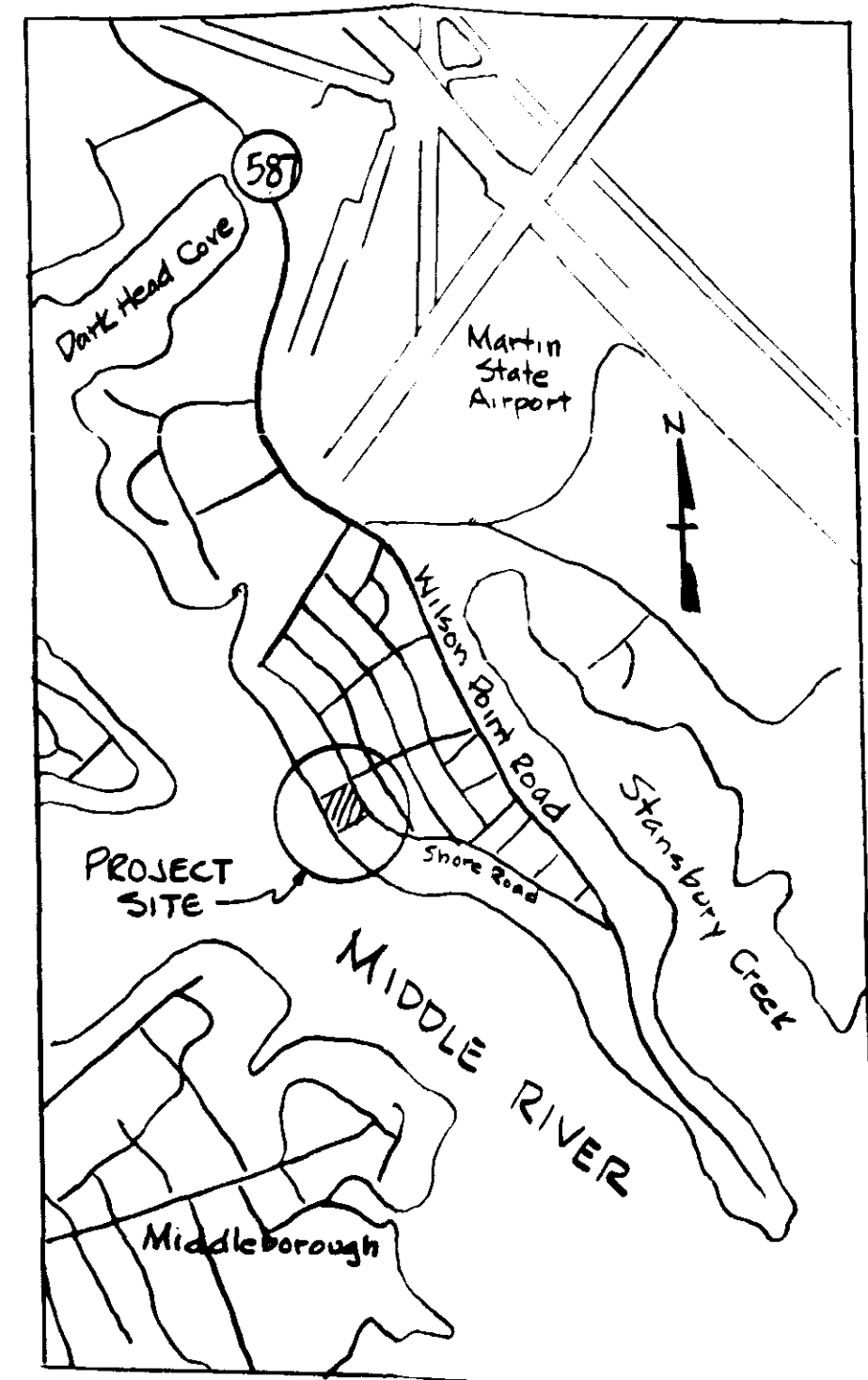


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  - 2) Buildings shown on adjacent lot are approximate sizes only.
  - 3) Proposed Building to be used as Club House.
  - 4) Proposed Building is 2800±.
  - 5) Proposed Building will be wood frame constructed over existing patio shown thus [diagram symbol].
  - 6) Existing parking spaces have always been within Shore Rd R/W.

**Property Data**  
 1" = 200' Scale  
 ZONED DR 5.5 (Zoning Map NE 2-3)  
 GROSS AREA: 2.14 AC±  
 IMPERVIOUS AREA: 0.73 AC±  
 CASE # 1947-5  
 Special permit to use property shown hereon for a private club issued on 28<sup>th</sup> day of December, 1948 by Zoning Commissioner.



VICINITY MAP  
Scale: 1" = 1000'

94-518-  
SPH



Kenneth John Rich, Jr.  
P.E. #7890

PLAN TO ACCOMPANY SPECIAL HEARING  
 WILSON POINT MEN'S CLUB, INC.  
 1400 SHORE ROAD  
 MIDDLE RIVER, MARYLAND  
 Scale: As Noted Date: 11/93  
 (Liber 1600 / Folio 389)  
 15<sup>th</sup> Election District, 5<sup>th</sup> Councilmanic District

PETITIONER'S  
 EXHIBIT No 1

# 492





111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

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NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

*Arnold Jablon*  
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 492

Petitioner: Wilson Point Men's Club, Inc.

Location: 1400 Shore Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Wilson Point Men's Club

ADDRESS: 1400 Shore Road

Millersville, MD

PHONE NUMBER: (410) 696-1308

AJ:ggg

(Revised 04/09/93)

TO: ATTORNEY PUBLISHING COMPANY  
July 7, 1994 Issue - Jeffersonian

Please forward billing to:

Wilson Point Men's Club, Inc.  
1400 Shore Road  
Baltimore, Maryland 21220  
696-1308

NOTICE OF HEARING

The Zoning Commissioner 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, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-518-SPH [Item 492]

1400 Shore Road

W/S Shore Road, 25 feet SE of c/l Fir Drive

15th Election District - 5th Councilmanic

Petitioner(s): Wilson Point Men's Club, Inc.

HEARING: MONDAY, JULY 25, 1994 at 10 a.m. in Rm. 118 Old Courthouse

Special Hearing to approve an amendment to the previously approved special permit and site plan in case #1347-S and to permit the enclosure of an existing patio.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE MANICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

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Special Hearing to approve an amendment to the previously approved special permit and site plan in case #1347-S and to permit the enclosure of an existing patio.

Arnold Jablon  
Director

cc: Wayne Cosgrove, Wilson Point Men's Club, Inc.

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111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

July 14, 1994

Mr. Wayne Cosgrove  
Wilson Point Men's Club, Inc.  
1400 Shore Road  
Baltimore, Maryland 21220

RE: Case No. 94-518-SPH, Item No. 492  
Petition for Special Hearing

Dear Mr. Cosgrove:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but 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.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

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 preliminary review by zoning personnel.

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

7-9-94

Ms. Charlotte Minton  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: +492 (MJK)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,  
*Robert Small*  
for  
DAVID N. RAMSEY, ACTING CHIEF  
John Contestabile, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/01/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 492, 503, 505 AND 510.

RECEIVED  
JUL 5 1994  
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: July 5, 1994

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

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):  
Item Nos. 487, 492, 496, 497, 500, 501, 506, 507 and 509.

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 887-3480.

Prepared by: *Jeffrey N. Long*

Division Chief: *Carol L. Kern*

PK/JL:lw

ZAC. 491/PZONE/ZAC1



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

July 26, 1994

Mr. Wayne Cosgrove  
Wilson Point Men's Club, Inc.  
1400 Shore Road  
Baltimore, MD 21220

RE: Case No. 94-518-SPH, Item No. 492  
Wilson Point Men's Club  
Petition for Special Hearing

Dear Mr. Cosgrove:

Enclosed are copies of comments received from the Department of Environmental Protection and Resource Management on July 25, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

*Julie A. Winiarski*  
Julie A. Winiarski  
Office Assistant

Enclosure

RECEIVED  
JUL 29 1994  
ZONING COMMISSIONER



IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
 W/S Shore Road, 25 ft. SE of \* ZONING COMMISSIONER  
 C/J Fir Drive \* OF BALTIMORE COUNTY  
 1400 Shore Road \* CASE # 94-518-SPH  
 15th Election District \*  
 5th Councilmanic District \*  
 Wilson Point Men's Club, Inc. \*  
 Petitioner \*

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 14 Shore Road in the Middle River section of Baltimore County. The Petition seeks approval of an amendment to the previously approved special permit and site plan in Case No. 1347-S, and to permit the enclosure of an existing patio. The Petition is filed by Wilson Point Men's Club, Inc., property owner.

Appearing at the requisite public hearing held for this case was Wayne Cosgrove and Scott Coppinger, Officers/Directors of the corporation which owns the subject property. Also appearing was Richard Wright, a member of the Wilson Point Men's Club, Inc. There were no Protestants or interested persons present.

Testimony and evidence presented was that the subject property is approximately 2.14 acres in gross area and is zoned D.R.5.5. The property and its environs are more particularly shown on the site plan submitted as Petitioner's Exhibit No. 1. Further testimony and evidence offered was that the subject property has been used as the site of the Wilson Point Men's Club, Inc., beach facility since approximately 1943. As shown on the site plan, the property is improved by a one story clubhouse and enclosed porch. Also, presently, there is an existing patio on the west side of the property as well as a swimming pool. The balance of the property contains a play area and a small outbuilding.

Apparently, the men's club numbers approximately 100 members. The Club has been in existence for many years and provides recreational services to its membership. There is also a beach club membership which uses the facility and is comprised of approximately 200 family membership.

The property owner intends on improving the property and has applied for the subject Petition for Special Hearing. Specifically, the property owner proposes constructing an addition over top of the existing patio. Although the patio will remain open on all four sides, an enclosed building will be built over top of same. This will provide needed office area, a membership meeting room and other needed covered space. The need for this additional space is based upon the fact that the club has outgrown the one story clubhouse and additional room is needed. It is also of note that there will be no additional impervious surface added. That is, the improvements will be built directly over the existing patio and the footprint of that impervious area will not be enlarged.

The Zoning Plans Advisory Committee (ZAC) comments offered regarding this case were all neutral and raised no objections. Moreover, I am convinced based on the testimony and evidence offered that the proposed construction will not be detrimental to the health, safety or general welfare of the locale. The improvements appear to be entirely consistent with the present use of the subject property. Thus, the Petition for Special Hearing should and will be granted.

This property is located within the Chesapeake Bay Critical Areas and is subject to compliance with the recommendations to be made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.),

upon completion of their findings. The relief granted herein shall be conditioned upon Petitioner's compliance with said findings.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29 day of July, 1994 that, pursuant to the Petition for Special Hearing, approval of an amendment to the previously approved special permit and site plan in Case No. 1347-S, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Hearing, approval to permit the enclosure of an existing patio, be and is hereby GRANTED subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at its 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the Department of Environmental Protection and Resource Management recommendations to be submitted upon completion of their review of this matter.

*Lawrence E. Schmidt*  
 LAWRENCE E. SCHMIDT  
 Zoning Commissioner for  
 Baltimore County

LES:mmn

Baltimore County Government  
 Zoning Commissioner  
 Office of Planning and Zoning

Suite 113 Courthouse  
 400 Washington Avenue  
 Towson, MD 21204

(410) 887-4386

July 29, 1994

Mr. Wayne Cosgrove  
 1409 Wilson Point Road  
 Baltimore, Maryland 21220

RE: Case No. 94-518-SPH  
 Petition for Special Hearing  
 Wilson Point Men's Club, Inc., Petitioner

Dear Mr. Cosgrove:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

Very truly yours,  
*Lawrence E. Schmidt*  
 LAWRENCE E. SCHMIDT  
 Zoning Commissioner  
 for Baltimore County

LES:mmn  
 encl.  
 cc: Mr. Scott Coppinger, 21 Elm Drive, Balto. Md. 21220  
 Mr. Richard Wright, 1219 Shore Road, Balto.Md. 21220

ORDER RECEIVED FOR FILING  
 Date \_\_\_\_\_  
 By *M. Pratt*

ORDER RECEIVED FOR FILING  
 Date \_\_\_\_\_  
 By *M. Pratt*

ORDER RECEIVED FOR FILING  
 Date \_\_\_\_\_  
 By *M. Pratt*

-2-

-3-

**Petition for Special Hearing**  
 to the Zoning Commissioner of Baltimore County

for the property located at 1400 Shore Road, Middle River, Maryland  
 which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

An amendment to the previously approved special permit and site plan in Case No. 1347-S and to permit the enclosure of an existing patio.

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

Contact Purchaser(s):  
 (Type or Print Name) \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zipcode \_\_\_\_\_

Legal Owner(s):  
 Wilson Point Men's Club, Inc.  
 (Type or Print Name) \_\_\_\_\_  
 Signature *Wayne Cosgrove*  
 Wayne Cosgrove, President  
 (Type or Print Name) \_\_\_\_\_  
 Signature \_\_\_\_\_

Attorney for Petitioner:  
 (Type or Print Name) \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Address \_\_\_\_\_ Phone No. \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zipcode \_\_\_\_\_

1400 Shore Road 586-1304  
 Address Phone No.  
 Middle River, MD 21220  
 City State Zipcode  
 Name, Address and phone number of representative to be contacted.

OFFICE USE ONLY  
 ESTIMATED LENGTH OF HEARING \_\_\_\_\_  
 Date \_\_\_\_\_  
 ALL OTHER \_\_\_\_\_  
 REVIEWED BY *2277C* DATE *7/30/94*

**PROPERTY DESCRIPTION**

1. Beginning at a brass pin set in concrete at the northernmost corner of lot #48 as laid down on the plat of Bull Neck being on the southern right of way of Shore road as laid down on a plat of Stansbury Manor section IV by T. S. Cassidy dated August 15, 1946
2. running thence along the southern right of way line of said Shore road north twenty three degrees ten minutes thirty seconds west three hundred sixty seven and three tenths feet (W23 degrees 10' 30" W 367.3') to an iron pipe set in the eastern most corner of lot #44 as shown on the plat of Bull Neck
3. running thence along the southernmost side of said lot No. 44 south sixty six degrees fifty minutes west two hundred ninety one and five tenths feet (S 66 degrees 50' W 291.5') to an iron pipe
4. running thence and continuing in the same direction twenty feet more or less (20') to the waters of Dark Head Creek
5. running thence in a southerly direction along the shores of Dark Head Creek to the westernmost corner of said lot #48 of Bull Neck
6. running thence and leaving the shores of Dark Head Creek North sixty six degrees fifty minutes east twenty feet more or less (N 66 degrees 50' E 20') to an iron pipe set in the northwestern most side of said lot #48
7. running thence along the northwestern most side of said lot #48 North sixty six degrees fifty minutes east two hundred thirty one and no tenths feet (N66 degrees 50' E 231.0') to the brass pin set in concrete at the point of beginning

Containing 2.14 Acres more or less

# 492

**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District: *12th* Date of Posting: *7/27/94*  
 Posted for: *Special Hearing*  
 Petitioner: *Wilson Point Men's Club, Inc.*  
 Location of property: *1400 Shore Rd, M.R.*  
 Location of Signs: *Posting road way, etc. property being used*  
 Remarks: \_\_\_\_\_  
 Posted by: *M. Pratt* Date of return: *7/27/94*  
 Number of Signs: *1*

**CERTIFICATE OF PUBLICATION**

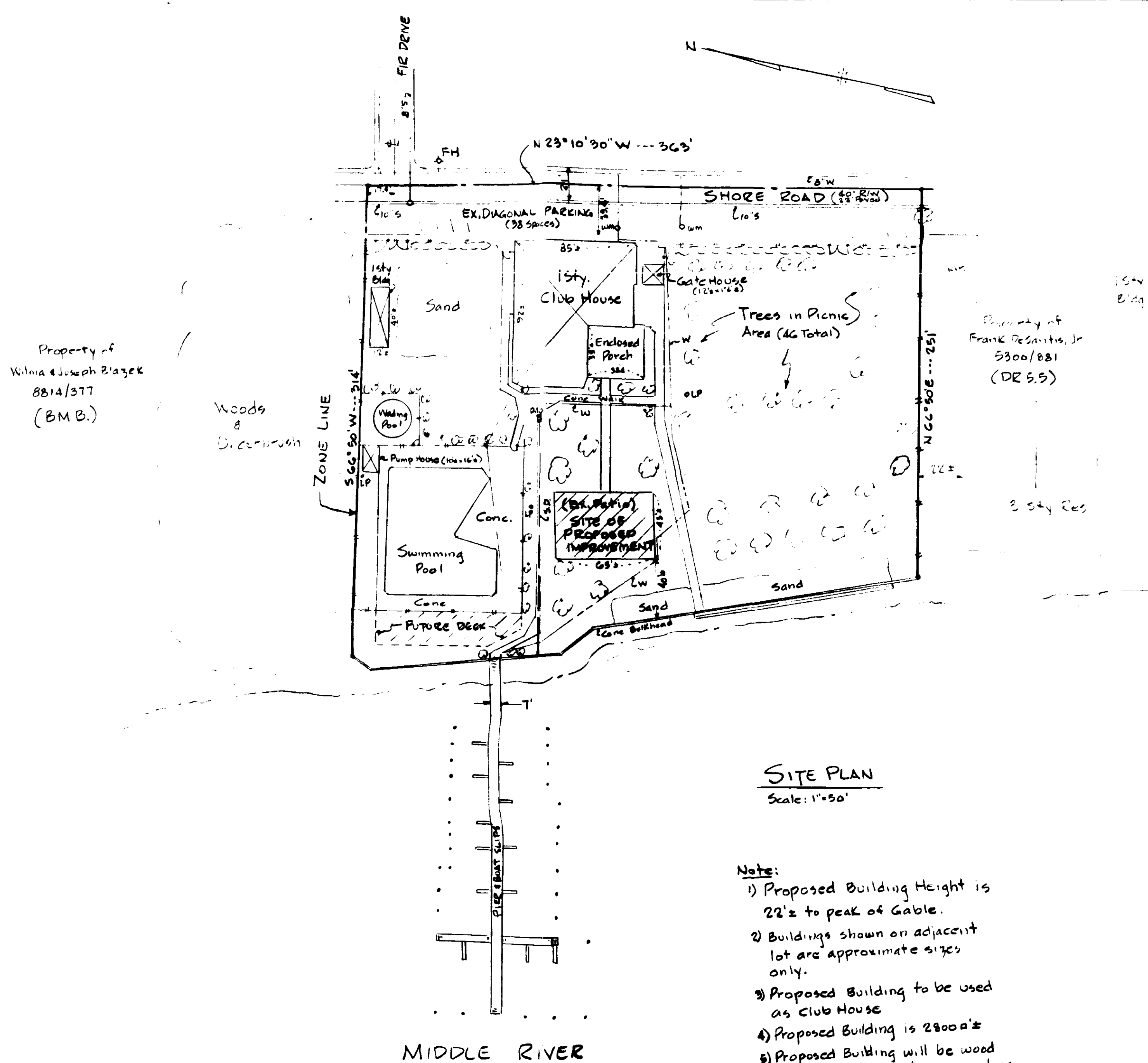
TOWSON, MD., *July 8, 1994*  
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of *1* successive weeks, the first publication appearing on *July 7, 1994*

THE JEFFERSONIAN,  
*A. Hemickson*  
 LEGAL AD. - TOWSON

NOTICE OF HEARING  
 The Zoning Commissioner 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, 111 W. Chesapeake Avenue in Towson, Maryland 21284 at Room 118, 04 Courthouse, 400 Washington Avenue, Towson, Maryland 21284 on: Case #94-518-SPH (Item 482) 1400 Shore Road W/S Shore Road, 25 feet SE of C/J Fir Drive 15th Election District 5th Councilmanic District (Petitioner): Wilson Point Men's Club, Inc. Hearing: Monday, July 25, 1994 at 10:00 a.m. in Room 118, 04 Courthouse. Special Hearing to approve an amendment to the previously approved special permit and site plan to allow #1347-S and to permit the enclosure of an existing patio. LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County. NOTES: (1) Hearings are Handicapped Accessible. (2) Special Accommodations Please Call 887-3391. (3) For information concerning the Public Hearing, Please Call 887-3391. 1994 July 7.

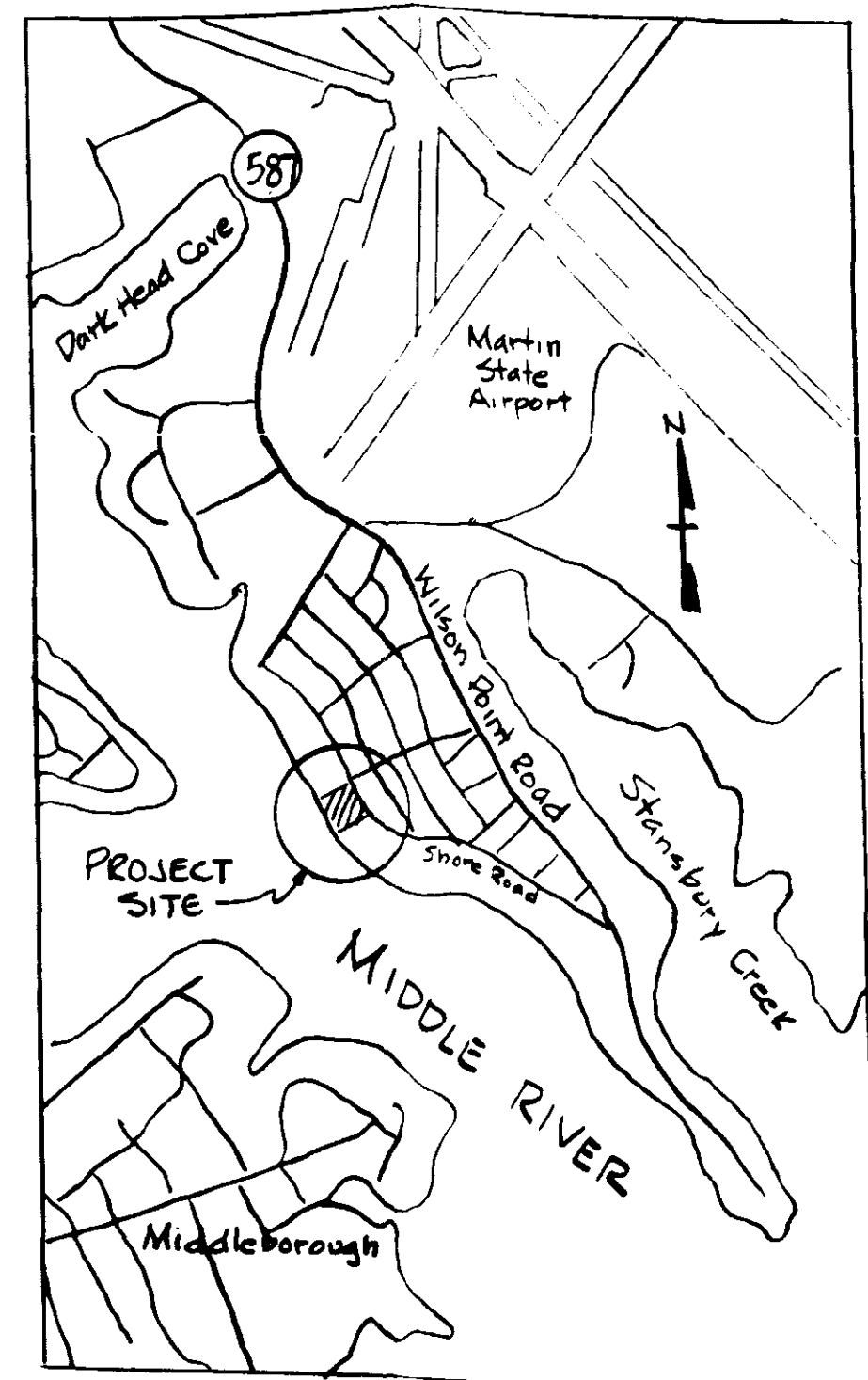
**receipt**  
 94-518-SPH  
 Account R.O.C. 4150  
 Number \_\_\_\_\_  
 Item Number 492  
 Taken In By: *M. Pratt*  
 Date: *6/10/94*  
 Wilson Point Men's Club, Inc. -  
 1400 Shore Road  
 040 - Special Hearing - \$250.00  
 630 - 1 sign posting - \$30.00  
 \$285.00  
 Please Make Checks Payable To: Baltimore County  
 0360710037M1E040C  
 83 009310CPN04-17-94 \$285.00  
 Cashier Validation \_\_\_\_\_

ORDER RECEIVED FOR FILING  
 Date \_\_\_\_\_  
 By \_\_\_\_\_



- Note:**
- 1) Proposed Building Height is 22'± to peak of Gable.
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  - 4) Proposed Building is 2800±.
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 ZONED DR 5.5 (Zoning Map NE 2-3)  
 GROSS AREA: 2.14 AC±  
 IMPERVIOUS AREA: 0.73 AC±  
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 Special permit to use property shown hereon for a private club issued on 28<sup>th</sup> day of December, 1948 by Zoning Commissioner.



VICINITY MAP  
Scale: 1" = 1000'

94-518-  
SPH



Kenneth John Rich, Jr.  
P.E. #7890

PLAN TO ACCOMPANY SPECIAL HEARING  
 WILSON POINT MEN'S CLUB, INC.  
 1400 SHORE ROAD  
 MIDDLE RIVER, MARYLAND  
 Scale: As Noted Date: 11/93  
 (Liber 1600 / Folio 389)  
 15<sup>th</sup> Election District, 5<sup>th</sup> Councilmanic District

PETITIONER'S  
 EXHIBIT No 1

# 492





111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

*Arnold Jablon*  
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 492

Petitioner: Wilson Point Men's Club, Inc.

Location: 1400 Shore Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Wilson Point Men's Club

ADDRESS: 1400 Shore Road

Millersville, MD

PHONE NUMBER: (410) 696-1308

AJ:ggg

(Revised 04/09/93)

TO: ATTORNEY PUBLISHING COMPANY  
July 7, 1994 Issue - Jeffersonian

Please forward billing to:

Wilson Point Men's Club, Inc.  
1400 Shore Road  
Baltimore, Maryland 21220  
696-1308

NOTICE OF HEARING

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CASE NUMBER: 94-518-SPH [Item 492]

1400 Shore Road

W/S Shore Road, 25 feet SE of c/l Fir Drive

15th Election District - 5th Councilmanic

Petitioner(s): Wilson Point Men's Club, Inc.

HEARING: MONDAY, JULY 25, 1994 at 10 a.m. in Rm. 118 Old Courthouse

Special Hearing to approve an amendment to the previously approved special permit and site plan in case #1347-S and to permit the enclosure of an existing patio.

LAURENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

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*Arnold Jablon*  
ARNOLD JABLON  
Director

cc: Wayne Cosgrove, Wilson Point Men's Club, Inc.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
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111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

July 14, 1994

Mr. Wayne Cosgrove  
Wilson Point Men's Club, Inc.  
1400 Shore Road  
Baltimore, Maryland 21220

RE: Case No. 94-518-SPH, Item No. 492  
Petition for Special Hearing

Dear Mr. Cosgrove:

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Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

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 preliminary review by zoning personnel.

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

7-9-94

Ms. Charlotte Minton  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: +492 (MJK)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,  
*Robert Small*  
for  
DAVID N. RAMSEY, ACTING CHIEF  
John Contestabile, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/01/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 492, 503, 505 AND 510.

RECEIVED  
JUL 5 1994  
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: July 5, 1994

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

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):  
Item Nos. 487, 492, 496, 497, 500, 501, 506, 507 and 509.

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 887-3480.

Prepared by: *Jeffrey N. Long*

Division Chief: *Carol L. Kern*

PK/JL:lw

ZAC. 491/PZONE/ZAC1



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

July 26, 1994

Mr. Wayne Cosgrove  
Wilson Point Men's Club, Inc.  
1400 Shore Road  
Baltimore, MD 21220

RE: Case No. 94-518-SPH, Item No. 492  
Wilson Point Men's Club  
Petition for Special Hearing

Dear Mr. Cosgrove:

Enclosed are copies of comments received from the Department of Environmental Protection and Resource Management on July 25, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

*Julie A. Winiarski*  
Julie A. Winiarski  
Office Assistant

Enclosure

RECEIVED  
JUL 29 1994  
ZONING COMMISSIONER



IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
 W/S Shore Road, 25 ft. SE of \* ZONING COMMISSIONER  
 C/J Fir Drive \* OF BALTIMORE COUNTY  
 1400 Shore Road \* CASE # 94-518-SPH  
 15th Election District \*  
 5th Councilmanic District \*  
 Wilson Point Men's Club, Inc. \*  
 Petitioner \*

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 14 Shore Road in the Middle River section of Baltimore County. The Petition seeks approval of an amendment to the previously approved special permit and site plan in Case No. 1347-S, and to permit the enclosure of an existing patio. The Petition is filed by Wilson Point Men's Club, Inc., property owner.

Appearing at the requisite public hearing held for this case was Wayne Cosgrove and Scott Coppinger, Officers/Directors of the corporation which owns the subject property. Also appearing was Richard Wright, a member of the Wilson Point Men's Club, Inc. There were no Protestants or interested persons present.

Testimony and evidence presented was that the subject property is approximately 2.14 acres in gross area and is zoned D.R.5.5. The property and its environs are more particularly shown on the site plan submitted as Petitioner's Exhibit No. 1. Further testimony and evidence offered was that the subject property has been used as the site of the Wilson Point Men's Club, Inc., beach facility since approximately 1943. As shown on the site plan, the property is improved by a one story clubhouse and enclosed porch. Also, presently, there is an existing patio on the west side of the property as well as a swimming pool. The balance of the property contains a play area and a small outbuilding.

Apparently, the men's club numbers approximately 100 members. The Club has been in existence for many years and provides recreational services to its membership. There is also a beach club membership which uses the facility and is comprised of approximately 200 family membership.

The property owner intends on improving the property and has applied for the subject Petition for Special Hearing. Specifically, the property owner proposes constructing an addition over top of the existing patio. Although the patio will remain open on all four sides, an enclosed building will be built over top of same. This will provide needed office area, a membership meeting room and other needed covered space. The need for this additional space is based upon the fact that the club has outgrown the one story clubhouse and additional room is needed. It is also of note that there will be no additional impervious surface added. That is, the improvements will be built directly over the existing patio and the footprint of that impervious area will not be enlarged.

The Zoning Plans Advisory Committee (ZAC) comments offered regarding this case were all neutral and raised no objections. Moreover, I am convinced based on the testimony and evidence offered that the proposed construction will not be detrimental to the health, safety or general welfare of the locale. The improvements appear to be entirely consistent with the present use of the subject property. Thus, the Petition for Special Hearing should and will be granted.

This property is located within the Chesapeake Bay Critical Areas and is subject to compliance with the recommendations to be made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.).

upon completion of their findings. The relief granted herein shall be conditioned upon Petitioner's compliance with said findings.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29 day of July, 1994 that, pursuant to the Petition for Special Hearing, approval of an amendment to the previously approved special permit and site plan in Case No. 1347-S, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Hearing, approval to permit the enclosure of an existing patio, be and is hereby GRANTED subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at its 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the Department of Environmental Protection and Resource Management recommendations to be submitted upon completion of their review of this matter.

*Lawrence E. Schmidt*  
 LAWRENCE E. SCHMIDT  
 Zoning Commissioner for  
 Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING  
 Date 7/29/94  
 By M. Hartz

Baltimore County Government  
 Zoning Commissioner  
 Office of Planning and Zoning



Suite 113 Courthouse  
 400 Washington Avenue  
 Towson, MD 21204

(410) 887-4386

July 29, 1994

Mr. Wayne Cosgrove  
 1409 Wilson Point Road  
 Baltimore, Maryland 21220

RE: Case No. 94-518-SPH  
 Petition for Special Hearing  
 Wilson Point Men's Club, Inc., Petitioner

Dear Mr. Cosgrove:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

Very truly yours,  
*Lawrence E. Schmidt*  
 LAWRENCE E. SCHMIDT  
 Zoning Commissioner  
 for Baltimore County

LES:mmm  
 encl.  
 cc: Mr. Scott Coppinger, 21 Elm Drive, Balto. Md. 21220  
 Mr. Richard Wright, 1219 Shore Road, Balto.Md. 21220

ORDER RECEIVED FOR FILING  
 Date 7/29/94  
 By M. Hartz

**Petition for Special Hearing**  
 to the Zoning Commissioner of Baltimore County

for the property located at 1400 Shore Road, Middle River, Maryland  
 which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

An amendment to the previously approved special permit and site plan in Case No. 1347-S and to permit the enclosure of an existing patio.

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

Contact Purchaser(s):  
 (Type or Print Name) Wilson Point Men's Club, Inc.  
 (Type or Print Name) Wayne Cosgrove  
 Signature: *Wayne Cosgrove*  
 Address: 1400 Shore Road, Middle River, MD 21220  
 City: Middle River, MD State: MD Zipcode: 21220

Legal Owner(s):  
 (Type or Print Name) Wilson Point Men's Club, Inc.  
 (Type or Print Name) Wayne Cosgrove, President  
 Signature: *Wayne Cosgrove*  
 Address: 1400 Shore Road, Middle River, MD 21220  
 City: Middle River, MD State: MD Zipcode: 21220

Attorney for Petitioner:  
 (Type or Print Name) \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zipcode: \_\_\_\_\_

OFFICE USE ONLY  
 ESTIMATED LENGTH OF HEARING: 1 hr  
 Date: 7/29/94

**PROPERTY DESCRIPTION**

1. Beginning at a brass pin set in concrete at the northernmost corner of lot #48 as laid down on the plat of Bull Neck being on the southern right of way of Shore road as laid down on a plat of Stansbury Manor section IV by T. S. Cassidy dated August 15, 1946
2. running thence along the southern right of way line of said Shore road north twenty three degrees ten minutes thirty seconds west three hundred sixty seven and three tenths feet (W23 degrees 10' 30" W 367.3') to an iron pipe set in the eastern most corner of lot #44 as shown on the plat of Bull Neck
3. running thence along the southernmost side of said lot No. 44 south sixty six degrees fifty minutes west two hundred ninety one and five tenths feet (S 66 degrees 50' W 291.5') to an iron pipe
4. running thence and continuing in the same direction twenty feet more or less (20') to the waters of Dark Head Creek
5. running thence in a southerly direction along the shores of Dark Head Creek to the westernmost corner of said lot #48 of Bull Neck
6. running thence and leaving the shores of Dark Head Creek North sixty six degrees fifty minutes east twenty feet more or less (N 66 degrees 50' E 20') to an iron pipe set in the northwestern most side of said lot #48
7. running thence along the northwestern most side of said lot #48 North sixty six degrees fifty minutes east two hundred thirty one and no tenths feet (N66 degrees 50' E 231.0') to the brass pin set in concrete at the point of beginning

Containing 2.14 Acres more or less

# 492

**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District: 12th Date of Posting: 7/27/94  
 Posted for: Special Hearing  
 Petitioner: Wilson Point Men's Club, Inc.  
 Location of property: 1400 Shore Rd, M.R.  
 Location of Signs: Along road way, on property being used  
 Remarks:  
 Posted by: *Michelle* Date of return: 7/27/94  
 Number of Signs: 1

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., July 8, 1994  
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 7, 1994.

THE JEFFERSONIAN,  
*A. Hensel*  
 LEGAL AD. - TOWSON

NOTICE OF HEARING  
 The Zoning Commissioner 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, 111 W. Chesapeake Avenue in Towson, Maryland 21284 at Room 118, 04 Courthouse, 400 Washington Avenue, Towson, Maryland 21284 on: Case #94-518-SPH (Item 48) 1400 Shore Road W/S Shore Road, 25 feet SE of C/J Fir Drive 15th Election District 5th Councilmanic District (Petitioner): Wilson Point Men's Club, Inc. Hearing: Monday, July 25, 1994 at 10:00 a.m. in Room 118, 04 Courthouse. Special Hearing to approve an amendment to the previously approved special permit and site plan to allow #1347-S and to permit the enclosure of an existing patio. LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County. NOTES: (1) Hearings are Handicapped Accessible. (2) Special Accommodations Please Call 887-3391. (3) For information concerning the Public Hearing, Please Call 887-3391. 1994 July 7.

**receipt**  
 94-518-SPH  
 Account R00: 4150  
 Number  
 Item Number 492  
 Taken In By: *mmk*

Date: 6/10/94  
 Wilson Point Men's Club, Inc. -  
 1400 Shore Road  
 040 - Special Hearing - \$250.00  
 630 - 1 sign posting - \$30.00  
 \$285.00

33607 NCR37NLECRG  
 83 C09340CPN04-17-94 \$295.00  
 Please Make Checks Payable To: Baltimore County  
 Cashier Validation

ORDER RECEIVED FOR FILING  
 Date 7/29/94  
 By M. Hartz