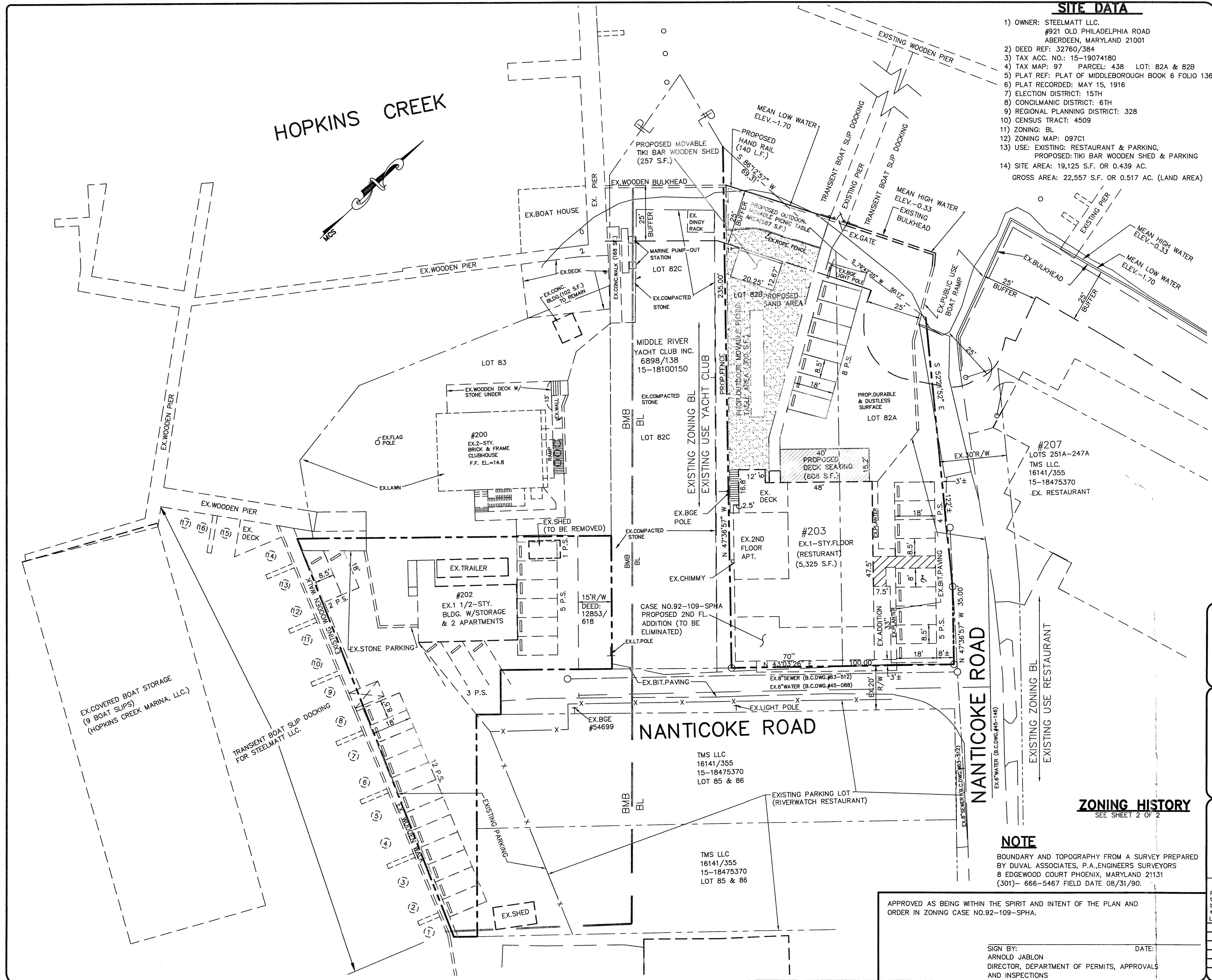
This letter is strictly limited to the application of the BCZR as applied to the inquiries presented in your letter, and does not, in any fashion, represent verification for any other Local, State or other Regulations that may apply to this property.

THE FOREGOING IS MERELY AN INFORMAL OPINION. IT IS NOT AN EXPERT OR LEGAL OPINION. IT IS NOT INTENDED TO BE RELIED ON AS EXPERT OR LEGAL ADVICE, AND IS NOT LEGALLY OR FACTUALLY BINDING ON BALTIMORE COUNTY OR ANY OF ITS OFFICIALS, AGENTS, OR EMPLOYEES. BALTIMORE COUNTY EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE INFORMATION PROVIDED IN THIS DOCUMENT, OR ANY INTERPRETATION THEREOF.

Sincerely,

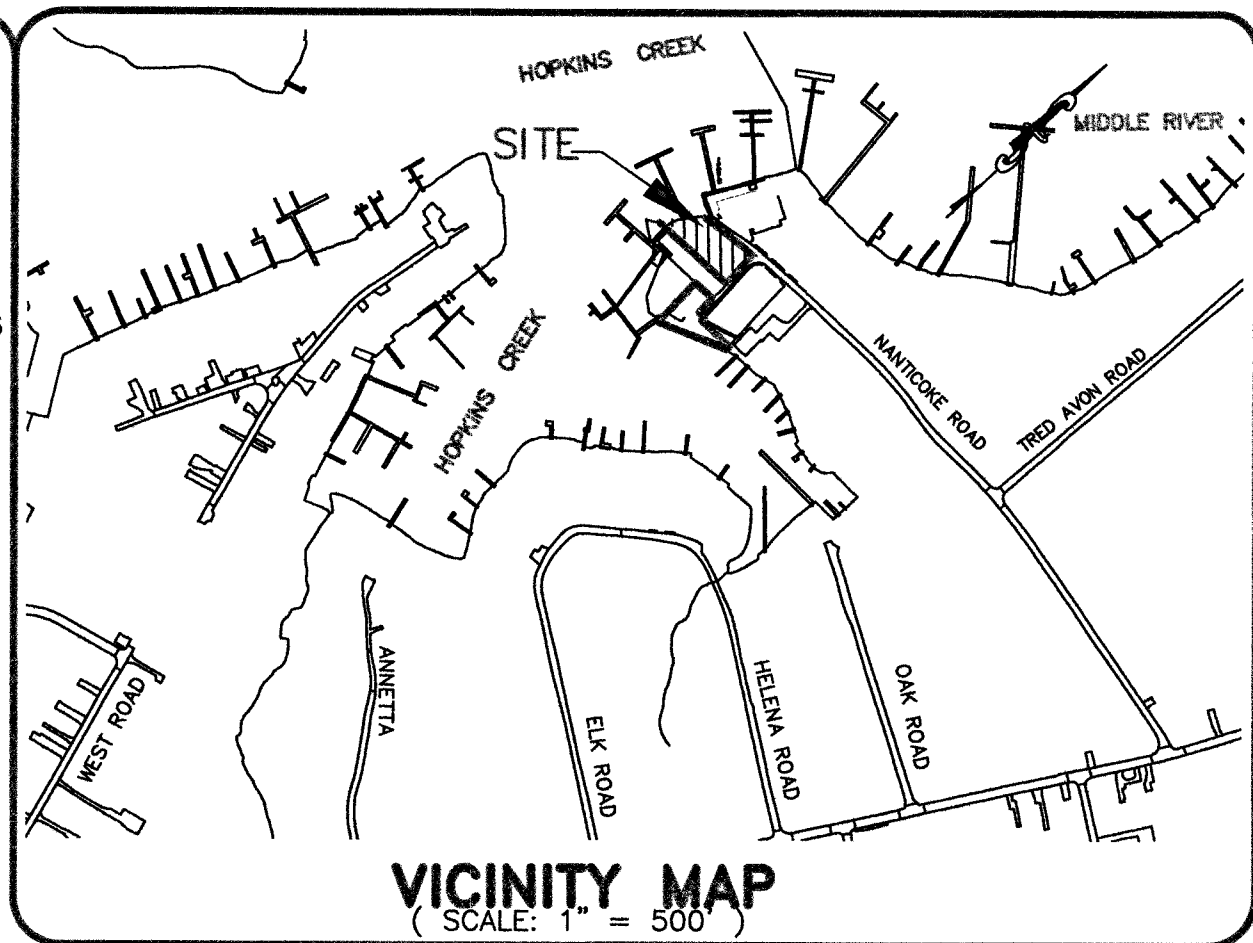
A handwritten signature in black ink, appearing to read "JCM", is written over a horizontal line.

Joseph C. Merrey
Planner II
Zoning Review
410-887-3391



SITE DATA

- 1) OWNER: STEELMATT LLC.
#921 OLD PHILADELPHIA ROAD
ABERDEEN, MARYLAND 21001
- 2) DEED REF: 32760/384
- 3) TAX ACC. NO.: 15-19074180
- 4) TAX MAP: 97 PARCEL: 438 LOT: 82A & 82B
- 5) PLAT REF: PLAT OF MIDDLEBOROUGH BOOK 6 FOLIO 136
- 6) PLAT RECORDED: MAY 15, 1916
- 7) ELECTION DISTRICT: 15TH
- 8) CONCLIMANIC DISTRICT: 6TH
- 9) REGIONAL PLANNING DISTRICT: 328
- 10) CENSUS TRACT: 4509
- 11) ZONING: BL
- 12) ZONING MAP: 097C1
- 13) USE: EXISTING: RESTAURANT & PARKING,
PROPOSED: TIKI BAR WOODEN SHED & PARKING
- 14) SITE AREA: 19,125 S.F. OR 0.439 AC.
GROSS AREA: 22,557 S.F. OR 0.517 AC. (LAND AREA)



PARKING CALCULATIONS

PARKING TABULATIONS FROM CASE NO.92-109-SPHA
EXISTING PARKING TOTAL 33 SPACES

EXISTING FIRST FLOOR:	4,778 S.F.	RESTAURANT	A-3
PROPOSED ADDITIONS 1ST FL.	288 S.F.	REAR	A-3
	363 S.F.	SIDE	A-3
	5,429 S.F.	TOTAL	A-3
EXISTING SECOND FLOOR	576 S.F.	APT.	R-3
	430 S.F.	PORCH	R-3
PROPOSED ADDITION 2ND FL.	1,764 S.F.	STORAGE & OFFICE	A-3
TOTAL A-3	7,193 S.F. X 20/1,000 = 144 SPACES		
TOTAL R-3	1,006 S.F. X 20/1,000 = 2 SPACES		
	TOTAL REQUIRED = 146 SPACES		

PARKING SPACES PROPOSED:
31 + 1 HANDICAPPED = 32 SPACES

NEW PARKING TABULATIONS

REQUIRED PER ZONING CASE NO.92-109-SPHA
GRANTED 32 P.S. IN LIEU OF 146 P.S.

EXISTING PARKING FOR #203 NANTICOKE ROAD:		
1ST FLOOR RESTAURANT 20 P.S. PER 1,000 S.F.		
20 P.S./1,000 S.F. X 5,325 S.F. = 106.50		
TRANSIENT BOAT SLIPS FOR RESTAURANT PATRONS		= 0 P.S.
2ND FLOOR APARTMENT 2 P.S. PER APARTMENT		= 2 P.S.
SUB-TOTAL		= 109 P.S.
PROPOSED PARKING FOR #203 NANTICOKE ROAD:		
TIKI BAR WOODEN SHED 20 P.S. PER 1,000 S.F.		
20 P.S./1,000 S.F. X 257 S.F. = 5.14		
DECK SEATING		
20 P.S./1,000 S.F. X 608 S.F. = 12.16		
OUTDOOR PICNIC TABLE AREA 20 P.S. PER 1,000 S.F.		
20 P.S./1,000 S.F. X 887 S.F. = 17.74		
TOTAL		= 146 P.S.
SAME AS PER ZONING CASE NO.92-109-SPHA		= 146 P.S.
EXISTING PARKING SHOWN FOR #203 NANTICOKE RD. = 17 P.S.		
EXISTING PARKING FOR #202 NANTICOKE ROAD:		
2-APARTMENTS 1.5 P.S. PER APARTMENT		= 3 P.S.
9-BOAT SLIPS 1 P.S. PER 2 SLIPS = 4.5		= 5 P.S.
TOTAL		= 8 P.S.
PROPOSED PARKING FOR #202 NANTICOKE ROAD:		
TRANSIENT BOAT SLIPS FOR RESTAURANT PATRONS = 0 P.S.		
#203 NANTICOKE ROAD (FOR RESTAURANT) = 15 P.S.		
PARKING SHOWN (#202, #203 NANTICOKE ROAD) = 32 P.S.		

Bafitis & Associates, Inc.
1249 Engleberth Rd. Baltimore, MD 21221
(410) 391-2336

William N. Bafitis, P.E.
PRESIDENT
Civil Engineers/Land Planners
SURVEYORS

**AMENDED PLAN TO ACCOMPANY
ZONING VARIANCE & SPECIAL HEARING
CASE NO.92-109-SPHA
FOR
STEELMATT, LLC.
FORMERLY 203 NANTICOKE ROAD, LLC.
AND FORMERLY DRIFTWOOD INN
©
#203 NANTICOKE ROAD
15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND**

STATE OF MARYLAND
WILLIAM N. BAFITIS, P.E.
Professional Engineer
License No. 11641 Expiration Date: 09/09/2015

1

REVISIONS

NO.	REVISIONS	DATE
1	REVISED IN RED FOR STEELMATT, LLC.	08/01/13
2	REVISE PLAN PER MEETING WITH ZONING. (08/26/13)	08/27/13

SIGN BY: ARNOLD JABLON
DIRECTOR, DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

DATE:

ZONING HISTORY

SEE SHEET 2 OF 2

NOTE

BOUNDARY AND TOPOGRAPHY FROM A SURVEY PREPARED BY DUVAL ASSOCIATES, P.A., ENGINEERS SURVEYORS
8 EDGEWOOD COURT PHOENIX, MARYLAND 21131
(301)- 666-5467 FIELD DATE 08/31/90.

APPROVED AS BEING WITHIN THE SPIRIT AND INTENT OF THE PLAN AND ORDER IN ZONING CASE NO.92-109-SPHA.

CASE: 92-109SPHA

NOTE

A WAIVER OF STORMWATER MANAGEMENT WILL BE APPLIED FOR ACCORDANCE WITH SECTION 2-150.3 (C) (1) OF BALTIMORE COUNTY POLICY ON 4/22/91.

PREVIOUS PERMITS

PIER PERMIT NO.B624871
BULKHEAD PERMIT NO.B624869
TIKI BAR PERMIT NO.B792603
BUILDING ADDITION PERMIT NO.B800689
INTERIOR ALTERATIONS PERMIT NO.800116

CITATION

CASE NO. EIR-12-001-C1

NOTES

ALL PARKING AREAS WILL BE A DURABLE, DUSTLESS SURFACE PERMANENTLY STRIPED AS SHOWN.

PRE-CAST CONCRETE WHEEL STOPS WILL BE INSTALLED AS SHOWN.

ALL LIGHTING WILL BE ARRANGED SO AS TO REFLECT THE LIGHT AWAY FROM RESIDENTIAL LOTS.

MAXIMUM HIEGHT OF ALL STRUCTURES SHALL EXCEED 40 FEET.

THERE ARE NO FREESTANDING SIGN PROPOSED.

THERE IS NO CHANGE IN THE EXISTING SETBACKS.

ZONING HISTORY

- Case No. R-1068, October 23, 1947
Petition for Zoning Re-Classification from "A" Residence to "E" Commercial, Denied
- Case No. 4984 RX (April 27, 1960)
Petition for Zoning Reclassification from R6 to BR, and special exception for boat yard denied by Deputy Zoning Commissioner
- Case No. 4984 RX Appeal
Petitioner appealed denial of special exception. Appeals Board granted special exception for a boat yard with the following restrictions as to use:
 - For the rental of not more than 35 slips for boat storage, and
 - For the sale of gasoline from the pier, no other sales such as repair of boats, a railway for the launching of boats, storage of boats on land or the sale of any other materials that may be generally found in boat yards shall be permitted,
- Case No. 69-30 X (June 18, 1968)
Requested & Granted, Special Exception for living quarters in a commercial building.
- Case No. 92-109-SPHA
Requested Special hearing for approval of amendments to previously approved site plan and zoning variances for parking, screening, offsets from R/W, drive aisle widths, setbacks and building alterations.

GRANTED

Therefore, it is ORDERED by the Deputy Zoning Commissioner for Baltimore County this 7th day of May, 1992 that the Petition for Special Hearing to approve an amendment to the previously approved site plan in Case No. 69-30-X, in accordance with Petitioner's Exhibits 1, 2 and 3, be and is hereby GRANTED; and,

It is FURTHER ORDERED that the Petition for Zoning Variance requesting relief from the Baltimore County Zoning Regulations (B.C.Z.R.) As follows: From Section 409.5A.2 to permit 32 parking spaces in lieu of the required 146 for an existing restaurant and apartment; from Section 409.8 A.1 to permit a waiver of screening requirements; to permit parking to be located between 0 feet and 8 feet from street rights-of-way in lieu of the required 10 feet; from Section 409.4.C to permit a two-way maneuvering aisle to be between 3 feet and 8 feet wide in lieu of the required 22 feet; and from Section 232.2.b to permit a side street setback of 3 feet in lieu of the required 10 feet, for proposed additions and alterations to the existing building, in accordance with Petitioner's Exhibits 1, 2 and 3, be and is hereby GRANTED, subject to the following restrictions;

- The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- Compliance with all recommendations made by the Department of Environmental Protection and Resource Management as to Critical Areas requirements.
- Compliance with all Zoning Plans Advisory Committee comments submitted hereto, including the comments submitted by the Department of Permits and Licenses dated October 7, 1991.
- When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

It is FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated April 22, 1992, attached hereto and made a part hereof.

SPIRIT & INTENT LETTER FOR CASE #92-109-SPHA

KEVIN KAMENETZ
County Executive



June 28, 2012

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

William N. Bafitis
Bafitis & Associates, Inc.
1249 Engleberth Road
Baltimore, MD 21221

Dear Mr. Bafitis:

Re: Spirit & Intent Letter, Hearing Case #92-109-SPHA, 203 Nanticoke Road, 15th Election District

This is in response to your letter dated June 25, 2012 to Arnold Jablon, Director of Permits, Approvals and Inspections, who has authorized this reply. Based on the information contained in your letter, the available zoning records and my conversation with Mr. Carl Richards, Zoning Supervisor, the following has been determined.

- The subject property is currently zoned BL (Business Local) per Baltimore County Zoning Map no 097C1 (copy attached).
- The proposed changes that consist of adding a 257 sq. ft. Tiki Bar with 1,610 sq. ft. of outdoor seating area and removal of second floor proposed office and storage area is within the spirit and intent of hearing Case 92-109-SPHA. Please prepare and submit to this office an amended version of the site plan submitted in zoning case 92-109-SPHA clearly showing the modification and other collateral changes, including a signature block titled: APPROVED AS BEING WITHIN THE SPIRIT AND INTENT OF THE PLAN AND ORDER IN ZONING CASE 92-109-SPHA.

The foregoing is merely an informal opinion. It is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

Jan Fernando
Planner II
Zoning Review

Carl Richards, Jr.
Zoning Supervisor

JRF/kl

NOTE

BOUNDARY AND TOPOGRAPHY FROM A SURVEY PREPARED BY DUVAL ASSOCIATES, P.A., ENGINEERS SURVEYORS
8 EDGEWOOD COURT PHOENIX, MARYLAND 21131
(301)- 666-5467 FIELD DATE 08/31/90.

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (this "Agreement") is made as of this 26 day of JULY, 2013, by and between HOPKINS CREEK MARINA, LLC, party of this first part ("Hopkins"), and STEELMATT, LLC, party of the second part ("Steelmatt").

RECITALS

A. Hopkins is the owner of the marina property known as 202 Nanticoke Road, on which it operates a boat marina.

B. Steelmatt is the owner of the property known as 203 Nanticoke Road, on which it operates a restaurant facility.

C. Steelmatt has requested approval from Baltimore County, Maryland to make certain renovations to its facility, including the relocation of its Tiki Bar and outdoor seating area.

D. In order to grant the approval, Baltimore County may require Steelmatt to add or maintain a certain number of vehicle parking spaces to serve its restaurant.

E. Steelmatt has requested, and Hopkins has agreed to this Agreement whereby, for valuable consideration, Hopkins shall grant and convey to Steelmatt a parking easement (the "Easement") as described in this Agreement.

TERMS

In consideration of the payment of \$ 1.00 per month by Steelmatt to Hopkins, the adequacy of which is hereby acknowledged, the parties hereto agree as follows:

1. Hopkins hereby grants and conveys to Steelmatt, this parking "Easement" of 15 vehicle parking spaces on the Hopkins property at 202 Nanticoke Road, together with ingress and egress to and from said spaces.

2. Each space shall be the size of customary and usual vehicle parking spaces; and the location of each space shall be determined by Hopkins from time to time.

3. Hopkins shall have the absolute and unilateral right to cancel the Easement at anytime upon 90 days advance written notice to Steelmatt, in which event Steelmatt shall

permanently relinquish and vacate the Easement.

4. Steelmatt shall indemnify and hold Hopkins harmless from any losses or damages, including Attorney's fees incurred by Hopkins as a result of Steelmatt's use and enjoyment of the Easement.

5. Steelmatt shall immediately maintain and repair any and all of the Hopkins property affected by Steelmatt's use of the Easement by Steelmatt, its employees, guests and/or invitees.

6. At all times during the term of this Easement, Steelmatt shall maintain insurances, in such amounts and terms as Hopkins shall reasonably require, protecting and benefiting Hopkins.

7. This Easement shall run with and be appurtenant to the title to the said Steelmatt property.

WITNESS the hands and seals of the parties hereto as of the date first written above.

WITNESS:

HOPKINS CREEK MARINA, LLC

By: (SEAL)

Frank J. Mattes, Member

STEELMATT, LLC

By: (SEAL)

Scott Steele, Member

STATE OF MARYLAND, Baltimore, TO WIT:

I HEREBY CERTIFY that on this 26 day of July, 2013, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared FRANK J. MATTES, Member of HOPKINS CREEK MARINA, LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, who signed the same in my presence, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal.

Notary Public

Notary's Seal
Here

My commission expires:

TYRONE L. PRATT
Notary Public-Maryland
Baltimore County
My Commission Expires
March 21, 2015

STATE OF MARYLAND, Baltimore, TO WIT:

I HEREBY CERTIFY that on this 26 day of July, 2013, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared SCOTT STEELE, Member of STEELMATT, LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, who signed the same in my presence, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal.

Notary Public

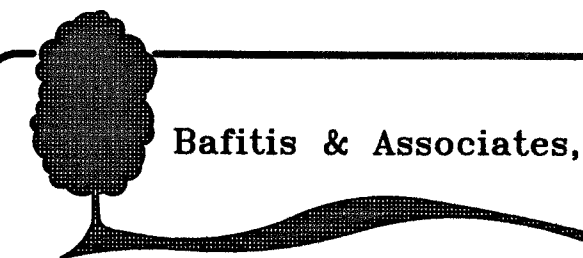
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Notary Public-Maryland
Baltimore County
My Commission Expires
March 21, 2015

APPROVED AS BEING WITHIN THE SPIRIT AND INTENT OF THE PLAN AND ORDER IN ZONING CASE NO.92-109-SPHA.

SIGN BY: _____ DATE: _____
ARNOLD JABLON
DIRECTOR, DEPARTMENT OF PERMITS, APPROVALS
AND INSPECTIONS



Bafitis & Associates, Inc.

William N. Bafitis, P.E.
PRESIDENT

Civil Engineers/Land Planners
SURVEYORS

1249 Engleberth Rd. Baltimore, MD 21221

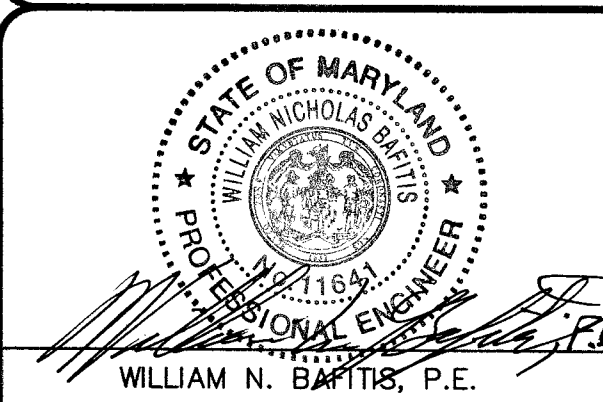
(410) 391-2336

AMENDED PLAN TO ACCOMPANY ZONING VARIANCE & SPECIAL HEARING CASE NO.92-109-SPHA

FOR
STEELMATT, LLC.
FORMERLY 203 NANTICOKE ROAD, LLC.
AND FORMERLY DRIFTWOOD INN

203 NANTICOKE ROAD

15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 11641 Expiration Date: 09/09/2015

NO.	REVISIONS	DATE
	REVISED IN RED FOR STEELMATT, LLC.	08/01/13
	REVISE PLAN PER MEETING WITH ZONING. (08/26/13)	08/27/13

SCALE:

NONE

JOB ORDER NO:

20507B

DATE:

05/22/13

CHECKED:

W.N.B.

DRAWN:

W.N.B.

SHEET 2 OF 2



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

June 28, 2012

William N. Bafitis
Bafitis & Associates, Inc.
1249 Engleberth Road
Baltimore, MD 21221

Dear Mr. Bafitis:

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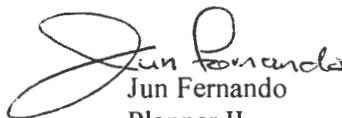
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2. The proposed changes that consist of adding a 257 sq. ft. Tiki Bar with 1,610 sq. ft. of outdoor seating area and removal of second floor proposed office and storage area is within the spirit and intent of hearing Case 92-109-SPHA. Please prepare and submit to this office an amended version of the site plan submitted in zoning case 92-109-SPHA clearly showing the modification and other collateral changes, including a signature block titled:
APPROVED AS BEING WITHIN THE SPIRIT AND INTENT OF THE PLAN AND
ORDER IN ZONING CASE 92-109-SPHA.

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I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,


Jun Fernando
Planner II
Zoning Review


Carl Richards, Jr.
Zoning Supervisor

JRF/kl

NOTE

A WAIVER OF STORMWATER MANAGEMENT WILL BE APPLIED FOR ACCORDANCE WITH SECTION 2-150.3 (C) (1) OF BALTIMORE COUNTY POLICY ON 4/22/91.

PREVIOUS PERMITS

PIER PERMIT NO. B624871
BULKHEAD PERMIT NO. B624869

CITATION

CASE NO. EIR-12-001-C1

NOTES

ALL PARKING AREAS WILL BE A DURABLE, DUSTLESS SURFACE PERMANENTLY STRIPED AS SHOWN.

PRE-CAST CONCRETE WHEEL STOPS WILL BE INSTALLED AS SHOWN.

ALL LIGHTING WILL BE ARRANGED SO AS TO REFLECT THE LIGHT AWAY FROM RESIDENTIAL LOTS.

MAXIMUM HIEGHT OF ALL STRUCTURES SHALL EXCEED 40 FEET.

THERE ARE NO FREESTANDING SIGN PROPOSED.

THERE IS NO CHANGE IN THE EXISTING SETBACKS.

NOTES

- Topography shown hereon was taken from Baltimore County GIS Topography & updated by field survey.
- The Firm Insurance Rate Map, 240010-0440 F indicates this is situated within flood Zone AE. F.E.M.A. Indicates a Flood Elevation of 8.5 NAVD 88 based on a Flood Insurance Study Number 240010V000B. A minimum first floor elevation 10.5 NAVD 88.
- Property lines shown hereon were established by a boundary survey.
- This site is situated within the Chesapeake Bay Critical Areas and is classified by land use as Limited Development Area (LDA). (MAP 97)
- There shall be no clearing, grading, construction or disturbance of vegetation within the 100' Buffer Area except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
- This site is situated within a Mapped Buffer Management Area of the Chesapeake Bay Critical Areas.
- There are no forest or developed woodlands on this site.
- There are no Tidal & Non-Tidal Wetlands shown on this site.
- There is no significant plant or animal habitat on this site.
- There are no slopes greater than 15% on this site.
- There are no known wells on this site.
- There are no known underground storage tanks or septic systems on this site.
- There are no known potentially hazardous materials on this site as defined by Title 7-Health and Environmental Article, Annotated Code of Maryland, except as noted.
- There are no buildings or property within this site that are included on the Maryland Historical Trust Inventory, The Baltimore County Landmarks List, the National Register of Historic Places, the Maryland Archeological Survey or is a Baltimore County Historical District.
- The site has 100' ± of water frontage.
- Public Water and sewer serve this site.
- Caution underground utilities may exist in Nanticoke Road & onsite, contact Miss Utility (800-257-7777) prior to any construction.
- Proposed shed total height < 15'; eave height < 10'.
- Mitigation Fee-in-Lieu of \$420.00 for planting has been paid.

ZONING HISTORY

- Case No. R-1068, October 23, 1947
Petition for Zoning Re-Classification from "A" Residence to "E" Commercial, Denied
- Case No. 4984 RX (April 27, 1960)
Petition for Zoning Reclassification from R6 to BR, and special exception for boat yard denied by Deputy Zoning Commissioner
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- Case No. 92-109-SPHA
Requested Special hearing for approval of amendments to previously approved site plan and zoning variances for parking, screening, offsets from R/W, drive aisle widths, setbacks and building alterations.

GRANTED

Therefore, it is ORDERED by the Deputy Zoning Commissioner for Baltimore County this 7th day of May, 1992 that the Petition for Special Hearing to approve an amendment to the previously approved site plan in Case No. 69-30-X, in accordance with Petitioner's Exhibits 1, 2 and 3, be and is hereby GRANTED; and,

It is FURTHER ORDERED that the Petition for Zoning Variance requesting relief from the Baltimore County Zoning Regulations (B.C.Z.R.) As follows: From Section 409.5.A.2 to permit 32 parking spaces in lieu of the required 146 for an existing restaurant and apartment; from Section 409.8.A.1 to permit a waiver of screening requirements; to permit parking to be located between 0 feet and 8 feet from street rights-of-way in lieu of the required 10 feet; from Section 409.4.C to permit a two-way maneuvering aisle to be between 3 feet and 8 feet wide in lieu of the required 22 feet; and from Section 232.2.b to permit a side street setback of 3 feet in lieu of the required 10 feet, for proposed additions and alterations to the existing building, in accordance with Petitioner's Exhibits 1, 2 and 3, be and is hereby GRANTED, subject to the following restrictions;

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- When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

It is FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated April 22, 1992, attached hereto and made a part hereof.

PARKING TABULATIONS FROM CASE NO. 92-109-SPHA

EXISTING PARKING TOTAL 33 SPACES

PARKING CALCULATIONS:

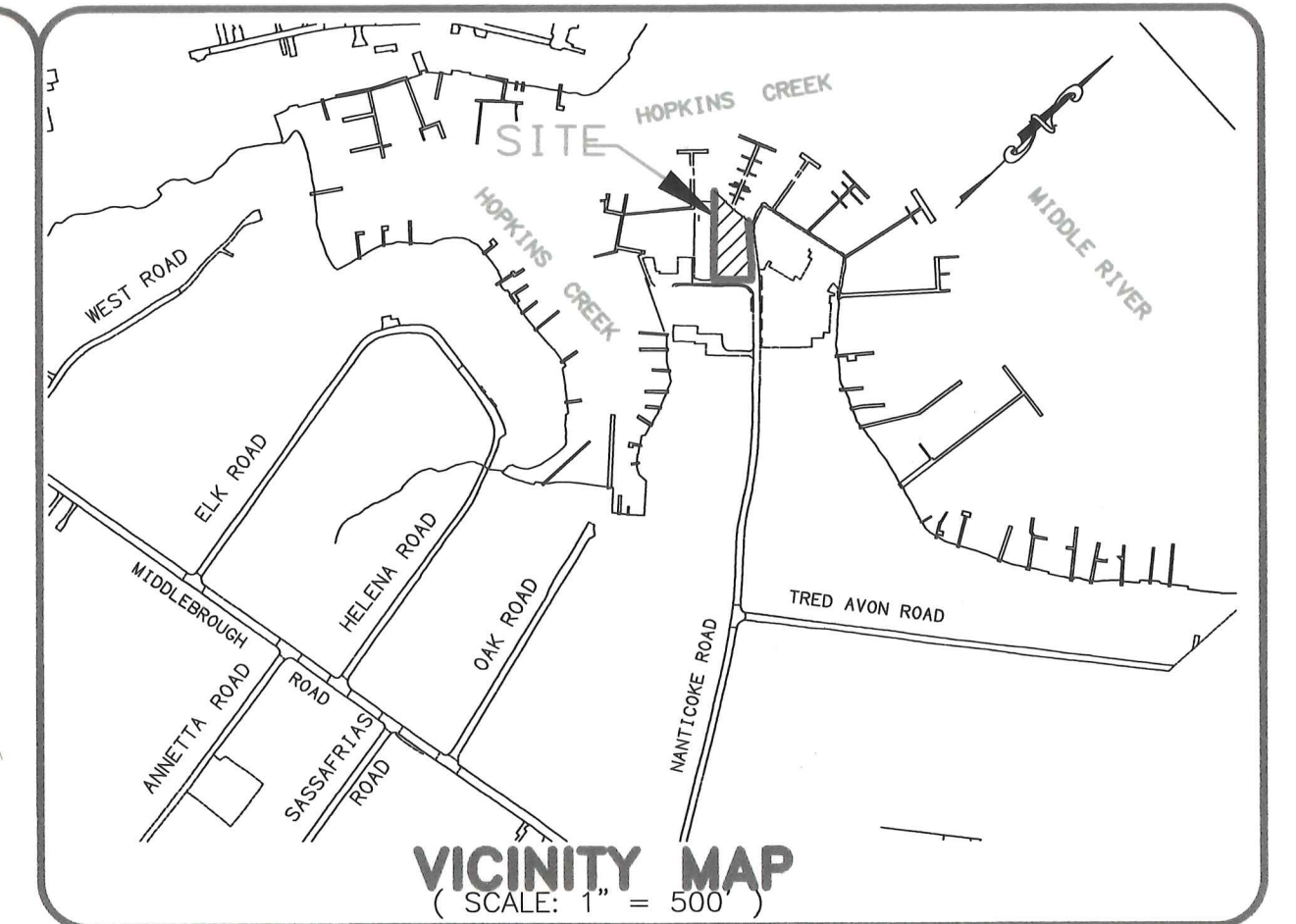
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EXISTING SECOND FLOOR	576 S.F.	APT.	R-3
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PROPOSED ADDITION 2ND FL.	1, 764 S.F.	STORAGE & OFFICE	A-3
TOTAL A-3	7, 193 S.F. X 20/1,000	= 144 SPACES	
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PARKING SPACES PROPOSED:

31 + 1 HANDICAPPED = 32 SPACES

APPROVED AS BEING WITHIN THE SPIRIT AND INTENT OF THE PLAN AND ORDER IN ZONING CASE NO. 92-109-SPHA.

SIGN BY: ARNOLD JABLON
DIRECTOR, DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS



SITE DATA

- OWNER: MIKE BIRMINGHAM 203 NANTICOKE ROAD LLC #203 NANTICOKE ROAD BALTIMORE COUNTY, MARYLAND 21221
- DEED REF: 22003/226
- TAX ACC. NO.: 15-19074180
- TAX MAP: 97 PARCEL: 438 LOT: 82A & 82B
- PLAT REF: PLAT OF MIDDLEBOROUGH BOOK 6 FOLIO 136
- PLAT RECORDED: MAY 15, 1916
- ELECTION DISTRICT: 15TH
- CONCILMANIC DISTRICT: 6TH
- REGIONAL PLANNING DISTRICT: 328
- CENSUS TRACT: 4509
- ZONING: BL
- ZONING MAP: 097C1
- USE: EXISTING: RESTAURANT & PARKING, 16 BOAT SLIPS
PROPOSED: TIKI BAR WOODEN SHED

- SITE AREA: 19, 125 S.F. OR 0.439 AC.
GROSS AREA: 22, 557 S.F. OR 0.517 AC. (LAND AREA)

15) PARKING TABULATIONS

REQUIRED PER ZONING CASE NO. 92-109-SPHA
GRANTED 32 P.S. IN LIEU OF 146 P.S.

EXISTING:

1ST FLOOR RESTAURANT 20 P.S. PER 1,000 S.F.
20 P.S. / 1,000 S.F. X 5,210 S.F. = 104.2 = 105 P.S.
TRANSIENT BOAT SLIPS FOR RESTAURANT PATRONS = 0 P.S.
2ND FLOOR APARTMENT 2 P.S. PER APARTMENT = 2 P.S.

PROPOSED:

TIKI BAR WOODEN SHED 20 P.S. PER 1,000 S.F.
20 P.S. / 1,000 S.F. X 257 S.F. = 5.14 = 6 P.S.
OUTDOOR PICNIC TABLE AREA 20 P.S. PER 1,000 S.F.
20 P.S. / 1,000 S.F. X 1,610 S.F. = 32.20 = 33 P.S.
TOTAL = 146 P.S.
SAME AS PER ZONING CASE NO. 92-109-SPHA = 146 P.S.

PARKING SHOWN

SEE PARKING TABULATIONS FROM CASE NO. 92-109-SPHA (BELOW)

Bafitis & Associates, Inc.
1249 Engleberth Rd. Baltimore, MD 21221
(410) 391-2336

William N. Bafitis, P.E.
PRESIDENT
Civil Engineers/Land Planners
SURVEYORS
(410) 391-2336

AMENDED PLAN TO ACCOMPANY
ZONING VARIANCE & SPECIAL HEARING
CASE NO. 92-109-SPHA

FOR
203 NANTICOKE ROAD, LLC.
FORMERLY DRIFTWOOD INN

#203 NANTICOKE ROAD

15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

	SCALE: 1" = 20'
	JOB ORDER NO: 21205
	DATE: 06/28/12
	CHECKED: W.N.B.
	DRAWN: W.N.B.
	SHEET 1 OF 1
	NO.
	REVISIONS
DATE	

NOTE

BOUNDARY AND TOPOGRAPHY FROM A SURVEY PREPARED BY DUVAL ASSOCIATES, P.A., ENGINEERS SURVEYORS 8 EDGEWOOD COURT PHOENIX, MARYLAND 21131 (301)-666-5467 FIELD DATE 08/31/90.

LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING CONTOURS
- ZONING LINES
- EXISTING BUFFER LINE

IN RE: PETITION FOR SPECIAL HEARING AND ZONING VARIANCE - W/S Nanticoke Rd. at Patapsco Ave. (201 Nanticoke Road) 15th Election District 5th Councilmanic District

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 92-109-SPHA

Gerald T. Caldwell
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing in which the petitioner requests approval of an amendment to the previously approved site plan in Case No. 69-30-X and a Petition for Zoning Variance in which the petitioner requests relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 409.5.A.2 to permit 32 parking spaces in lieu of the required 146 for an existing restaurant and apartment; from Section 409.8.A.1 to permit a waiver of screening requirements; to permit parking to be located between 0 feet and 8 feet from the street rights-of-way in lieu of the required 10 feet; from Section 409.4.C to permit a two-way maneuvering aisle to be between 3 feet and 8 feet wide in lieu of the required 22 feet; and from Section 232.2.b to permit a side street setback of 3 feet in lieu of the required 10 feet, for proposed additions and alterations to the existing building, all as more particularly described on Petitioner's Exhibit 1.

The Petitioner, Gerald T. Caldwell, appeared, testified, and was represented by John O. Henneghan, Esquire. Also appearing on behalf of the Petitioner were Steve Annis, Architect, and Ernest Peek, Registered Landscape Architect. Appearing on behalf of the Baltimore County Department of Environmental Protection and Resource Management was David C. Flowers. There were no Protestants.

Testimony indicated that the subject property, known as 301 Nanticoke Road, consists of 0.50 acres more or less zoned B-1 and is improved with a two-story building known as the Driftwood Inn Restaurant. Said property is located within the Chesapeake Bay Critical Areas on Hopkins Creek. This property was the subject of prior Case No. 69-30-X in which a special exception was granted for an apartment on the second floor of the existing building. The petitioner is desirous of making alterations and constructing additions to the existing building in accordance with that depicted on Petitioner's Exhibit 1. Mr. Caldwell testified the proposed improvements are necessary to update and enlarge existing kitchen and dining room facilities on the first floor and provide additional storage and office space on the second floor. He testified that all of the variances requested, with the exception of the number of parking spaces to be provided, are as a result of existing improvements. Testimony indicated that the site currently provides 33 parking spaces and that the proposed reconfiguration of the parking arrangement will result in the loss of 1 parking space. Petitioner testified that all special exception requirements, including Chesapeake Bay Critical Areas recommendations, will be met. Testimony indicated the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding neighborhood, and in fact, will actually serve to benefit the community.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel.

This property is located within the Chesapeake Bay Critical Areas and as such, is subject to any recommendations made by the Department of Environmental Protection and Resource Management upon completion of their findings. The granting of the relief requested is contingent upon compliance with any and all recommendations made by DEPRM.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for

Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 7th day of May, 1992 that the Petition for Special Hearing to approve an amendment to the previously approved site plan

in Case No. 69-30-X, in accordance with Petitioner's Exhibits 1, 2 and 3, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Zoning Variance requesting relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 409.5.A.2 to permit 32 parking spaces in lieu of the required 146 for an existing restaurant and apartment; from Section 409.8.A.1 to permit a waiver of screening requirements; to permit parking to be located between 0 feet and 8 feet from street rights-of-way in lieu of the required 10 feet; from Section 409.4.C to permit a two-way maneuvering aisle to be between 3 feet and 8 feet wide in lieu of the required 22 feet; and from Section 232.2.b to permit a side street setback of 3 feet in lieu of the required 10 feet, for proposed additions and alterations to the existing building, in accordance with Petitioner's Exhibits 1, 2 and 3, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Compliance with all recommendations made by the Department of Environmental Protection and Resource Management as to Critical Areas requirements.
- 3) Compliance with all Zoning Plans Advisory Committee comments submitted hereto, including the comments submitted by the Department of Permits and Licenses dated October 1, 1991.
- 4) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated April 22, 1992, attached hereto and made a part hereof.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

THK-bjs

401 Bosley Avenue
Towson, MD 21204

(410) 887-3733

April 22, 1992

Mr. Ernest L. Peek
Peek/Smith, Inc.
303 West Pennsylvania Avenue
Towson, Maryland 21204

Dear Mr. Peek:

The Baltimore County Environmental Impact Review Division has reviewed the revised Findings Plan for the Driftwood Inn. The following comments must still be addressed prior to plan approval:

1. Site area should not include land that is below mean high tide; this is lands of the State.
2. Adjust the 15% forest cover requirement to correspond with the new site area.
3. Include a note stating that the afforestation areas shall be planted in accordance with a Forest Establishment Plan and Agreement, not the Landscape Manual. These are required prior to release of the grading and building permits.
4. Show an access path to the pier. This area may not be included as an afforestation area.
5. Wheel stops or fencing must be shown along the edge of the afforestation areas. These areas must be afforded the best opportunity for survival.
6. Change the total disturbed area to include the proposed paving and afforestation areas.
7. A waiver of the Stormwater Management Requirements must still be applied for and approved. There is no record of an application in that Division's records.

RECEIVED
APR 27 1992
ZONING OFFICE

Mr. Ernest L. Peek
April 22, 1992
Page 2

If there are any questions, contact Ms. Nancy Pentz at 887-2904.

Sincerely yours,

Patricia M. Farr
Coordinator
Chesapeake Bay Critical Area Program

PMF:NP:ju

cc: Mr. Timothy Kotroco
Mr. Gerry Caldwell
Mr. John Gontrum

PEEK/MQBCA

111 West Chesapeake Avenue
Towson, MD 21204

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

October 15, 1991

887-3353

John O. Henengan, Esquire
814 Eastern Blvd
Baltimore, MD 21221

RE: Item No. 101, Case No. 92-109-SPHA
Petitioner: Gerald T. Caldwell
Petition for Special Hearing

Dear Mr. Henengan:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments
Date: October 15, 1991
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,

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

JED:ju

Enclosures

cc: Mr. Gerald T. Caldwell
203 Nanticoke Road
Baltimore, MD 21221

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this
23rd day of August, 1991.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Gerald T. Caldwell

Petitioner's Attorney: John O. Henengan

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: October 9, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: September 3, 1991

ITEM NUMBER: 101

This site is subject to future C.R.G. comments.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE
October 7, 1991

TO: ZONING COMMISSIONER, DEPARTMENT ZONING
FROM: RICHARD F. SEIM, PLANS REVIEW CHIEF,
DEPARTMENT OF PERMITS & LICENSES

SUBJECT: ZONING ITEM #101
PROPERTY OWNER: Gerald T. Caldwell

LOCATION: W/S Nanticoke Road at intersection with N/S
Patapsco Avenue (#203 Nanticoke Road)
ELECTION DISTRICT: 15th
COUNCILMANIC DISTRICT: 5th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

(✓) PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.02.02, MARYLAND BUILDING CODE FOR THE HANDICAPPED.

() PARKING LOCATION () RAMPS (degree slope)
(✓) NUMBER PARKING SPACES () CURB CUTS
() BUILDING ACCESS () SIGNAGE

(✓) PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.

(✓) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.

() A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.

(✓) STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 517.0 COUNCIL BILL #192-90 (BALTIMORE COUNTY BUILDING CODE).

() OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN. A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1990 NATIONAL BUILDING CODES AS ADOPTED BY COUNTY COUNCIL BILL #192-90 EFFECTIVE 1/13/91

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: October 2, 1991
Zoning Administration and
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Caldwell Property, Item No. 101

In reference to the Petitioner's request, staff offers the following comments:

This office has serious concerns regarding whether the proposed number of parking spaces is sufficient to meet the demands of employee and customer parking. In an effort to obtain more detailed information relative to this request, staff contacted Mr. John O. Henengan, Attorney for the applicant, and asked that he provide a breakdown of the number of existing seats and proposed seats in the restaurant.

The Office of Planning and Zoning will provide revised comments when we are in receipt of the requested information. It is further recommended that any information regarding the number of seats be placed on the approved plan should the request be granted.

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/rdn

ITEM101/TXTROZ

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director DATE: August 27, 1992
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Case No. (92-109-SPHA)
Driftwood Inn

The Department of Environmental Protection and Resource Management offers the following comments on the above referenced zoning item.

See attached Chesapeake Bay Critical Area Findings.

JLP:ju

JABLON/S/TXTJEU

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director DATE: August 25, 1992
Office of Zoning Administration
and Development Management

FROM: J. James Dieter

SUBJECT: Petition for Zoning Variance - Case No. 92-109-SPHA
Driftwood Inn
Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 203 Nanticoke Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Mr. Gerald Caldwell

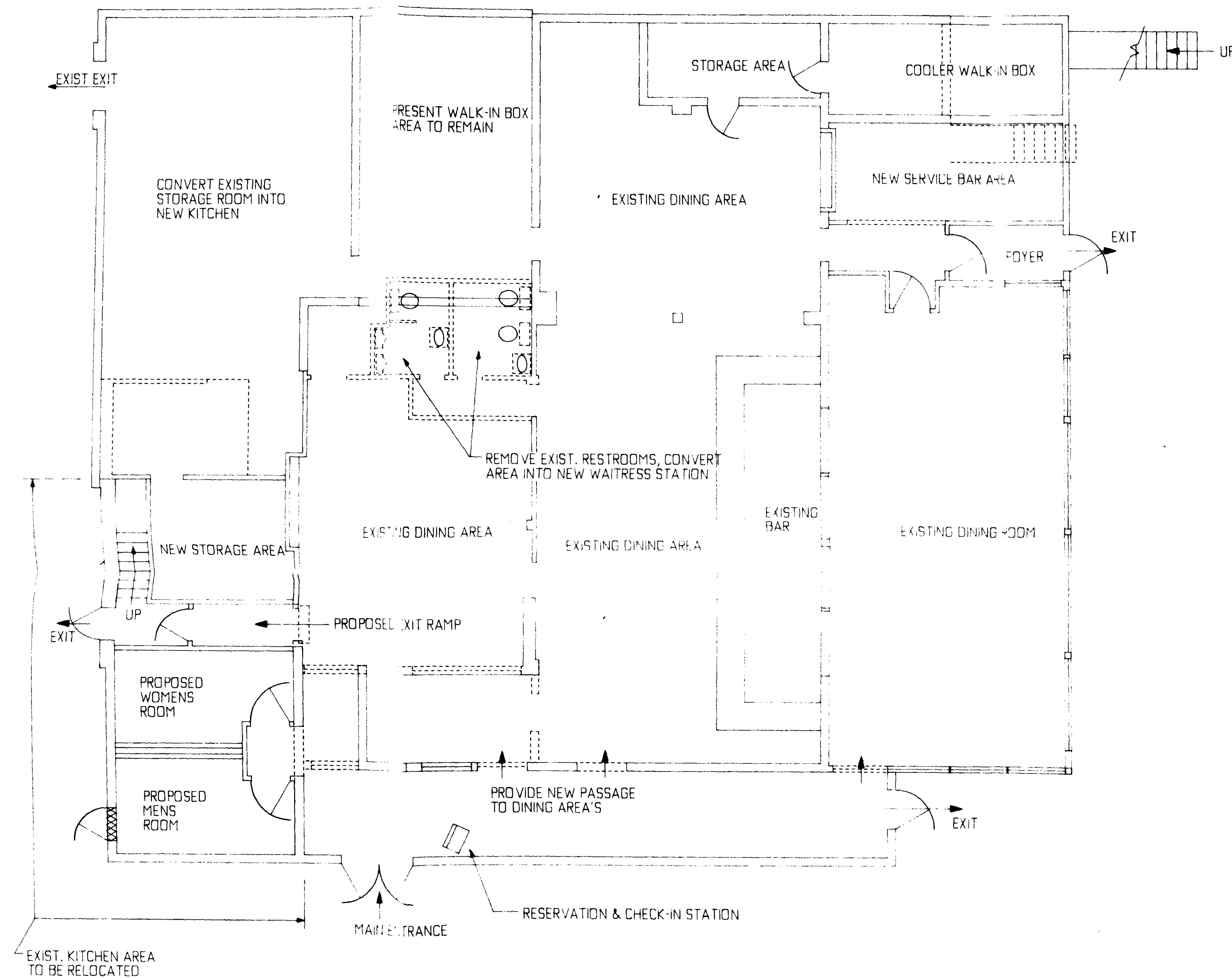
APPLICANT PROPOSAL

The applicant has requested a Special Hearing and several variances of the Baltimore County Zoning Regulations to amend an approved Special Exception Plan.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts." <COMAR 14.15.10.01.0>



SQUARE FOOTAGE BREAK-DOWN.

FIRST FLOOR:

DINING AREA =	3165 S.F.
KITCHEN AREA =	390 S.F.
SERVICE & ILSES =	1180 S.F.
RESTROOMS =	288 S.F.
STORAGE =	406 S.F.
	5429 S.F.

FIRST FLOOR PLAN

NOTE: ALL DOTTED LINES ARE WHAT IS TO BE REMOVED.

PETITIONER'S
EXHIBIT 3

28 OCT 1991

DATE	BY	REVISIONS

Fidelity Architectural Group, Inc.

Architectural Designs & Renovations

720 S. Montford Avenue
Baltimore, Maryland 21224
(301) 278-7128

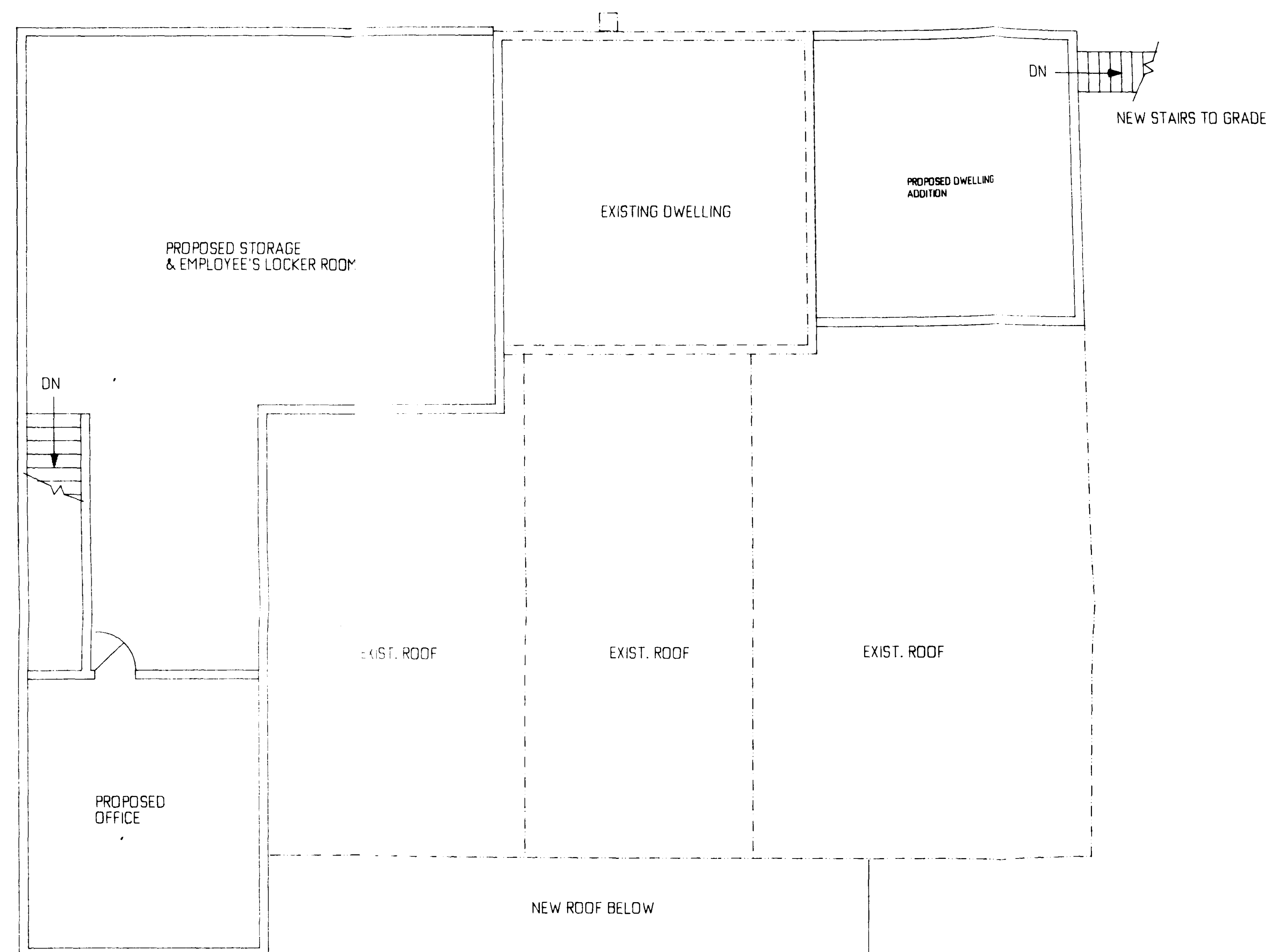
SEAL

CLIENT

DRIFTWOOD INN
203 NANTICORE ROAD
BALTIMORE COUNTY, MD.

PROPOSED FIRST FLOOR
ADDITION & ALTERATIONS

OWNER NO.	91-734
DESIGN NO.	A-1
SCALE	AS NOTED
SHEET NO.	1 OF 2
DATE	10/9/91



PROPOSED SECOND FLOOR PLAN

**PETITIONER'S
EXHIBIT 2**

28 OCT 1991

REVISIONS		
DATE	BY	

Fidelity Architectural Group, Inc.
 Architectural Designs & Renovations
 720 S. Montford Avenue
 Baltimore, Maryland 21224
 (301) 276-7128

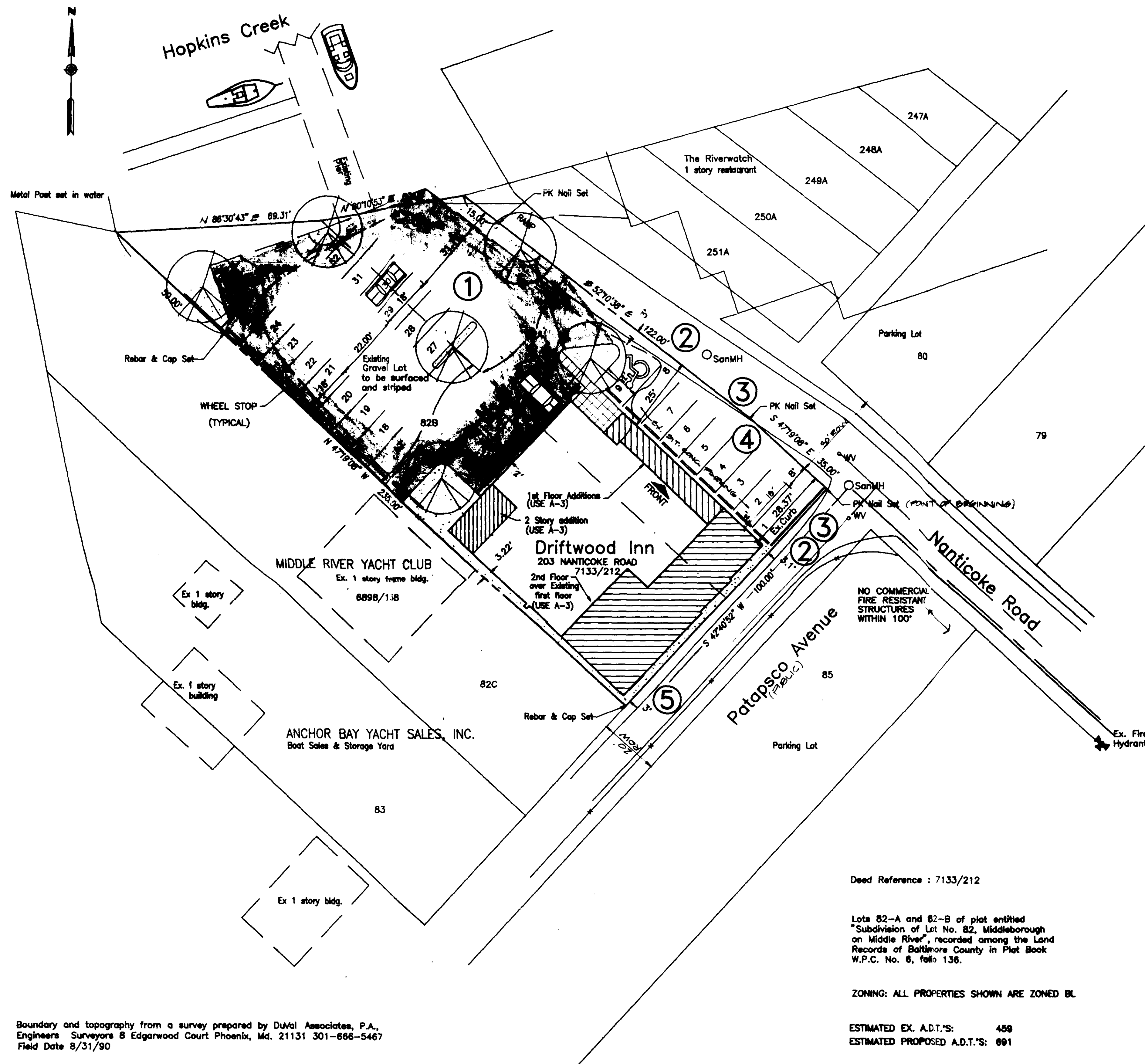
SEAL

CLIENT

DRIFTWOOD INN
 203 NANTICORE ROAD
 BALTIMORE COUNTY, MD.

PROPOSED SECOND FLOOR
 ADDITION & ALTERATIONS

DWG. NO. 91-734
 SHEET NO. A-2
 SCALE AS NOTED
 LATH NO. 2 OF 2
 DATE: 10/9/91



LEGEND

EXISTING CONTOUR	
PROPOSED CONTOUR	
PROPERTY LINE	
PROPOSED TREES/SHRUBS	
HANDICAPPED PARKING	
NEW WHEELSTOP	

- PETITION FOR ZONING VARIANCES FROM SECTIONS:**
- 408.5A.2 to allow 32 parking spaces in lieu of the required 146 spaces for the existing restaurant and apartment.
 - 409.B.A.1 to waive screening requirements
 - to allow parking to be located between 0 and 8 feet in lieu of the required 10 feet from street right of ways
 - from 409.4.C to permit a 2 way maneuvering aisle between 3 feet to 8 feet wide in lieu of the required 22 feet
 - and from 232.2.b to permit a side street setback of 3 feet in lieu of the required 10 feet.
- SPECIAL HEARING TO APPROVE AN AMENDMENT TO THE APPROVED SPECIAL EXCEPTION PLAN IN ZONING CASE 69-90X

OWNER/APPLICANT
 GERALD T. CALDWELL
 203 NANTICOKE ROAD
 BALTIMORE, MD 21221

- NOTES**
- ALL PARKING AREAS WILL BE A DURABLE, DUSTLESS SURFACE PERMANENTLY STRIPED AS SHOWN.
 - PRE-CAST CONCRETE WHEEL STOPS WILL BE INSTALLED AS SHOWN
 - ALL LIGHTING WILL BE ARRANGED SO AS TO REFLECT THE LIGHT AWAY FROM RESIDENTIAL LOTS
 - MAXIMUM HEIGHT OF ALL STRUCTURES SHALL NOT EXCEED 40 FEET
 - THERE ARE NO FREESTANDING SIGNS PROPOSED
 - THERE IS NO CHANGE IN THE EXISTING SETBACKS

ZONING HISTORY

60-30-X - SPECIAL EXCEPTION FOR AN APARTMENT ON THE SECOND FLOOR OF A COMMERCIAL BUILDING

* ORIGINAL PARKING PLAN APPROVED FOR 27 SPACES

UTILITY REFERENCE DRAWINGS

WATER: 45147
 SANITARY SEWER: 63512

A WAIVER OF STORMWATER MANAGEMENT WILL BE APPLIED FOR ACCORDANCE WITH SECTION 2-150.3 (C) (1) OF BALTIMORE COUNTY POLICY ON 4/22/91.

EXISTING IMPERVIOUS: 18,353 S.F.
 PROPOSED IMPERVIOUS: 20,000 S.F.

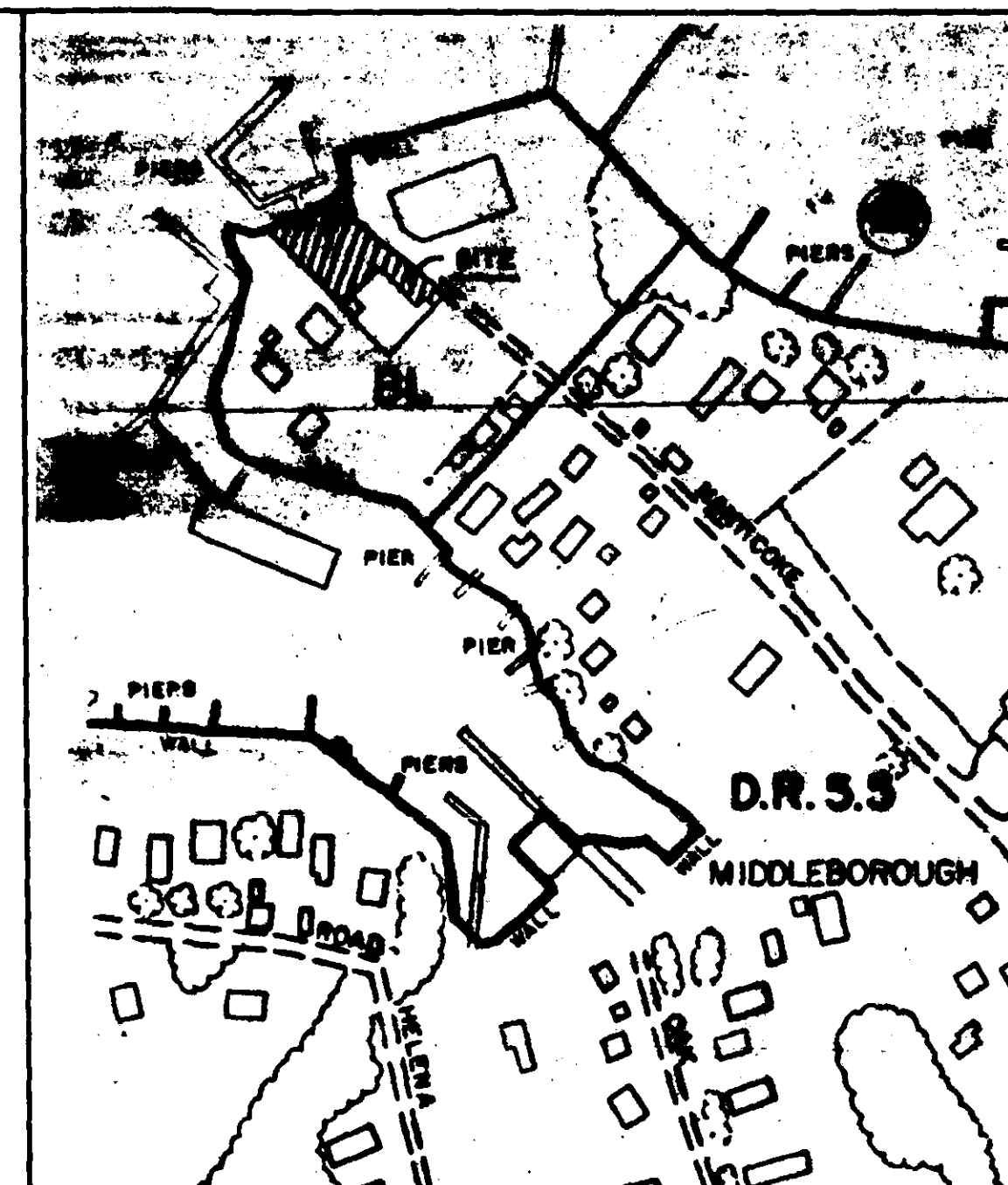
NO PREVIOUS COMMERCIAL PERMITS
 TAX ACCOUNT # 1518074180

NO EXISTING WELLS, SEPTIC SYSTEMS, OR UNDERGROUND FUEL TANKS EXIST ON SITE.

ALL PARKING AREAS & AISLES WILL BE PAVED WITH A DURABLE DUSTLESS SURFACE AND PERMANENTLY STRIPED. ALL PARKING SPACES ON SITE ARE PROVIDED EXCLUSIVELY FOR ON-SITE USES AND NO PARKING AGREEMENTS EXIST WITH OFF-SITE PROPERTIES.

THE NEW BUILDING SHALL BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE FIRE PREVENTION CODE & THE NFPA 101 LIFE SAFETY CODE, 1988 ED.

PROPERTY IS LOCATED IN THE CRITICAL AREA AND CRITICAL AREA REQUIREMENTS WILL BE ADDRESSED.



VICINITY MAP
 SCALE: 1" = 200'

PLAN PREPARED BY PEEK/SMITH, INC.
 ERNEST L. PEEK, JR., ASLA 296-0501

PARKING TABULATIONS:

EXISTING PARKING TOTAL:	33 SPACES
PARKING CALCULATIONS:	
EXISTING FIRST FLOOR:	4778 S.F. RESTAURANT A-3
PROPOSED ADDITIONS 1ST FL.	288 S.F. REAR A-3
	383 S.F. SIDE A-3
	5429 S.F. TOTAL A-3
EXISTING SECOND FLOOR:	578 S.F. APT. R-3
	430 S.F. PORCH R-3
PROPOSED ADDITION 2ND FL.	1764 S.F. STORAGE & OFFICE A-3
TOTAL A-3	7,183 S.F. X 20/100 = 144 SPACES
TOTAL R-3	1,008 S.F. = 2 SPACES
	TOTAL REQUIRED = 146 SPACES

PARKING SPACES PROPOSED:
 31 + 1 HANDICAPPED = 32 SPACES

PLANTING TABULATIONS:

257' FRONTAGE / 40' = 6.4 P.U.
 45 SPACES / 12 = 3.8 P.U.
 TOTAL PLANTING REQUIRED: 10 P.U. + FOUNDATION
 TOTAL PLANTING PROVIDED: 10 P.U. + FOUNDATION

FLOOR AREA RATIO:
 8,201 SF TOTAL GROSS FLOOR AREA /
 21,830 SF TOTAL GROSS SITE AREA = 0.376 F.A.R. ALLOWED = 3.0
 NET SITE AREA = 18,353.76 S.F. (0.42 AC.) GROSS SITE AREA = 21,830 S.F. (0.50 AC.)

92-109-SPHA

PETITIONER'S-101

EXHIBIT 4 CRITICAL AREA

CONTENTS Plan to accompany zoning variance and Special Hearing

SCALE: 1" = 20'	DATE: JULY 16, 1991	DRWN: ELP	PRJT.NO:
PROJECT TITLE			
Additions and Alterations to the Driftwood Inn			
203 Nanticoke Road			
15th District - 5th Councilmanic District			
Baltimore County, Maryland			
DATE - ISSUED FOR:		DISTRICT 15	
		C.R.G. No.	
		PLANNING No.	
		SHEET NO. 1 of 1	

Boundary and topography from a survey prepared by DiVal Associates, P.A.,
 Engineers Surveyors 8 Edgarwood Court Phoenix, Md. 21131 301-666-5467
 Field Date 8/31/90

PSI Peek/Smith, Inc.
 Landscape Architecture/Land Planning
 303 West Pennsylvania Avenue Towson, MD 21204 301/296-0501