

IN RE: PETITION FOR SPECIAL HEARING
SW/S Sue Grove Road, 410' S of the c/l
Turkey Point Road
(542 Edgar Avenue)
15th Election District
5th Councilmanic District

The Sue Haven Holding Corp., Owner;
Sue Haven Yacht Club, Inc., Lessee

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-275-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, The Sue Haven Holding Corporation, and the Contract Lessee, Sue Haven Yacht Club, Inc., through their attorney, Ralph K. Rothwell, Jr., Esquire. The Petitioners request a special hearing to approve a modification of the special exception granted in prior Case No. 76-94-X to allow the renovation and expansion of the existing clubhouse, and incorporation into the renovation of an auxiliary structure, namely, a barbecue pit building, and any other changes described on the site plan submitted herein as being different from the previously approved the site plan. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed which was accepted into evidence and marked as Petitioner's Exhibit 6.

Appearing at the requisite public hearing held in support of this request were James F. Flagle, President, The Sue Haven Holding Corporation, property owner, Darryl Discher, Commodore of the Sue Haven Yacht Club, Inc., Lessee of the subject property, Mike Johnson and Deborah J. Cascio. Also present were Jack Whisted, who appeared on behalf of Campbell & Nolan Associates, Inc., the civil and geo-technical engineering firm which prepared the site plan for this property, and Buck Jones, the Contractor engaged to construct the proposed renovations. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING

Date

By

Through his opening statement, Mr. Rothwell presented a series of documents related to the relief previously granted for this property in Case No. 76-94-X. These included the Order by the then Zoning Commissioner, S. Eric DiNenna, dated June 8, 1976, which granted special exception approval for a marina and community building, or other similar civic, social, recreational, or educational uses on the subject site (Petitioner's Exhibit 1). Commissioner DiNenna's opinion granted the special exception relief for a portion (1.85 acres) of the overall tract. Mr. Rothwell also presented two minor amendments to that Order (Petitioner's Exhibits 1A and 2) which do not materially alter Commissioner DiNenna's Order, and the site plan approved in that case (Petitioner's Exhibits 4 and 5).

The Order entered in that case collectively granted special exception relief for only a part of the site. However, the original Petition sought special exception relief for the entire parcel, which contains a gross area of 3.78 acres. Although relief was granted, the area of the special exception was reduced to 1.85 acres.

Since 1976, the property has been used as a marina by the Sue Haven Yacht Club, Inc. Under its charter, the Club can have as many as 80 members, classified as 60 regular members, and 20 social members. At the present time, there are fewer members; specifically, 47 regular members and 14 social members. The purpose of the Club is to provide a meeting/social place for members and a storage area for the boats owned by its members. There are 29 water slips adjacent to the property on Sue Creek; however, there is no land storage of boats at the facility. Moreover, the facility does not sell gasoline or contain equipment for the pump-out/removal of waste from boats. Typically, members dock their boats at the facility and utilize the property for meetings and social events. The Club sponsors a crab feast and similar events during the summer, and also has regular meetings.

ORDER RECEIVED FOR FILING

Date

By

The Petitioners have filed the instant Petition to allow an upgrade to existing facilities. Photographs of the existing major building were submitted. That building was previously used as a dwelling but has been converted to a meeting hall. The Petitioners propose razing this building to its foundation, utilizing same as the footprint for the new building to be constructed; however, the new building will be slightly larger. As shown on the site plan, the new building will be 40 feet by 65 feet in dimension, and include a barbecue pit area.

Apparently, this improvement has been under consideration for some time. Testimony offered at the hearing indicated that the Petitioners obtained approval of the project from Baltimore County's Department of Environmental Protection and Resource Management (DEPRM). In this regard, plans are in place for the removal of certain areas of existing impervious surface, and certain landscaping has already been installed. Additionally, the building is outside the area of the floodplain and thereby complies with the State, local and federal requirements regarding construction adjacent to tidewater. Exhibits offered at the hearing not only included material regarding the historic use of the property and previous approvals, but elevation drawings of the proposed building, photographs of the site, etc.

Based upon the testimony and evidence offered, I easily find that the Petition for Special Hearing should be granted. The lack of Protestants appearing at the hearing was persuasive that the Club does not cause any detrimental impact to the health, safety and general welfare of the surrounding locale. There will be no change or significant expansion as to the use of the property. That is, the Club will continue to conduct meetings and other social events on the site as they have since 1976. The only actual change to the property will be the construction of the new building and accessory improvements thereto. In my judgment, these improvements are appropriate and will not adversely impact the surrounding locale. In fact, the proposed upgrades can be considered an improvement to the property and area at large.

ORDER RECEIVED FOR FILING

Date

By

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of February, 2000 that the Petition for Special Hearing to approve a modification of the previously approved special exception granted in Case No. 76-94-X to allow the renovation and expansion of the existing clubhouse, and incorporation into the renovation of an auxiliary structure, namely, a barbecue pit building, and any other changes deemed as being different from the previously approved the site plan, in accordance with Petitioner's Exhibit 6, 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the Zoning Advisory Committee (ZAC) comments submitted by DEPRM dated January 21, 2000, and the Bureau of Development Plans Review dated January 21, 2000, copies of which are attached hereto and made a part hereof.
- 3) In accordance with the terms and conditions of prior Case No. 76-94-X, Club membership shall be limited to no more than 100 individuals.
- 4) The area of the special exception shall not exceed 1.85 acres in area, as more particularly shown on Petitioner's Exhibit 6.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 2/10/00

By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

February 9, 2000

Ralph K. Rothwell, Esquire
Maslan, Maslan & Rothwell, P.A.
7508 Eastern Avenue
Baltimore, Maryland 21224

RE: PETITION FOR SPECIAL HEARING
SW/S Sue Grove Road, 410' S of the c/I Turkey Point Road
(542 Edgar Avenue)
15th Election District – 5th Councilmanic District
The Sue Haven Holding Corp., Owners; Sue Haven Yacht Club, Inc., Lessees - Petitioners
Case No. 00-275-SPH

Dear Mr. Rothwell:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is 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 Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. James Flagle, 2502 Kelso Court, Fallston, Md. 21047
Mr. Darryl Discher, 3709 Holly Grove Road, Baltimore, Md. 21221
Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401
DEPRM; OP; People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 542 Edgar Road
which is presently zoned DR3.5

This Petition shall be filed with the Department of Permits and Development Management. 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 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Modification of the special exception granted under the case number 76-94-X, specifically to allow renovation and expansion of existing clubhouse and incorporation into the renovation of an auxiliary structure, namely a barbeque pit building, and any other changes described on the site plan attached hereto and filed along herewith which may differ from the site plan approved in the original case.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee:

Sue Haven Yacht Club, Inc.
Name - Type or Print
Signature Darryl Discher
Commodore Darryl Discher
542 Edgar Avenue (410) 335-9522
Address Telephone No.
Baltimore, Maryland 21221
City State Zip Code

Attorney For Petitioner:

Ralph K. Rothwell, Jr.
Name - Type or Print
Signature Ralph K. Rothwell, Jr.
Maslan, Maslan & Rothwell, P.A.
Company
7908 Eastern Avenue
Address Telephone No.
Baltimore, Maryland 21224
City State Zip Code

Legal Owner(s):

The Sue Haven Holding Corporation
Name - Type or Print
Signature James Flagle
President James Flagle
Name - Type or Print
Signature
542 Edgar Road (410) 557-6802
Address Telephone No.
Baltimore, Maryland 21221
City State Zip Code

Representative to be Contacted:

Ralph K. Rothwell, Jr., Esquire
Name
7508 Eastern Avenue
Address Telephone No.
Baltimore, MD 21224
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 3 hrs

UNAVAILABLE FOR HEARING

Reviewed By JH Date 1-4-00

Case No. DD-275-SPH

RECEIVED 9/15/98

ORDER RECEIVED FOR FILING

Date

By

PALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

00-2755PH

No. **076780**

DATE 1-4-80 ACCOUNT R 001-6150

AMOUNT \$ 250.00

RECEIVED FROM: 1st Year Mt. Dryden, Md.

FOR: 1st Year Mt. Dryden, Md. (1979)

DISCUSSION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
 1/04/2000 1/04/2000 10:29:06
 REC 0506 CASHIER DEAR JLC DRAHER
 DEPT 5 528 ZONING VERIFICATION
 Receipt # 110830
 CR NO. 076780

Receipt Tot 250.00
 250.00 CR
 Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE Case No 00-275-SPH
Petitioner/Developer SUE HAVEN, ETAL
% B. JONES
Date of Hearing Closing 2/4/00

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify, under the penalties of perjury, that the necessary sign(s) required by law
were posted conspicuously on the property located at # 542 EDGAR RD.

The sign(s) were posted on _____

1/20/00
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe
1/28/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

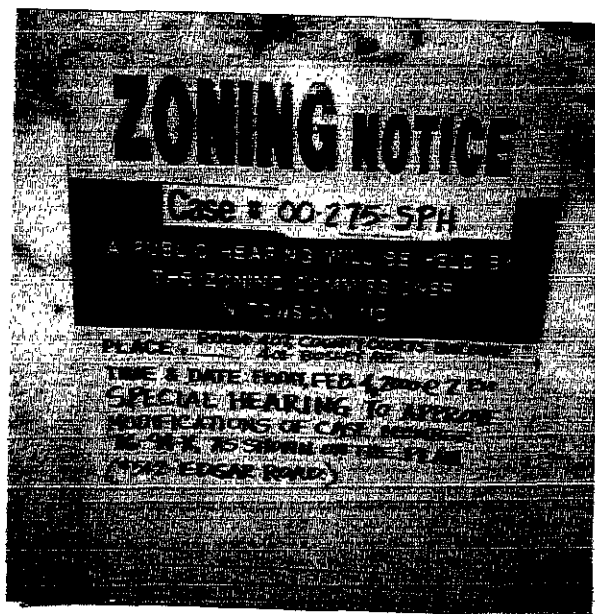
523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



00-275-SPH
#542-EDGAR RD.
SUE HAVEN, ETAL H-2/4/00

-it* Fax Note 7671		Date	# of pages
To	<u>BETTY / ROBIN</u>	From	<u>O'KEEF</u>
Co./Dept.	<u>ZONING C.</u>	Co.	
Phone #		Phone #	<u>512-4621</u>
Fax #	<u>387-3468</u>	Fax #	

Orig. TO BE HAND CARRIED TODAY 2PM

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland, on the property identified herein as follows:

Case: #00-276-SPH
542 Edgar Road (She Haven Yacht Club)
W/S Sue Grove Rd. 350' S of Turkey Point Rd., also Stand Edgar Rd.
15th Election District
Legal Owner(s): Sue Haven Yacht Club, Inc.
Special Hearing: to approve modifications of case number 76-94-X, as shown on the plan.
Hearing: Friday, February 4, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations please contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the file and/or hearing contact the Zoning Review Office at (410) 887-3391.
1/21/ Jan 20 0984908

CERTIFICATE OF PUBLICATION

TOWSON, MD, January 21, 2000

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 Jan. 20, 2000.

S. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

RECEIVED JAN 24 2000

RE: PETITION FOR SPECIAL HEARING
542 Edgar Road, SE/S Sue Grove Rd,
410' S of c/I Turkey Point Rd
15th Election District, 5th Councilmanic

Legal Owner: Sue Haven Holding Corp.
Contract Purchaser: Sue Haven Yacht Club, Inc.
Petitioner(s)

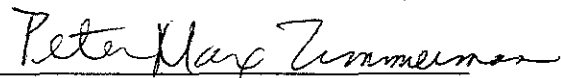
24
69

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-275-SPH

* * * * *

ENTRY OF APPEARANCE

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


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of January, 2000 a copy of the foregoing Entry of Appearance was mailed to Ralph K. Rothwell, Jr., Esq., Maslan, Maslan & Rothwell, 7508 Eastern Avenue, Baltimore, MD 21224, attorney for Petitioners.


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

January 11, 2000

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-275-SPH

542 Edgar Road (Sue Haven Yacht Club)

W/S Sue Grove Road, 350' S of Turkey Point Road; also S/end Edgar Road

15th Election District – 5th Councilmanic District

Legal Owner: The Sue Haven Holding Corporation

Lessee: Sue Haven Yacht Club, Inc.

Special Hearing to approve modifications of case number 76-94-X, as shown on the plan.

HEARING: Friday, February 4, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Ralph Rothwell, Jr., Esquire, 7508 Eastern Avenue, Baltimore 21224
The Sue Haven Holding Corp., 542 Edgar Road, Baltimore 21221
Sue Haven Yacht Club, Inc., 542 Edgar Road, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JANUARY 20, 2000.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**



TO: PATUXENT PUBLISHING COMPANY
Thursday, January 20, 2000 Issue – Jeffersonian

Please forward billing to:

Don McDougall 410-284-8010
2713 North Point Blvd.
Baltimore, MD 21222

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-275-SPH

542 Edgar Road (Sue Haven Yacht Club)

W/S Sue Grove Road, 350' S of Turkey Point Road; also S/end Edgar Road

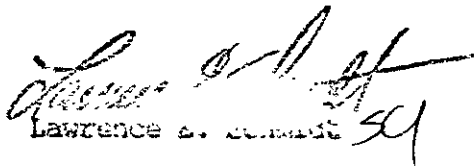
15th Election District – 5th Councilmanic District

Legal Owner: The Sue Haven Holding Corporation

Lessee: Sue Haven Yacht Club, Inc.

Special Hearing to approve modifications of case number 76-94-X, as shown on the plan.

HEARING: Friday, February 4, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring 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 (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 00275-SPH

Petitioner: SUE HAVEN HOLDING CORPORATION

Address or Location: 542 EDGAR AVE. BALT. MD. 21221

PLEASE FORWARD ADVERTISING BILL TO

Name: DON MC DOUGALL

Address: 2713 NORTH POINT BLVD
BALT. MD. 21222

Telephone Number: 410-284-8010



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

January 28, 2000pdmlandacq@co.ba.md.us

Mr. Ralph K. Rothwell
Maslanm Maslan & Rothwell, P.A.
7508 Eastern Avenue
Baltimore MD 21224

Dear Mr. Rothwell:

RE: Case Number 00-275-SPH , 542 Edgar Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 4, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Sincerely,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", written over a horizontal line.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

c:



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us

B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: January 21, 2000

FROM: Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

RECEIVED JAN 27 2000

SUBJECT: Zoning Advisory Committee Meeting
 for January 24, 2000
 Item No. 275

The Bureau of Development Plans Review has reviewed the subject zoning item. A portion of this site is located in the 100 year tidal flood plain along Sue Creek. The minimum flood protection elevation using Baltimore County datum is 11 feet.

The lowest floor elevation of all new or substantially improved structures shall be at or above the flood protection elevation. Basements are not permitted in the flood plain area.

Building permits shall be granted only after necessary permits from the state and federal agencies have been obtained.

RWB:HJO:jrb

cc: File

ZAC01240.275



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

February 15, 2000

RECEIVED FEB 25 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: THE SUE HAVEN HOLDING CORP. - 275

Location: DISTRIBUTION MEETING OF JANUARY 18, 2000

Item No.: 275

Dear Ms. Stephens:

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.
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", 1994 edition prior to occupancy.

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RLS*
DATE: January 21, 2000
SUBJECT: Zoning Item: #275
542 Edgar Road
Sue Haven Yacht Club

RECEIVED JAN 27 2000

Zoning Advisory Committee Meeting of January 18, 2000

- ___ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- ___ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- ___ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- ___ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Reviewer: Keith Kelley

Date: January 20, 2000

AS
2/4

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: January 21, 2000

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

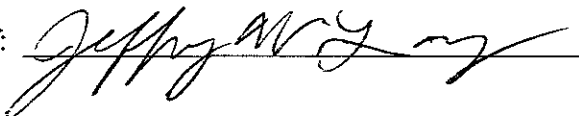
SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):

Item No(s): 275 and 276

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 1.12.00

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 275 JJS

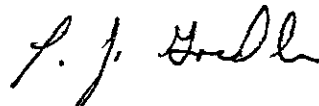
RECEIVED JAN 14 2000

Dear Ms Stephens:

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 affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

BUCK JONES

Jack Whisted CNA

SMike Jansen

Deborah J. Cassio

JAMES F FLAGLE

DARRYL DISCHER

500 VOOGTS LANE

2389 Belair Rd.

345 GROVETHORN RD

1937 SILVER LANE

2502 KESLO ET FAUSTON MD
21047

3709 HOLLY GROVE RD.



RE: PETITION FOR SPECIAL EXCEPTION
W/S of Sue Grove Road, 410' S
of Turkey Point Road - 15th
Election District
Sue Haven Holding Company,
Inc. - Petitioner
NO. 76-94-X (Item No. 39)

: BEFORE THE
: ZONING COMMISSIONER
: OF
: BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition filed by Sue Haven Holding Company, Inc., for a Special Exception for a marina and community building, or other similar civic, social, recreational, or educational use. The subject property is located on the west side of Sue Grove Road, 410 feet south of Turkey Point Road, in the Fifteenth Election District of Baltimore County, and contains 3.75 acres of land, more or less.

Evidence on behalf of the Petitioner indicated that a marina has existed on the subject property since 1957, without benefit of a Special Exception. The property is presently owned and operated as a yacht club by Sue Haven Holding Company, Inc. Said club consists of approximately 110 members. They do not sell gasoline from the premises, have no dry storage of boats, and do not have any rail launchings, or, for that matter, any launchings at all on the subject premises.

The evidence presented indicated that the requested Special Exception would not be detrimental to the health, safety, and general welfare of the community and would not increase traffic in the area.

Several residents, in protest to the subject Petition, indicated that they were fearful that the existing use would expand and that it would increase traffic in the area and, thereby, be detrimental to the health, safety, or general welfare of the community.

ORDER RECEIVED FOR FILING

DATE Jan 2 1976

BY [Signature]

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met and the requested Special Exception should be granted in part.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 8th day of June, 1976, that a Special Exception for a marina and community building, or other similar civic, social, recreational, or educational use should be and the same is GRANTED, from and after the date of this Order, for that portion of the subject property indicated on the attached plat, being Zoning Commissioner's Exhibit 1 and made a part hereof, containing approximately 1.85 acres of land, more or less, and described as follows:

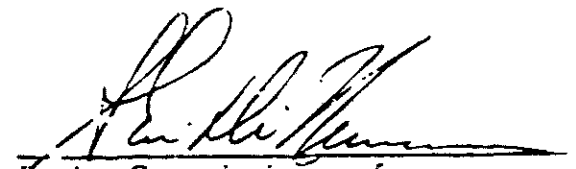
"Beginning at a point on the W/S of Sue Grove Road, 410' S of Turkey Point Road, NE 385' to the point of beginning. Beginning for the same the next four following courses and distances:

- 1) Northeast 440'
- 2) Southeast 190'
- 3) Southwest 420'
- 4) Northwest 198'

Containing approximately 1.85 acres of land, more or less."

A site plan must be approved by the Department of Public Works and the Office of Planning and Zoning.

It is further ORDERED that the rest and residue be and the same is hereby DENIED.


Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE June 8, 1976
BY [Signature]
ADMINISTRATIVE ASSISTANT

RE: PETITION FOR SPECIAL
EXCEPTION
W/S of Sue Grove Road, 410' S
of Turkey Point Road - 15th
Election District
Sue Haven Holding Company,
Inc. - Petitioner
NO. 76-94-X (Item No. 39)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

*Not
No
1A*

::: ::: :::

::: ::: :::

AMENDED ORDER

NUNC PRO TUNC

It is hereby ORDERED by the Zoning Commissioner of Baltimore County,
this 17th day of June, 1976, that the description in the Order, dated June
8, 1976, passed in this matter, should be and the same is hereby Amended,
"Nunc Pro Tunc", to read as follows:

"...NE 380' to the point of..."


Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE June 13, 1976

BY Debra L. Landry
ADMINISTRATIVE ASSISTANT

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
 W/S of Sue Grove Road; 410' S of : ZONING COMMISSIONER
 Turkey Point Road - 15th Election District :
 Sue Hayen Holding Company - : OF
 Petitioner :
 NO. 76-94-X (Item No. 39) : BALTIMORE COUNTY

::: :::

::: :::

AMENDED ORDERNUNC PRO TUNC

It is hereby ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of April, 1977, that the description in the Order, dated June 8, 1976, and in the Amended Order, dated June 17, 1976, passed in this matter, should be and the same is hereby Amended, "Nunc Pro Tunc," to read as follows:

'Beginning for the same at a point S 72° 45' W, 380 feet from the original point of beginning describing the overall parcel of land which is the subject of this Special Exception request. Thence running and binding on the four following courses and distances.

- 1) S 13° 45' E, 198.5 feet; thence
- 2) S 72° 45' W, 420 feet, more or less; thence in a northwesterly direction
- 3) 190 feet, more or less, to a point on the south side of a 10 foot wide paper road known as Marley Road; thence binding thereon
- 4) N 72° 45' E, 440 feet, more or less, to the place of beginning."


 Zoning Commissioner of
 Baltimore County

ORDER RECEIVED FOR FILING

DATE

BY

BY

ADMINISTRATIVE ASSISTANT



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlar.dacq@co.ba.md.us

November 17, 1999

Ralph K. Rothwell, Jr., Esquire
Maslan, Maslan and Rothwell, P.A.
7508 Eastern Avenue
Baltimore, Maryland 21224

Dear Mr. Rothwell, Jr.

RE: 542 Edgar Rd., Sue Haven Yacht Club Zoning Case No. 76-94-X, 15th Election District

Your spirit and intent letter dated November 3, 1999 has been referred to me for reply. The above referenced property is currently zoned D.R.3.5 (Density Residential - 3.5 units per acre). Enclosed please find a copy of a portion of Baltimore County zoning map SE - 1J.

After careful review of your amended site plan and other materials submitted, the following has been determined. The current zoning classification on the plan needs to be corrected to D.R.3.5 and required setbacks adjusted accordingly. The north arrow on the plan appears to be oriented to the south, please confirm.

Baltimore County Department of Permits and Development Management, Zoning Review Bureau, considers the proposed addition to be beyond the spirit and intent of the previously granted special exception in case no. 76-94-X. This determination is based upon, but not limited to, photographic and site plan information provided by you. There appears to be structures on the property, at this time, which were not shown on the site plan submitted to accompany the Petition for Special Exception. To expand the special exception as you propose gives basis to the protestant's fears explicitly expressed in the Zoning Commissioner's decision and order.

It is the opinion of this office that a special hearing will be required to amend the previously granted special exception. Further, issues of setback requirements between non-residential principal structures need to be addressed. All structures erected on the property since the special exception was granted will need to comply with the requirements of Section 1B01.2.C.A of the Baltimore County Zoning Regulations (BCZR).

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,

Lloyd T. Moxley
Planner II
Zoning Review

LTM:kew
Enclosure

c: Zoning Case #76-94-X



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us



Civil Engineers • Land Surveyors • Landscape Architects
Planners • Geotechnical Engineers • Environmental Engineers

January 4, 2000

00-275-SPA

**ZONING DESCRIPTION
FOR PLAN TO ACCOMPANY SPECIAL HEARING
FOR SUE HAVEN BOAT CLUB
FIFTEENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

Ed No 7

BEGINNING at a point on the SW side of Sue Grove Road which is 30 feet wide at the distance of 410 feet $\pm$ South of the center line of Turkey Point Road which has varying right of way width, North $72^{\circ} 45'$ East $417' \pm$ to point of beginning for the limit of special hearing.

Thence the following courses and distances:

- 1) North $72^{\circ} 45'$ East $440' \pm$ to a point on Sue Creek ;
- 2) Thence in a Southeasterly direction along Sue Creek, $200' \pm$ to a point ;
- 3) South $72^{\circ} 45'$ West $405' \pm$ thence binding on the limit of special hearing line ;
- 4) South $13^{\circ} 45'$ East $200' \pm$ to the point of beginning for special hearing.

CONTAINING 80,790 S.F. or 1.85 $\pm$ acres of land, more or less as shown on Plan to accompany Special Hearing prepared by Campbell and Nolan Associates, Inc. (CNA) in January 2000.

BEING a part of that lot or parcel of land described in and recorded among the Land Records of Baltimore County, Maryland in Deed Liber 4411, folio 504. Also known as 542 Edgar Ave. and located in the 15th Election District.



275

Net
No 9

Lease

THIS LEASE made this 1st day of January 2000 between SUE HAVEN HOLDING CORPORATION INCORPORATED a body corporate of the State of Maryland, hereinafter called the Lessor which expression will include its successors and assigns of the one part, and SUE HAVEN YACHT CLUB INCORPORATED, a body corporate of the State of Maryland, hereinafter called the Lessee which expression will include its successors and assigns of the other part.

WITNESS TO That in consideration of the rent and covenants herein reserved and on the part of the Lessee to be paid, performed and observed, the Lessor does hereby demise and lease unto the Lessee the lot or parcel of ground situated and lying in the Fifteenth Election District of Baltimore County in the State of Maryland containing 3.67 acres more or less located on the west side of Sue's Grove Road and extending to the waters of Sue Creek, known as SUE HAVEN YACHT CLUB INCORPORATED and being the same parcel of ground which by Deed dated January 11, 1965 and recorded among the land records of Baltimore County in Liber R.R.G. No. 4411 folio 504 was conveyed by Gerard J. McNeal, and Leila McNeal, his wife et al unto Sue Haven Holding Corporation Incorporated in fee simple.

TOGETHER with the buildings thereupon and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the promises hereby demised unto the Lessee, for the term of 10 years beginning with the first day of January 1, 2000 terminating on January 1, 2010.

YIELDING. AND PAYING therefor the term rent of Ninety Thousand and Eight Hundred Forty Dollars (\$90,840.00) during the said term, by equal monthly payments of Seven Hundred Fifty Seven Dollars (\$757.00) on the first day of each month, the first monthly payment to be made on the first day of January, 2000. The Lessee does hereby covenant with the Lessor that the Lessee during said term and for such further time as it shall hold the said premises, will pay unto the Lessor the said rent at the times, and in the manner aforesaid. (except as hereinafter provided), and will keep all and singular the said premises in such repair order and condition as same are in at the commencement of said term, or may be put in during the continuance thereof, damage by fire and other unavoidable casualty only excepted and will pay all charges for water, and will save the Lessor harmless from all loss and damage occasioned by the use or escape of water upon the said premises, or by the bursting of the pipes as well as from any claim or damage arising from neglect in not removing snow and ice from the roof of the building, or from steps, or porch of building, or from the piers (said snow and/or ice is to be removed by the Lessee at its expense), or any nuisance made or suffered on the premises; and will not assign this Lease nor under let the whole or any part of said premises without first obtaining on each occasion the consent of the Lessor, acknowledging that the premises are now in good order, and will defray all expenses of emptying and cleaning the drains, and at the expiration of the said term will remove its goods and effects and those of all persons claiming under it and will peaceably yield up to the Lessor the said premises and all erections and additions made to or upon the same in good repair, order and condition in all respects, damage by fire or other unavoidable casualty excepted; and will hold the Lessor harmless and indemnified against any injury, loss or damage to any person or property on

said premises ; the said premises shall not be damaged or defaced; and no use made thereof which shall be unlawful, improper or offensive, or contrary to any law of the State of Maryland or ordinance of Baltimore County, Maryland, and no act or thing shall be done upon said premises which may make void or voidable any insurance of the said premises or building against fire, and no addition or, alteration to or upon the said premises shall be made without the consent in writing of the Lessor; and the Lessor or its agents may during the said term at seasonable times enter and view the said, premises, and may show, said premises and building to others at any , time within three months next before the .expiration of. said term.

The Lessee shall have the option or privilege of extending or prolonging the term of this lease for an additional period of Ten (10) years from January 1, 2010 under the same conditions as provided herein. Provided the Lessee notifies the Lessor on or before November 1, 2009 of its intention to extend or prolong the term of this lease by Registered Mail-Return. Receipt Requested, in which event the lease shall be automatically extended without the necessity or contemplation of the execution of, any further instruments.

The Lessee agrees to pay in addition to rent, any increase in real estate taxes on the demised premises over and above the base year and the Lessee shall pay any increased amount of any tax in any year which may be in excess of the base year, said payment to be made by the Lessee to the Lessor, on or before February 1st of each' year that a payment is required.

The Lessee agrees to pay in addition to rent ,½ of the Fire Insurance premium , said payment to be made by the Lessee to the Lessor on or before February 1, of each year that a payment is required.

The Lessee. agrees to provide, at its expense, heat to the ,demised building in excess of 45 degrees Fahrenheit temperature and the Lessee Agrees ,that it shall not allow the heat to be cut off.

The Lessee agrees and covenants that it will pay all charges, for water, heat, gas and electricity.

The Lessee agrees to maintain the Building, Pier and Boat Slips in good repair and, condition, and all painting, repairs, erection and additions shall be made at the Lessee's expense, and the work shall be done in a lawful and workmanlike, manner.

The Lessee agrees to maintain the heating system, plumbing and electric system in good condition, and all repairs or replacement shall be made at the Lessee's expense and the work shall be done in a lawful and workmanlike manner.

The Lessee agrees to use the demised premises only as a Yacht Club. The Lessee shall not permit trash or debris to remain outside the building except in metal containers or barrels with metal covers thereon and the grounds demised shall be kept in a neat and safe condition.

The Lessee shall carry public liability insurance coverage of One Hundred Thousand Dollars (\$100,000.00) one person, and Three Hundred, Thousand Dollars (\$300,000.00) one accident, and Ten Thousand Dollars (\$10,000.00) property damage protecting the Lessor, a copy of which policy is to be delivered to the Lessor.

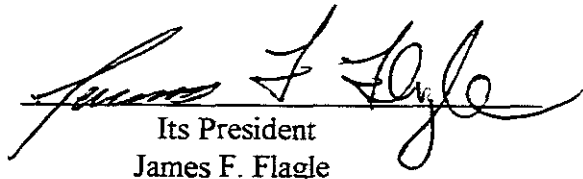
In event the Lessee shall be declared bankrupt or insolvent according to law, or if any assignment shall be made of its property for the benefit of creditors, or if the Lessee is delinquent in the payment of rent said delinquency extending over a period of thirty days or if the Lessee shall neglect or fail to perform or observe any of the covenants contained in these presents, and on its part to be performed or observed, the Lessor lawfully may, immediately, or at any time thereafter and without demand or notice, enter into and upon said premises or any part thereof in the name of the whole, and repossess the same as of its former estate and expel the Lessee and those claiming through or under it and remove its effects (forcibly, if necessary) without being deemed guilty of any manner of trespass, and without prejudice to any remedies which might other wise be used for arrears of rent or, proceeding breach of covenant and upon entry as afore said this lease shall determine; and the Lessee covenants that in case, of such termination it will indemnify the Lessor against all loss of rents and other payments which it may incur by reason of such, termination during the residue of the time specified for the duration of the term of this lease.

This instrument is executed and delivered by the Lessor ' and is accepted by: the Lessee subject and subordinate to any and all mortgages covering the demised premises now or hereafter of record.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year above written.

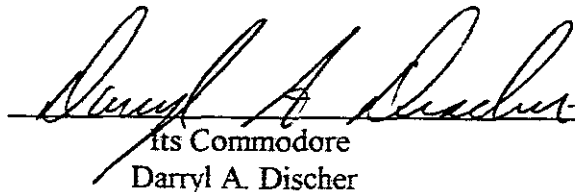
Attest

SUE HAVEN HOLDING CORPORATION
INCORPORATED


Its President
James F. Flagle

Attest

SUE HAVEN YACHT CLUB INCORPORATED


Its Commodore
Darryl A. Discher

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on the 5TH day of JANUARY²⁰²⁰ before me the subscriber, a Notary Public of the State Of Maryland, in and for Harford County, personally appeared James F. Flagle President of Sue Haven Holding Corporation Incorporated, and he acknowledged the foregoing Lease to be the act of the said Corporation.

WITNESS my hand and Notarial Seal.

My Commission Expires July 1, 2022

Deborah L. Ayres
Notary Public

DEBORAH L. AYRES

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this 5TH day of JANUARY, 2020, before me, the subscriber, a Notary Public of the State of Maryland, in and for Harford County, personally appeared Darryl A. Discher, Commodore of Sue Haven Yacht Club Incorporated, and he acknowledged the foregoing Lease to be of said Corporation.

WITNESS my hand and Notarial Seal,

My Commission Expires July 1, 2022

Deborah L. Ayres
Notary Public

DEBORAH L. AYRES

APPLICATION FOR BUILDING PERMIT

PERMIT #: B365427 CONTROL #: C-

DIST: 15 PREC 19

LOCATION: 542 EDGAR AVE
SUBDIVISION: EXTREME SE OF CDG
TAX ASSESSMENT #: 1525009240

OWNERS INFORMATION

NAME: SUE HAVEN HOLDING CORP.
ADDR: 542 EDGAR AVE.

APPLICANT INFORMATION

NAME: DAN YELLOTT
COMPANY: YELLOTT CONTRACTING CO.
ADDR1: 12918 GORES MILL RD.
ADDR2: REISTERSTOWN, MD. 21136
PHONE #: 833-1840 LICENSE #:

NOTES

COP/VLC

DRC#

PLANS: CONST 2 PLOT 9 P PLAT 0 DATA 3 ELEC YES PLUM YES

TENANT:

CONTR: YELLOTT CONTRACTING CO.

ENGR:

SELLR:

WORK: CONSTRUCT CLUB HOUSE W/COVERED PORCH ON
MARINA PROPERTY. 51'X75'X40'6"=6055SF

PROPOSED USE: MARINA AND CLUBHOUSE
EXISTING USE: MARINA

BLDG. CODE: BOCA CODE

RESIDENTIAL 2 STORY

OWNERSHIP: PRIVATELY OWNED

ESTIMATED COST OF MATERIAL AND LABOR: 100,000.00

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION

USE: AMUSEMENT, RECREATION, PLACE OF ASSEMBLY

FOUNDATION:

GRADE: PUBLIC EXIST

ENTRANCE:

CENTRAL AIR:

SINGLE FAMILY UNIT:

NO. OF FAMILY ROOMS:

NO. OF KITCHENS:

NO. OF 2 BEDROOMS: NO. OF 3 BEDROOMS:

NO. OF 2 BEDROOMS OR MORE:

TOTAL NO. OF BEDROOMS: TOTAL NO. OF APARTMENTS:

PERMIT #: B365427

DIMENSIONS - INSTALL FIXTURES

	BUILDING SIZE
GARBAGE DISP:	FLOOR: 6055
POWDER ROOMS:	WIDTH: 51'
BATHROOMS:	DEPTH: 75'
KITCHENS:	HEIGHT: 40'6"
	STORIES:

LOT NOS:
CORNER LOT:

LOT SIZE AND SETBACKS
SIZE: 0200.00 X 0000.00
FRONT STREET:
SIDE STREET:
FRONT SETB: 39
SIDE SETB: 05/30
SIDE STR SETB:
REAR SETB: 678

ZONING INFORMATION

DISTRICT:	BLOCK:
PETITION:	SECTION:
DATE:	LIBER: 000
MAP:	FOLIO: 000
	CLASS: 29

ASSESSMENTS

LAND: 0190730.00
IMPROVEMENTS: 0135300.00
TOTAL ASS.:

PLANNING INFORMATION

MASTER PLAN AREA: SUBSEWERSHED: CRITICAL AREA:

DATE APPLIED: 01/22/1999 INSPECTOR INITIALS: 15C
FEE: \$513.00 PAID: \$513.00 RECEIPT #: A376260
PAID BY: APPL

(I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE. AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS)

COMPANY OR OWNER

DATE

ADDRESS

AGENT __
OWNER __

SIGNATURE OF APPLICANT

PHONE

CONSTITUTION AND BY-LAWS

OF

SUE HAVEN YACHT CLUB, INC.

Revised by Constitution and By-Laws Committee

Proposed to Membership, 08/27/92

Accepted by Membership, 11/22/92

Amended by Membership, 10/30/94

Amended by Membership, 08/01/96

Amended by Membership, 12/21/96

Amended by Membership, 09/24/97

CONSTITUTION AND BY-LAWS

ARTICLE I

Name and Purpose

SECTION 1.

The name of this club shall be the Sue Haven Yacht Club, Incorporated.

SECTION 2.

The purpose for which Sue Haven Yacht Club, Inc. is formed and the business or objects to be carried on and promoted by it are as follows:

1. Engage in yachting, swimming, fishing and other sport and social activities for the pleasure of its members.
2. Promote good will and fellowship among its members by the pursuit of these activities.
3. Other non-profitable purposes, no part of the net earnings is to ensure to the benefit of any member.
4. To make contributions to charitable organizations as the membership and Board of Directors may direct.

ARTICLE II

Officers

SECTION 1.

1. The elected officers of the Club shall be the Commodore, Vice Commodore, Rear Commodore, Secretary and Treasurer.
2. The first three can not succeed themselves in office.
3. The flag officers shall be Commodore, Vice Commodore, Rear Commodore, Secretary, Treasurer, Fleet Captain, and Fleet Medical Officer.
4. All officers must be a member of the Club for one (1) year prior to election.

ARTICLE III

Duties of Officers

Commodore

SECTION 1

1. It shall be the duty of the Commodore to take command and preside at all meetings of the Board of Directors, regular, special and general membership meetings.
2. The Commodore shall have the power, pending action of the Board of Directors, to suspend any member for any violation of the Constitution or By-Laws or rules and regulations of the Sue Haven Yacht Club, Inc..
3. The Commodore may remove the Chairperson or any member of any Committee appointed by him/her with the approval of two-thirds (2/3) of the Board of Directors.
4. The Commodore shall be ex-officio of all committees.
5. The Commodore may, with the approval of the Board of Directors appoint new and/or dissolve committees and their chairpersons whenever necessary.
6. The Commodore may, with a forty-eight (48) hour notice to all Board members as to time and place, call a Special Board of Directors meeting. The Commodore must, when requested to do so by no less than three (3) members of the Board.
7. The Commodore shall have general management and direction of the business and operations of the Club. He/She shall have the authority to sign mortgages, bonds, contracts and other instruments as authorized by the Board of Directors.
8. The Commodore, Vice Commodore, Secretary and Treasurer shall execute all papers required for the proper and legal management and operations of the Club, and affix the Sue Haven Yacht Club's Corporate Seal to the same when required, as approved by the Board of Directors.

Vice Commodore

SECTION 2.

1. It shall be the duty of the Vice Commodore to assist the Commodore in the discharge of his/her duties, and in the Commodore's absence, officiate in his/her stead.
2. The Vice Commodore shall be the general Chairperson of the Clubhouse and the Clubhouse grounds.

3. It shall be the duty of the Vice Commodore to regulate slip rentals per Article XIII.
4. The Vice Commodore shall have such additional power and duties as may be assigned to him/her by the Board of Directors.

Rear Commodore

SECTION 3.

1. It shall be the duty of the Rear Commodore to assist the Commodore, Vice Commodore in the discharge of their duties and in their absence officiate in their stead.
2. It shall be the duty of the Rear Commodore to assist the Vice Commodore in the operation of the Clubhouse and grounds.
3. The Rear Commodore shall be the chairperson of the membership committee.
4. The Rear Commodore shall have such additional power and duties as may be assigned to him/her by the Board of Directors.
5. To maintain a current role of membership and their dates of election to membership.
6. Receive and record all applications for membership and furnish the investigating committee with the signed application.
7. Furnish all members with a copy of the Constitution and By-Laws and the rules and regulations of the Club.
8. Ad Book.

Secretary

SECTION 4.

1. The Secretary shall keep and take typewritten minutes of all meetings, regular, Board, Special and General Membership. And a copy of the minutes to be given to Commodore, Vice Commodore and Board of Directors.
2. He/She shall be the custodian of the records and the Corporate Seal of the Club to supervise all reports and documents connected with or pertaining to Club business.
3. Will be responsible for the Club's correspondence and to prepare and issue notices as required.

Treasurer

SECTION 5.

1. The Treasurer shall have charge of and be responsible for all funds, securities, receipts and disbursements of the Club and shall deposit or cause to be deposited in the name of the Club, all monies or other valuable effects in banks, trust companies or such other depositories as selected by the Board of Directors.
2. Shall render to the Commodore and the Board of Directors, whenever requested, an account of the financial condition of the Club.
3. To present a written statement of the Club financial status at each regular Board meeting.
4. It will be the prerogative of the Treasurer, with the approval of the Board of Directors, to select an assistant who will be known as the Assistant Treasurer.

Fleet Captain

SECTION 6.

1. The Fleet Captain shall be appointed by the Commodore and confirmed by the Board of Directors.
2. He/She shall have custody of the Club trophies, and shall be responsible for all organized boating functions.

Fleet Medical Officer

SECTION 7.

1. To serve as a Club Officer under the Fleet Captain.
2. To oversee the medical and safety needs of the fleet and of the club (i.e. Blood drives, First Aid classes, CPR classes, etc).
3. To oversee and verify the serviceability of medical and safety equipment in the Club House and on all boats in the fleet (i.e. First Aid Kits, Fire extinguishers, etc).
4. To wear the Insignia of the office on his/her uniform and to participate in formal functions of the club.

ARTICLE IV

Board of Directors

SECTION 1

1. The business and property of the Club, except as otherwise provided by statute, the certificates of incorporation or these By-Laws, shall be conducted and managed by its Board of Directors, which shall consist of the Commodore, Vice Commodore, Rear Commodore, Secretary, Treasurer and four (4) Members-At-Large.
2. The officers shall be elected at the annual meeting of the members as provided in Article VII of these By-Laws.
3. The Board of Directors shall keep minutes of its meetings.
4. The Board of Directors shall prescribe matters of policy in consonance with the Constitution and By-Laws, which shall be binding upon all members and committees.
5. The immediate Past Commodore shall act as alternate to the Board of Directors without election.
6. Board of Directors shall not serve office for more than one (1) consecutive term (2 years).

SECTION 2.

1. The Board of Directors shall meet on a predetermined date and will let it be known by ways of newsletters and at previous membership meetings.
2. Special meetings of the Board of Directors shall be held whenever called by the Commodore, or by a majority of the Board of Directors. Notice shall be given to all Board members by telephone, telegraph, mail or in person two (2) days before the meeting.

SECTION 3.

1. Any member of the Board of Directors may be removed from office by a vote of two thirds of the members present and entitled to vote at any meeting specifically called for that purpose. A replacement member may be elected by the members to serve for the remainder of the vacated term.

SECTION 4.

1. Any member of the Board of Directors who is absent without cause from three (3) consecutive Board Meetings, automatically forfeits his/her position.

2. If any member of the Board of Directors shall die, resign, or become disqualified to hold office, or, if the members shall remove any member of the Board of Directors without electing another in his/her place, a majority of the remaining members of the Board of Directors (although such majority is less than a quorum) may elect a successor to hold office for the unexpired portion of the vacated term of the member whose place has become vacant.

SECTION 5.

1. The Board of Directors shall have the power to make rules and regulations as may be necessary for the management of the Club in consonance with any statute, the certificate of incorporation and these By-Laws.

SECTION 6.

1. The Board of Directors shall not pledge the credit of the Club more than \$500.00, without having been authorized to do so by a vote of the majority of the members present and entitled to a vote at an annual, general or special meeting of the members called for that purpose. Maintenance and Emergency repairs are excluded from the foregoing. Emergency, in the foregoing is defined as any item that affects the safety, health and welfare of the membership or guests.

ARTICLE V

Membership

SECTION 1.

1. The membership shall consist of four classes to be known as Regular, Honorary, Distinguished Life Membership and Social.
2. The membership of this organization shall consist of citizens of the U.S.A., twenty-one (21) years of age or older.
3. Membership shall be restricted to a maximum of 60 regular members plus 20 social members to total 80.

SECTION 2.

1. The Board of Directors by a two-thirds (2/3) vote may elect a person as an Honorary Member who has rendered important services or benefits to the Club. Honorary members will be widows or widowers of a regular member in good standing. These members shall be entitled to all privileges of the Club with the exception of voting, holding office and obtaining a slip. Honorary members shall not pay dues.

SECTION 3.

1. The Club upon recommendation of the Commodore and Board of Directors by a two-thirds (2/3) vote may elect a Distinguished Lifetime membership to any member of the Club who they deemed worthy as a result of outstanding and continuous service to the Club, provided however that the member shall have been a regular member or combination of social and regular membership for a period of twenty (20) years and attained the age of sixty-five (65).
2. The regular member so elected will be presented with a card, designating him/her as a Distinguished Life Member of the Sue Haven Yacht Club, Inc. and entitling him/her to all the rights and privileges of the Club, as a member thereof, in good standing, and not pay dues.

SECTION 4.

1. The Membership Committee shall consist of the Rear Commodore, as General Chairperson and two (2) regular members in good standing to be appointed by the Commodore, subject to the approval of the Board of Directors.
2. Application for new members will be presented to the membership committee by any two (2) regular members in good standing of Sue Haven Yacht Club, Incorporated.
3. After review by the committee, the Board of Directors shall be informed of the committee findings.
4. The applicant will be required to attend the next regular meeting for the introduction to the membership by the committee chairperson.
5. The Board of Directors by two-thirds vote (2/3), can approve an application over an objection.
6. Any member having an objection will after adjournment of that meeting, so advise the membership chairperson.
7. If no objections are presented, the Secretary will notify the applicant of his/her acceptance.

SECTION 5.

1. Any regular member may have the privilege of entertaining guests within the clubhouse or on the Club property, subject to the rules made by the Board of Directors.

2. Regular members shall be required to attend five (5) organized fund raising functions per calendar year, provided that a minimum of eleven (11) fund raising events are held during the calendar year. Those members not attending a minimum of five (5) fund raising functions per calendar year shall be subject to having their membership cancelled by a majority vote of the Board of Directors.
3. For any sponsored function with a cost of ten dollars or greater, a member will be responsible for those tickets purchased, accepted, or signed for, or for deposits required, unless the member returns those tickets or notifies the chairman of the function of his/her intent to return those tickets or withdraw from the function prior to the established cut-off date.

SECTION 6.

1. Social members shall have all the rights and privileges of regular members except those of voting, holding office and having a slip.
2. Social members shall be obligated to perform clean-up and are required to attend two (2) functions of the eleven (11) functions per year.
3. Dues are to be set at 50% of the regular dues, and such members must abide by all the rules and regulations of the Club.

SECTION 7.

1. The Ladies Auxiliary operates under a Constitution and By-Laws approved by the Board of Directors and which shall not be amended to conflict with the By-Laws of Sue Haven Yacht Club, Incorporated.
2. Any spouse shall be eligible to be considered for membership in the ladies auxiliary of this club. He/She shall pay no dues or acceptance fees to the Sue Haven Yacht Club.

ARTICLE VI

Committees

SECTION 1.

1. Only members in good standing may be appointed to or remain on any committee.

Auditing Committee

SECTION 2.

1. An Auditing Committee shall consist of three (3) regular members to be elected at the annual meeting for a period of one month.

2. The Auditing Committee shall audit the books of the Club treasurer and/or books at the end of the existing group of officers terms of duty and report to the membership at the new officers first meeting.

Entertainment Committee

SECTION 3.

1. The Entertainment Committee shall consist of the Fleet Captain, who will be the Chairperson, and two (2) additional regular members selected by the Chairperson.

Nomination Committee

SECTION 4.

1. The Nomination Committee shall consist of three (3) regular members to be elected by the membership at an annual meeting for a period of one (1) year.
2. The duties of the Nominating Committee shall consist of nominating by automatic step up of the present elected flag officers unless foregoing officers are charged in writing with lacking necessary ability to hold office.
3. In the event an elected flag officer is proven unqualified, or declines nomination, the nominating committee shall nominate by automatic step up, one person for each open office for the year, (i.e., Commodore, Vice Commodore, Rear Commodore, Secretary, Treasurer).
4. These nominations must be submitted to the membership by the regular meeting in July.
5. The member nominated must be present, or have indicated in writing at this meeting and voiced acceptance of the nominations.
6. The membership must be notified of nominations submitted and/or nominated from the floor prior to the regular monthly meeting in August.

ARTICLE VII

Elections

SECTION 1.

1. The Commodore shall appoint three (3) tellers, whose duties will consist of counting the votes which will be cast by ballot.

SECTION 2.

1. A majority vote of the voting membership present is necessary for election to any office except member-at-large to the Board of Directors.

SECTION 3.

1. There shall be two (2) members-at-large elected to the Board of Directors at the annual meeting.
2. Nominations for these positions shall be made from the floor. The two (2) receiving the majority of votes shall be elected.
3. Those elected shall serve for a period of two (2) years.

SECTION 4.

1. Candidates for the office of Commodore, Vice Commodore, Rear Commodore, Secretary and Treasurer, shall be nominated by the nominating committee as prescribed in Article VI, Section 4 and elected by ballot at the annual meeting.
2. Multiple floor nominees for any one office shall require a caucus vote, with the winner opposing the nominee made by committee.
3. Candidates for Commodore must have served at least two (2) lower flag offices and candidates for Vice Commodore must have served at least one (1) lower flag office.

ARTICLE VIII

Meetings

SECTION 1.

1. The regular meeting of Sue Haven Yacht Club, Incorporated shall be the last Thursday of each month at 8:00 p.m. at the Clubhouse, unless otherwise designated by the Board of Directors at the previous meeting.

SECTION 2.

1. An Annual meeting of the Sue Haven Yacht Club, Incorporated shall be held on the last Thursday of each August at 8:00 p.m. at the Club.

SECTION 3.

1. Special meetings shall be held at written request of the Commodore or upon written request of five (5) regular members provided the purpose of the meeting is stated in the request and further provided that the membership is notified in writing at least ten (10) days prior to that meeting.
2. The purpose of the special meeting shall be stated in the notice and no other business shall be conducted other than that which is stated in the notice.

SECTION 4.

1. Meetings of any outside organization are not to be scheduled or permitted in the clubhouse on the Regular, Special and/or Annual Meeting dates.

SECTION 5.

1. At all meetings the order of business shall be as follows:
 - a. Reading of the minutes of the previous meeting.
 - b. Reading of the minutes of the Board of Directors meeting.
 - c. Treasurer's report.
 - d. Report of the Board of Directors.
 - e. Report of the Officers.
 - f. Elections and/or resignation of members.
 - g. Bills and Communications.
 - h. Report of Committees.
 - i. Nominations.
 - j. Unfinished business.
 - k. Elections of officers.
 - l. New business and suggestions for the good of the Club.
 - m. Installation of Officers
 - n. Adjournment.
2. The order of business may be changed at any meeting by a vote of the majority of those present.
3. Roberts rules of order shall be the standard procedure at all meetings.

ARTICLE IX

Voting and Quorums

SECTION 1.

1. All members must be in good standing to be eligible to vote.
2. All voting must be done in person.

SECTION 2.

1. There must be at least ten (10) members in good standing present to constitute a quorum for an annual/general election meeting.

SECTION 3.

-
1. There must be at least ten (10) members in good standing present to constitute a quorum for a regular meeting and/or special meeting.

SECTION 4.

1. There must be at least six (6) regular members in good standing present to constitute a quorum for a meeting of the Board of Directors, of which three must be members-at-large.

ARTICLE X

Resignations, Suspensions, Expulsions

SECTION 1.

1. Resignations will be accepted only if there is no indebtedness to the Club.

SECTION 2.

1. A member's rights and interest in the property and their privileges in the Club ceases with the termination of their membership.

SECTION 3.

1. A member who resigns shall not be eligible for reinstatement within six (6) months of the date of their resignation.

SECTION 4.

1. A member thirty (30) days in arrears in payment of their dues, or other indebtedness, is delinquent, and therefore stands suspended.
2. Delinquent members for indebtedness to the Sue Haven Yacht Club, Inc. are suspended for a period of 30 days from the date of suspension determined by the meeting of the Board of Directors and are also required to clear up indebtedness within that period or are liable for expulsion by the Board of Directors without warning.

SECTION 5.

1. A suspended member shall be denied all privileges and access to the club property unless authorized by the Board of Directors.
2. A member suspended or expelled for non-payment of dues or other indebtedness may be reinstated by the Board of Directors upon such terms as the Board may prescribe.

3. An expelled member shall not be permitted to visit the Club under any circumstances even though, he/she is accompanied by a member in good standing.

SECTION 6.

1. Any Club member may present the Board of Directors with written and signed charges against another member for conduct unbecoming a member, or causing discredit to the Club. The Board shall serve written charges upon the member either personally or by mailing a copy to their address as it appears on the records of the Club. The member shall be notified in writing (in the above manner) not less than five days in advance, as to the time and place where the Board shall meet for consideration of the charges. The Board shall also, in a like manner, cause a similar notice to be served upon the person making the charges of the time and place to be specified in the notice unless mutually agreed upon by all concerned. The member filing the charges must be in attendance.
2. Any member charged with the violation of any of the Club's Constitution and Bylaws or rules or regulations, shall be notified of such charges in writing, and be given a hearing at the date and time set by the Commodore, to hear the accused's defense of said charges.
3. Any member found guilty of the preferred charges may be suspended, asked for their resignation, expelled or penalized in some manner, at the discretion of the Board. Any member shall stand expelled if they fail to tender their requested resignation within thirty (30) days.
4. A two-thirds (2/3) vote of the Board of Directors is required to decide the innocence or guilt of a member charged with any violation described in paragraphs (1) and (2) of this article and section.
5. Any member of the Board of Directors or Officers, against whom, charges have been preferred will have the same status as any other member. They shall neither preside or be eligible to vote at the hearing of charges. They will be witness in their own defense only.

ARTICLE XI

Initiation Fees and Dues

SECTION 1.

1. Initiation fee for membership shall not be less than thirty-five dollars (\$35.00), except as prescribed by the Board of Directors.
2. ~~The dues year shall be from January 1 until December 31, dues shall be prorated on a six month basis.~~
3. Initiation fee, dues and stock fees must accompany all applications for regular membership.
4. All regular members must purchase three (3) shares of stock in Sue Haven Holding Corporation. No member may purchase in excess of sixty (60) shares of said stock.

ARTICLE XII

Amendments

SECTION 1.

1. The amendments to these bylaws or any portion of them may be adopted or changed at a regular meeting or special meeting by a two-thirds (2/3) majority vote of the members present and entitled to vote, after the proposed changes have been presented to the membership at three (3) consecutive meetings/ 3 newsletters for consideration.
2. All By-Laws proposals must be co-signed by five (5) Regular members in good standing before presentation to the membership.
3. Approved amendments shall become effective the 1st of the following month after being passed.

ARTICLE XIII

Slip Rentals

SECTION 1.

1. All slips shall be rented on a first come first serve basis.
2. All slips shall be assigned to the membership by the Vice Commodore, according to the rules and regulations regarding slip rentals.
3. No member shall have the right to sub-let their slip.

4. All slip fees are due January 1st.
5. The Club shall have the right to rent a member's slip if and when they are pulled for the winter. Rental costs will be governed by the Board of Directors.
6. Members requesting slips when there is no vacancy will be placed on a waiting list and will be notified when a vacancy occurs.
7. Members will be placed on a waiting list in the order they are requested.

SECTION 2.

1. Open or vacant slips shall first be assigned to members holding slips of the same size category on a membership basis.
2. Any slip that is then left vacant will be assigned from the waiting list based on existing rules and if a member with a qualified boat or a member without a boat refuses the slip, their name will then revert to the bottom of the list or be removed from the list at their option.
3. If a slip holder passes away, His or Her spouse shall be able to continue to use that slip for as long as He or She chooses, provided that all fee's are paid, that the boat is properly maintained, and is used by that person and registered and insured in that persons name.
4. Any member desiring to change slip sizes category should then have their name placed on the slip waiting list.

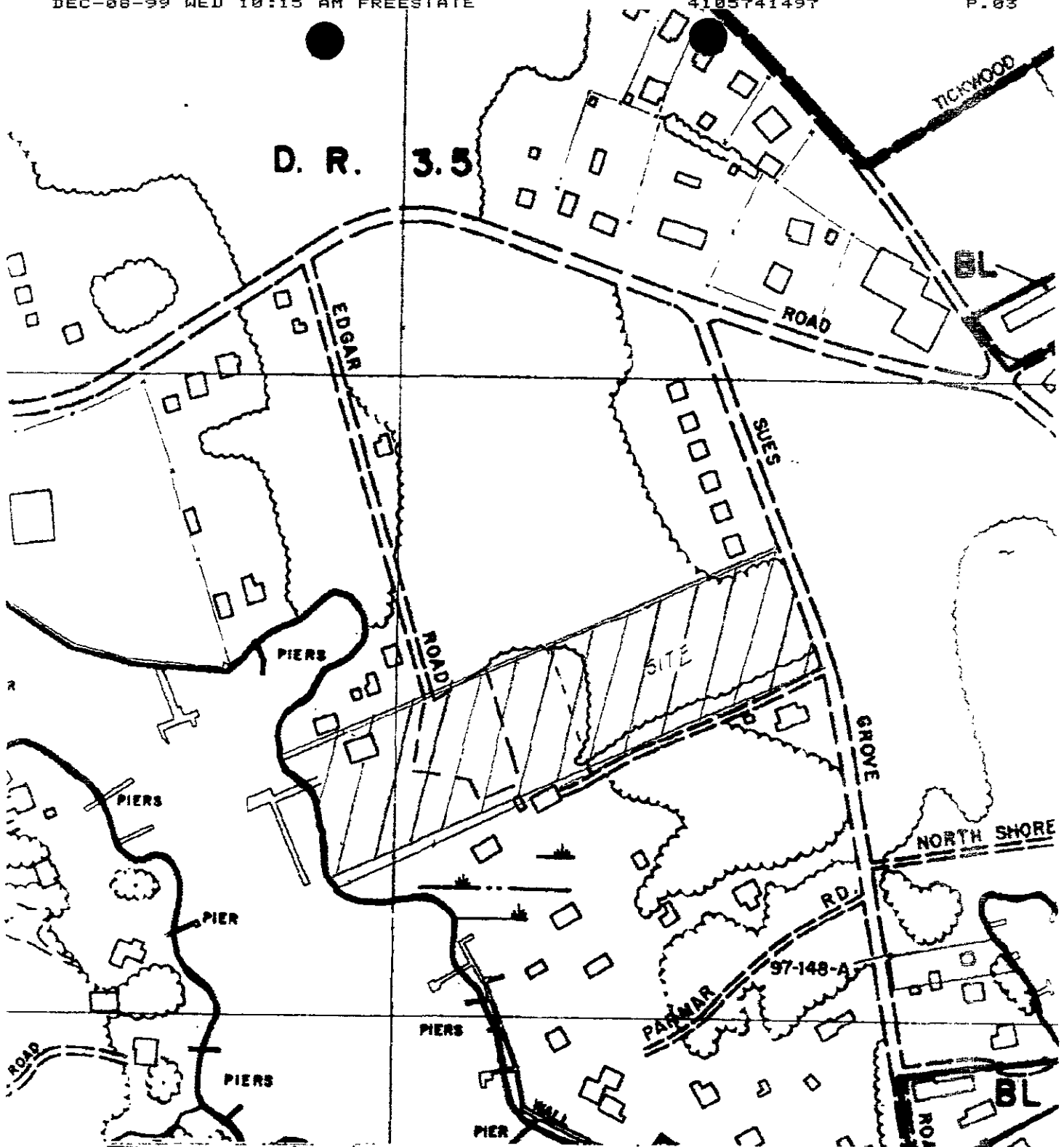
SECTION 3.

1. Existing boats in present slips as of 10/25/79 are exempt.
2. Slip length limitations shall be as follows:

30 foot (Cruiser) slip-Boats from 18 ft. to 26 ft.
Slip numbers 1, 17-25

35 foot or larger outside slips-Boats greater than 26 ft.
Slip numbers 2 - 16, and 26 - 29.
3. If a slipholder changes or sells their boat, they must comply with length limitations within one (1) year of the next slip rent due date, but cannot any time, place a boat which exceeds the maximum allowable length of the slip.
4. Any member may accept any slip providing they place their boat of the proper size within that slip within one year of acceptance.

5. When a slip becomes available and no boats of the proper length on the waiting list will fit into the slip because of the width, the Board of Directors will meet and decide how the slip shall be assigned.
6. Two dated slip waiting lists will be posted at the Club at all times and shall be maintained by the Vice Commodore. As names are added or dropped from the list, dated copies of the revised lists shall be sent to all names on the list. The two (2) lists will be as follows:
 - One for 30 foot (Cruiser) slips.
 - One for 35 foot or larger slips.



SUE HAVEN
YACHT CLUB

SCALE

1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

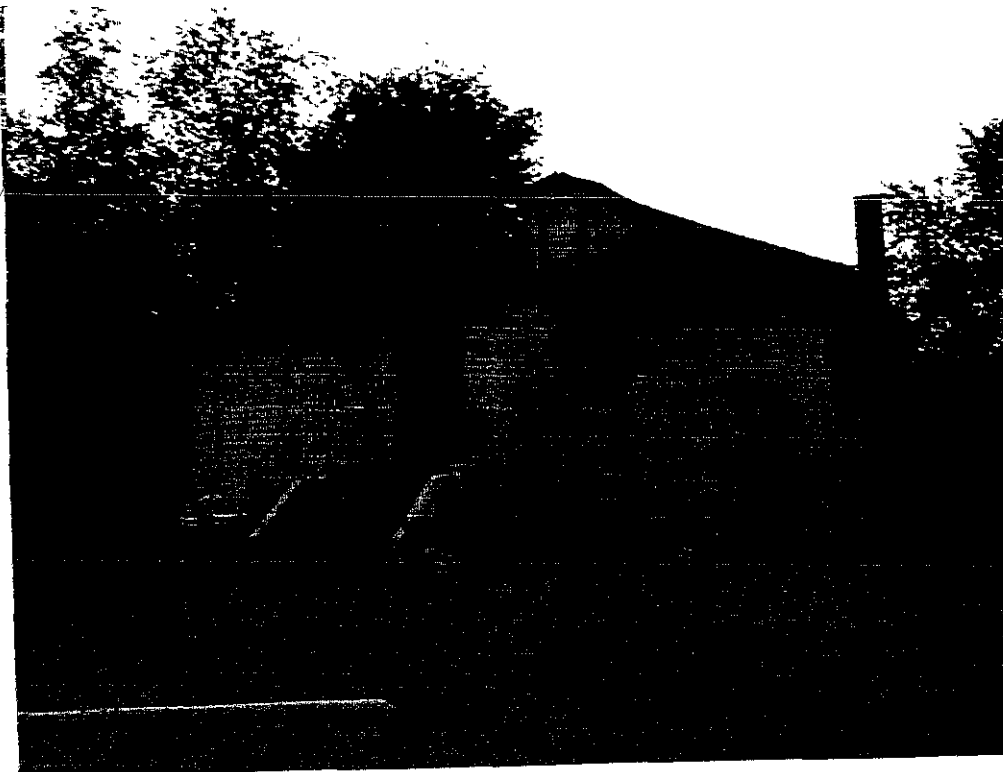
TURKEY POINT

SHEET

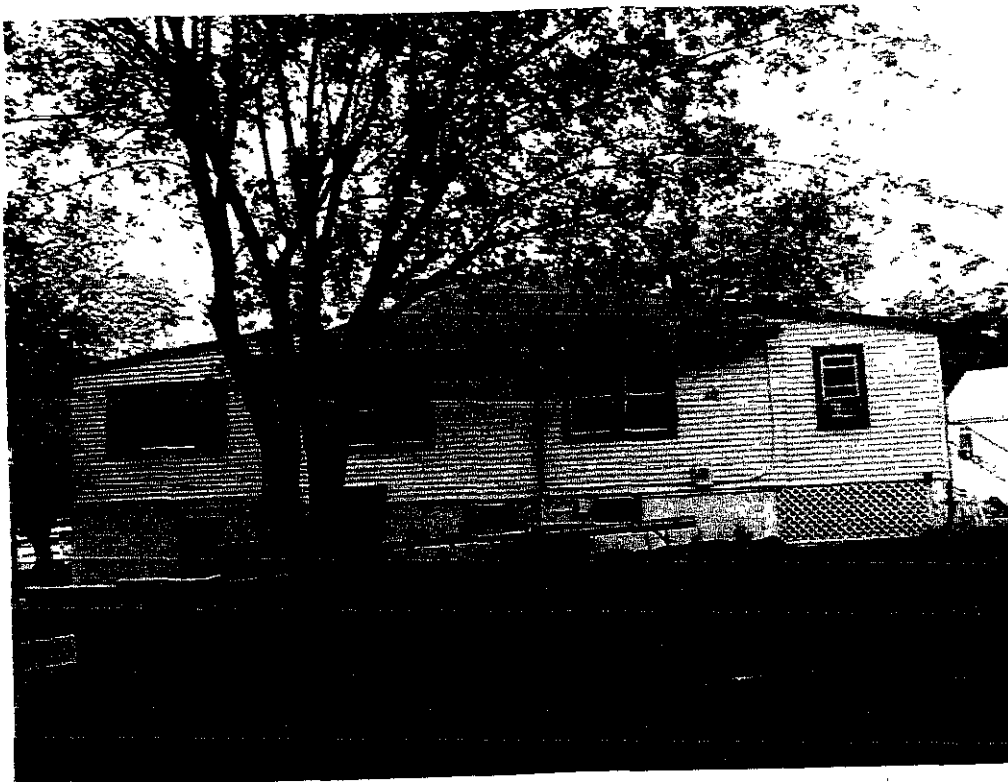
SE.
I-J

00-275-SPH

#275

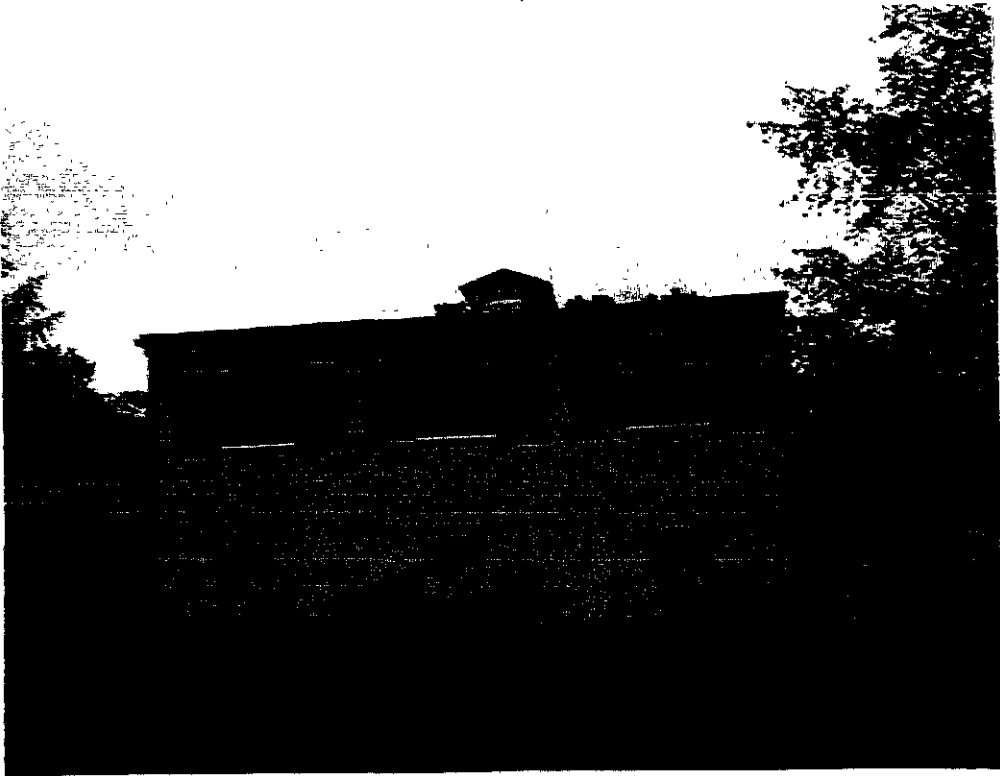


REAR/LEFT ELEVATION OF EXISTING
STRUCTURE LOOKING NORTH



RIGHT ELEVATION OF EXISTING STRUCTURE
LOOKING SOUTH/EAST

SUE HAVEN YACHT CLUB
542 EGGAR AVENUE
BALTIMORE, MD 21221



FRONT OF EXISTING STRUCTURE
LOOKING SOUTH/WEST



REAR/RIGHT ELEVATION OF EXISTING
STRUCTURE LOOKING NORTH/EAST



LOOKING SOUTH UP CREEK.
NOTICE HOW ISOLATED THE YACHT CLUB IS



STAND ON TOP REAR STEPS LOOKING
NORTH/WEST OVER PARKING LOT



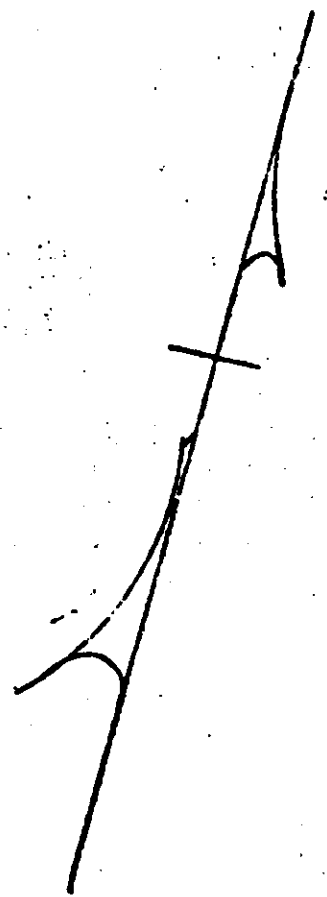
STANDING ON TOP REAR STEPS LOOKING
WEST OVER PARKING LOT



STAND ON TOP REAR STEPS LOOKING
SOUTH AT DOCK MASTERS HOUSE



STANDING IN PARKING LOT LOOKING
UP EDGAR AVENUE



SUE CREEK

EX. USE - MARINA
 PROP. USE - SAME
 EX. ZONING - D-2, S-5
 PROP. ZONING - SAME WITH A SPECIAL EXCEPTION
 IN A RESIDENTIAL ZONE

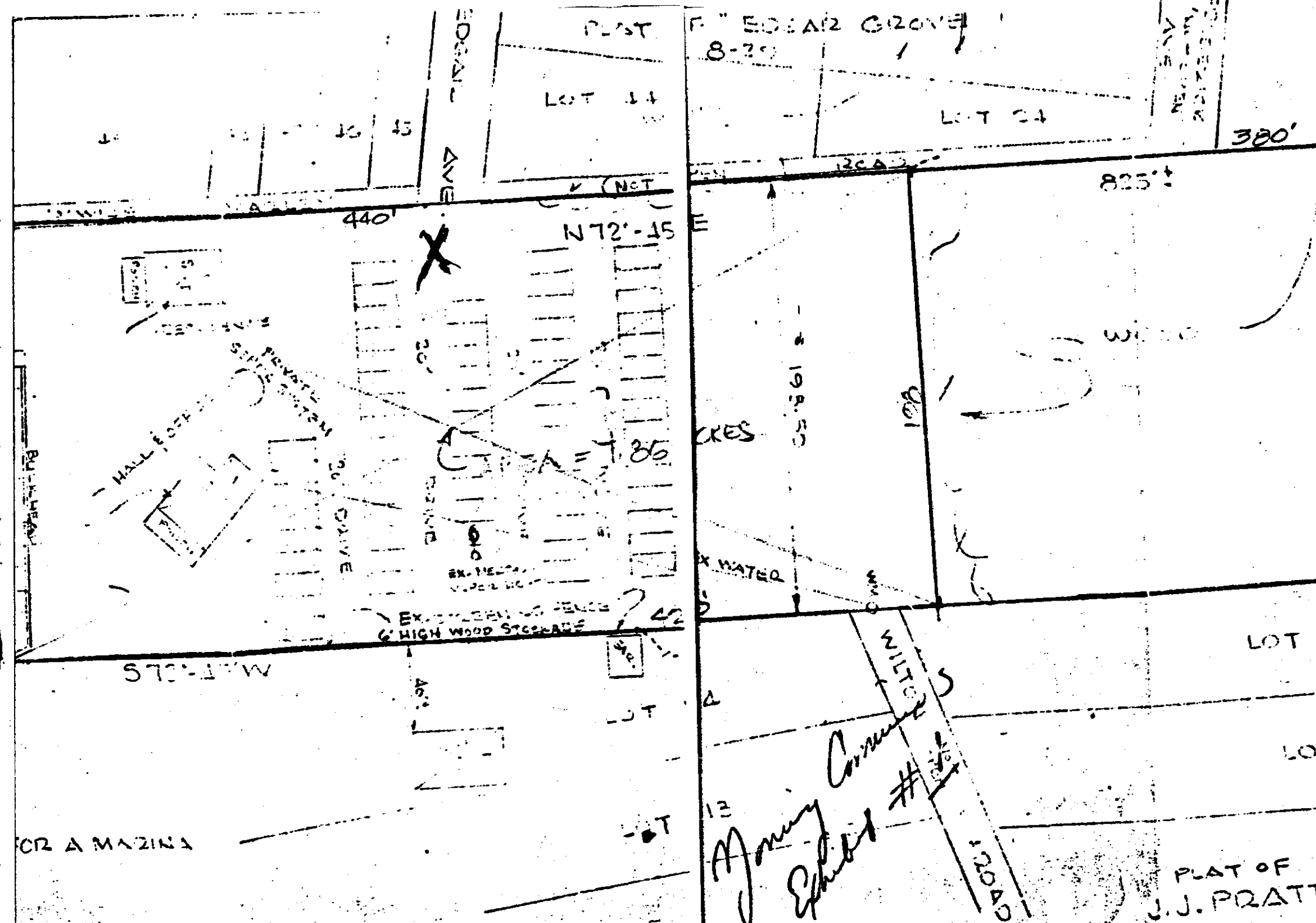
AREA OF PROPERTY - 3.75 AC.
 AREA OF EX. HALL & OFFICE - 1400 SQ. FT.

MARINA DATA

NO. OF EXISTING SLIPS - 34
 THERE WILL BE NO STORING OR PARKING
 OF BOATS ON THE PROPERTY.

UTILITIES

PRIVATE SEPTIC SYSTEM SERVES PROPERTY.
 WATER SERVICE SERVES PROPERTY.



OR A MARINA

PARKING DATA

NO. OF PARKING SPACES REQ. (1 PER SLIP) (34 SLIPS)
 (1/50th OF HALL & OFFICE
 (1/RESIDENCE

NO. OF SPACES PROVIDED -

THE PARKING ARE WILL BE A DRAINABLE DUSTLESS
 SURFACE AND PROPERLY DRAINAGE.

34 SPACES
 29 SPACES
 1 SPACE
 61 SPACES
 64 SPACES

*Joining Committee
 Elected #1*

PLAT OF
 J. J. PRATT
 13/101

PLAT OF THE PROPERTY OF
 SUE HARBOR YACHT CLUB
 15TH DISTRICT BALTIMORE
 SCALE: 1"=50'

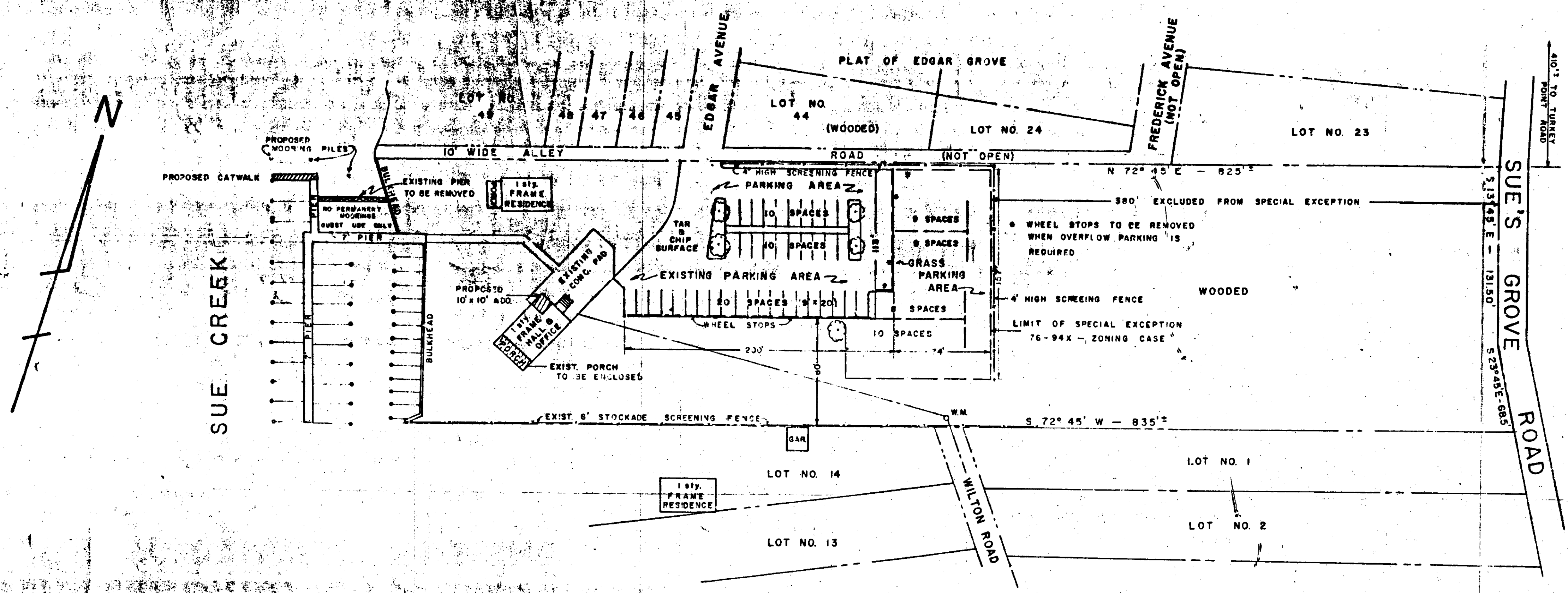
MICROFILMED

MAP	76
SECTION	15
DATE	8-11-75
TITLE	
BY	
FINAL	



FRANK S. LITW
 1277 NEIGHBOURS AVE.
 BALTIMORE, MD. 21237

*Red No
 164*



PARKING DATA

EXISTING CLUB HOUSE	1400 Sq. Ft.
PROPOSED PORCH ENCLOSURE	300 Sq. Ft.
PROPOSED REFRIGERATOR ADDITION	100 Sq. Ft.
TOTAL FLOOR AREA	1800 Sq. Ft.

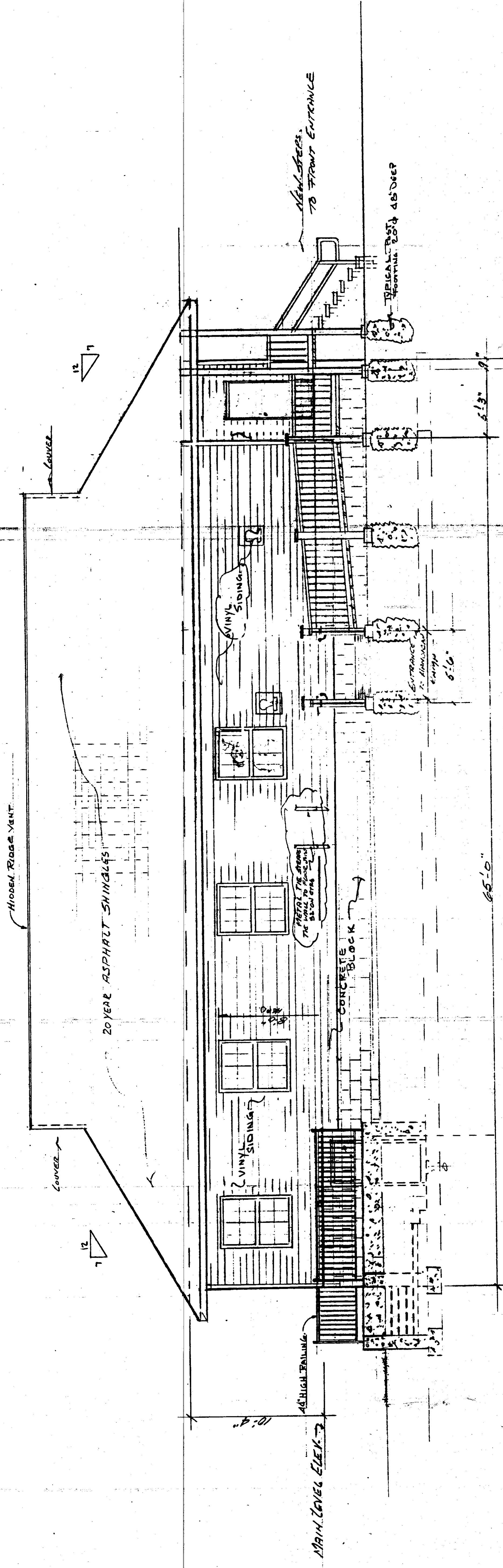
1 SPACE FOR EACH 60 SQ. FT. FLOOR AREA	= 36 SPACES
1 SPACE FOR TENANT HOUSE	= 1 SPACE
1 SPACE PER BOAT SET	= 34 SPACES
TOTAL PARKING REQUIRED	71 SPACES
TOTAL PARKING SPACES PROVIDED	75

NO OUT OF WATER BOAT STORAGE PROPOSED

- NOTES**
- EXISTING PARKING AREA FOR APPROX. 40 CARS TO BE RETAINED AND DEFINED. ENTIRE PARKING AREA TO BE BOUNDED WITH CONCRETE WHEEL STOPS, OR OTHER SUITABLE MATERIAL SUCH AS TELEPHONE POLES AND THEY SHALL BE PROPERLY SECURED.
 - 36 PARKING SPACES TO BE PROVIDED IN PROPERLY MAINTAINED GRASS AREA.
 - 4' HIGH SCREEN FENCE TO BE INSTALLED WHEN ADJACENT WOODED PROPERTY IS IMPROVED OR WHEN SCREENING IS REQUESTED.

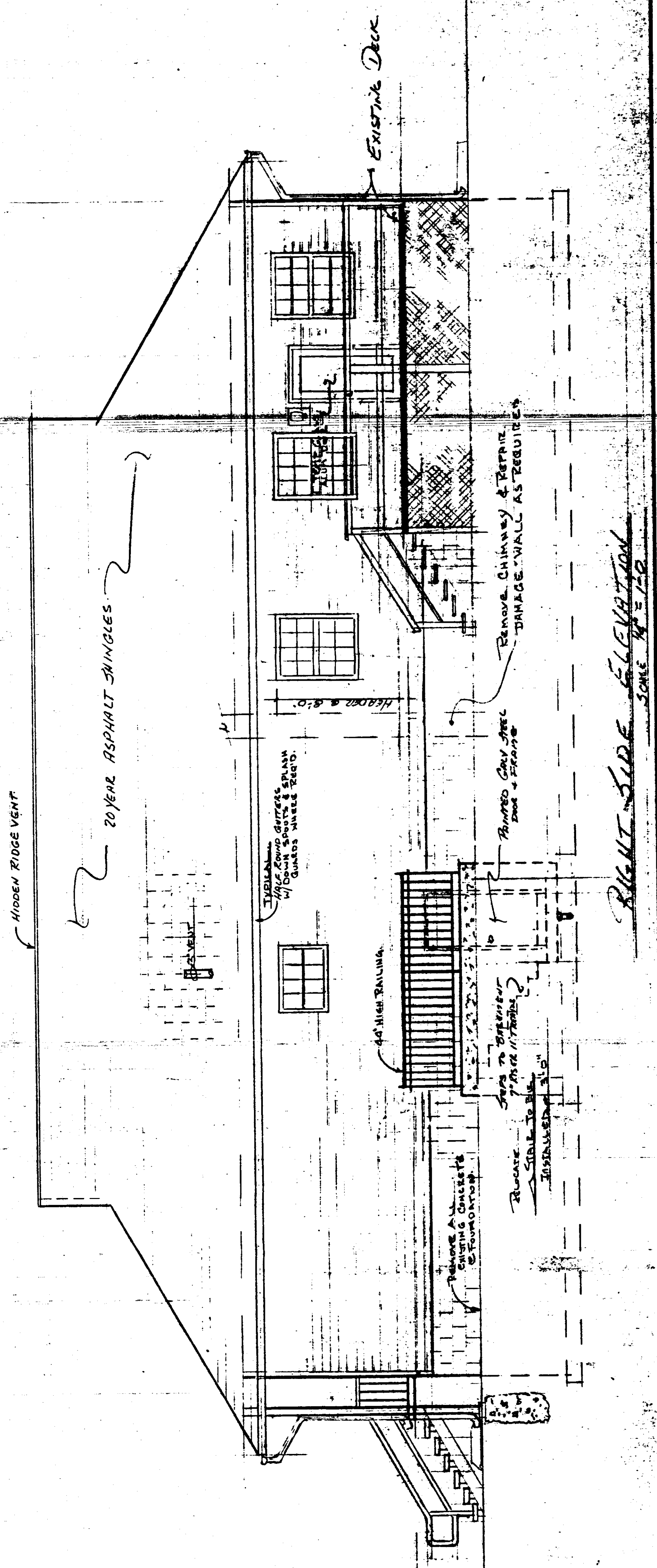
DIAGRAM APPROVED
 OFFICE OF PLANNING & ZONING
 BY *[Signature]*
 DATE *3-18-77*

SURVEY OF THE LANDS OF
 SUE HAVEN HOLDING COMPANY
 PROPOSED PARKING LOT & OTHER IMPROVEMENTS
 15 TH. ELECTION DISTRICT
 BALTIMORE COUNTY, MD.
 NOVEMBER 7, 1977
 SCALE: 1" = 50'



LEFT SIDE ELEVATION
SCALE 1/4"=1'-0"

- NOTES
1. CONCRETE BLOCK TO BE FINISHED ABOVE GRADE.
 2. INSTALL METAL TIES FROM WALL STUDS TO FLOOR JOIST @ 32" CTS AROUND PERIMETER.
 3. INSTALL HIDDEN RIDGE VENTS.
 4. GUTTERS ARE TO BE 6" WIDE ROUND METAL W/5" S. METAL DOWN SPOUTS & SPACED @ 8'.
 5. ROOF TO BE ASPHALT SHINGLES 1/2" OVER 1/2" GYPSUM BOARD.
 6. 3/4" RYKOOD SHEATHING 1/2" CLIPS AS REQD.
 7. 6" HORIZONTAL VINYL SIDING - INSTALLED ON VAPOR BARRIER. IN EXTERIOR WALLS ARE USE 1/2" GYPSUM BOARD. IN INTERIOR WALLS ARE USE 5/8" GYPSUM BOARD.
 8. ALL TRIMMING & HANDWORKING TO BE FINISHED TO BE 4" ON CENTERS.



RIGHT SIDE ELEVATION
SCALE 1/4"=1'-0"

SUE HAVEN BOAT CLUB

ELEVATIONS

RAW 10/10/11

DATE: 10/10/11

SCALE: 1/4"=1'-0"

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

VARIANCE NOTES:

VARIANCE TO CONSTRUCT AN ADDITION TO AN EXISTING STRUCTURE WITHIN THE 100 FOOT CRITICAL AREA BUFFER IN ACCORDANCE WITH SECTION 28-445(C) OF THE BALTIMORE COUNTY CODE AS AMENDED 11/20/97, CONDITION TO THE FOLLOWING REQUIREMENTS:

- BY MAY 15TH 1998, 750 S.F. OF IMPERVIOUS SURFACE OR IMPERVIOUS SURFACE EQUAL TO THAT OF THE PROPOSED ADDITION SHALL BE REMOVED FROM THE 100 FOOT CRITICAL AREA BUFFER. THE REMOVAL OF IMPERVIOUS SURFACE SHALL BE INDICATED ON PLAN. THESE AREAS SHALL BE REPLACED WITH PERVIOUS MATERIAL. BY MAY 15TH 1998, THREE (3) CALIPER TREES AND EIGHT NATIVE SHRUBS SHALL BE PLANTED WITHIN THE 100 FOOT BUFFER TO SUE CREEK.
- A-7 EXEMPTION GRANTED NOV. 9, 1998 UNDER DMC #110904.

GENERAL NOTES:

- SITE AREA: 164612 Sq.Ft. ± (GROSS) 80790 Sq.Ft. ± (NET) (SPECIAL EXEMPTION 11/20/97)
- EXISTING HEIGHT: 20' UNLESS ALLOWED MATERIALS VARIATIONS
- NO FINE MATERIALS WITHIN 300 FEET OF PROPERTY
- ANY FUTURE USES TO ELIMINATE ALL OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL STREETS AND PUBLIC STREETS
- APPROXIMATE DATE OF LAST IMPROVEMENTS: 11/77
- THIS SITE IS NOT SUBJECT TO ANY SPECIAL VSS REQUIREMENTS UNDER SECTION 417, BCDC
- ZERO SETBACK BUILDINGS - N/A
- SPECIAL EXEMPTION GRANTED 4/21/77, REF: #78-84-N (ITEM #38)
- DEED REFERENCE: 5223/95
- TAX MAP #28, PARCEL #138

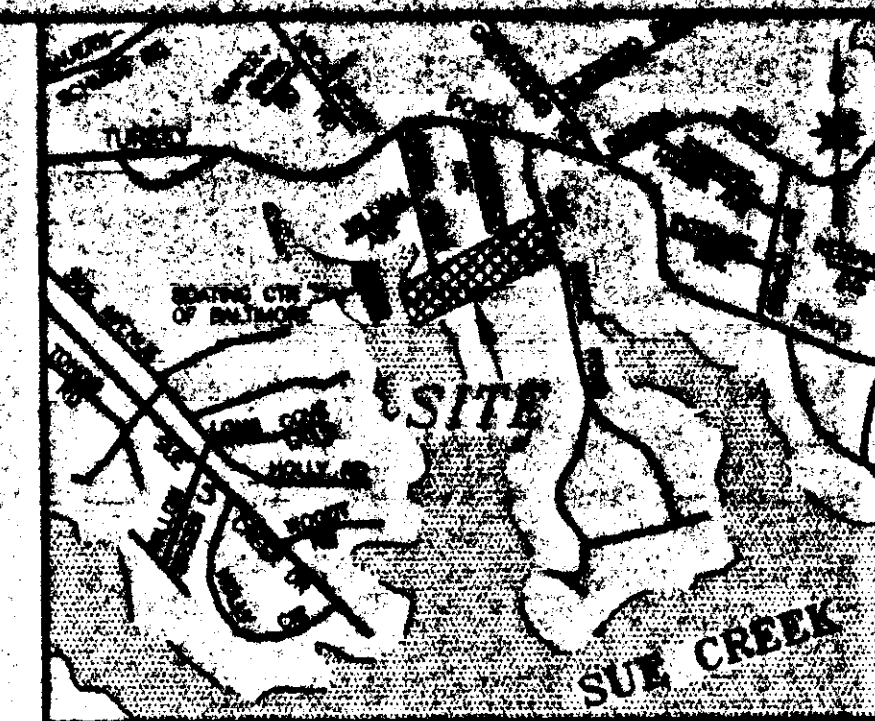
ELECTION DISTRICT - 15
COUNCIL DISTRICT - 5
FLOOR AREA RATIO = 4,670 / 80,790 = .058

IMPERVIOUS REMOVAL CALCULATIONS:

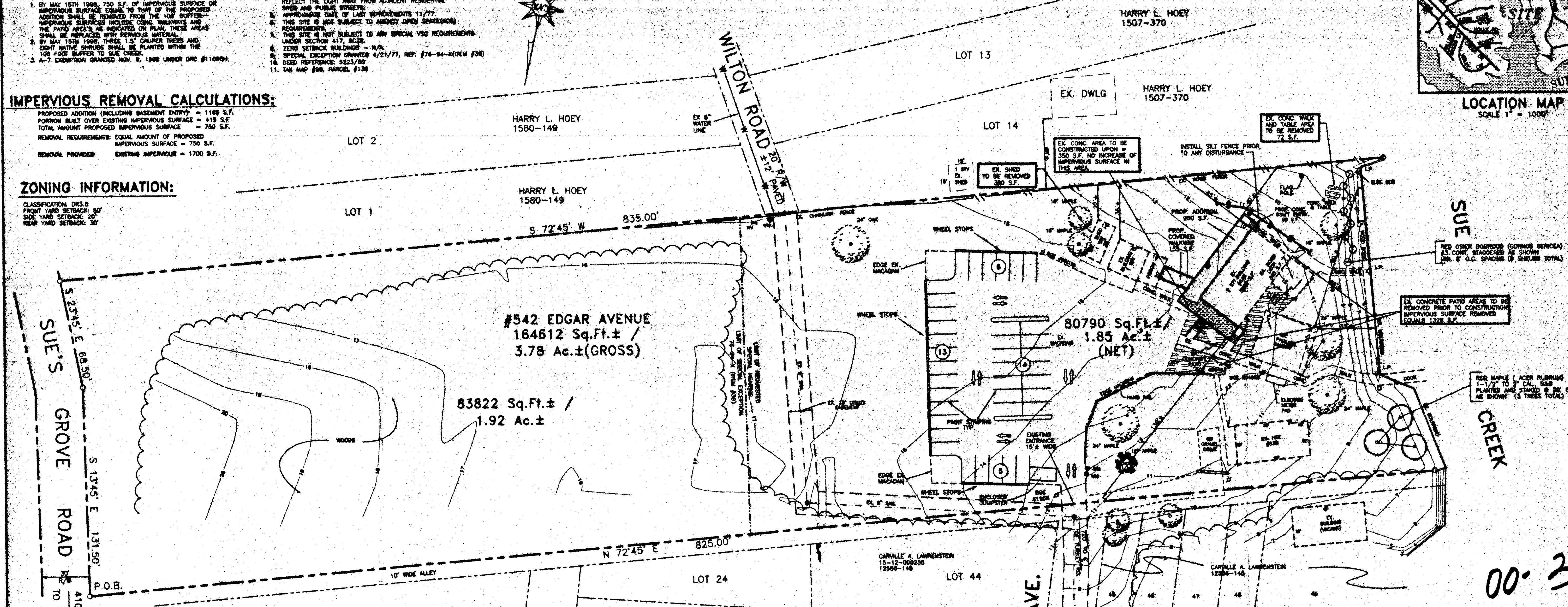
PROPOSED ADDITION (INCLUDING BASEMENT ENTRY) = 1116 S.F.
PORTION BUILT OVER EXISTING IMPERVIOUS SURFACE = 418 S.F.
TOTAL AMOUNT PROPOSED IMPERVIOUS SURFACE = 750 S.F.
REMOVAL REQUIREMENTS: EQUAL AMOUNT OF PROPOSED IMPERVIOUS SURFACE = 750 S.F.
REMOVAL PROVIDED: EXISTING IMPERVIOUS = 1700 S.F.

ZONING INFORMATION:

CLASSIFICATION: DR3.B
FRONT YARD SETBACK: 30'
SIDE YARD SETBACK: 20'
REAR YARD SETBACK: 30'



LOCATION MAP
SCALE 1" = 1000'



LANDSCAPE NOTES:

- ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN, INC. STANDARDS
- ALL PLANTING PROCEDURES AND SPECIFICATIONS SHALL CONFORM TO "LANDSCAPE SPECIFICATIONS GUIDELINES FOR HARRIS COUNTY AND THE BALTIMORE-WASHINGTON METRO AREA" LATEST EDITION
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION IS COMPLETE AND APPROVED
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UTILITIES AND MAY MAKE ADJUSTMENTS IN SPACING AND LOCATION OF PLANT MATERIALS TO AVOID CONFLICTS WITH UTILITIES
- ALL DISTURBED AREAS WHICH ARE NOT LANDSCAPED AND MULCHED WILL BE PLANTED WITH SOB OR SEEDS AND MULCHED (SEE SEEDING AND SOB MIXES)
- ALL TREES AND SHRUBS SHALL BE MULCHED TO A MINIMUM OF 18" BEFORE THE EDGE OF THE ROOT BALL, MINIMUM 2" DEPTH
- ALL WIRE AND NON-Biodegradable PLASTIC SHALL BE REMOVED

SEEDING AND SOB MIXES

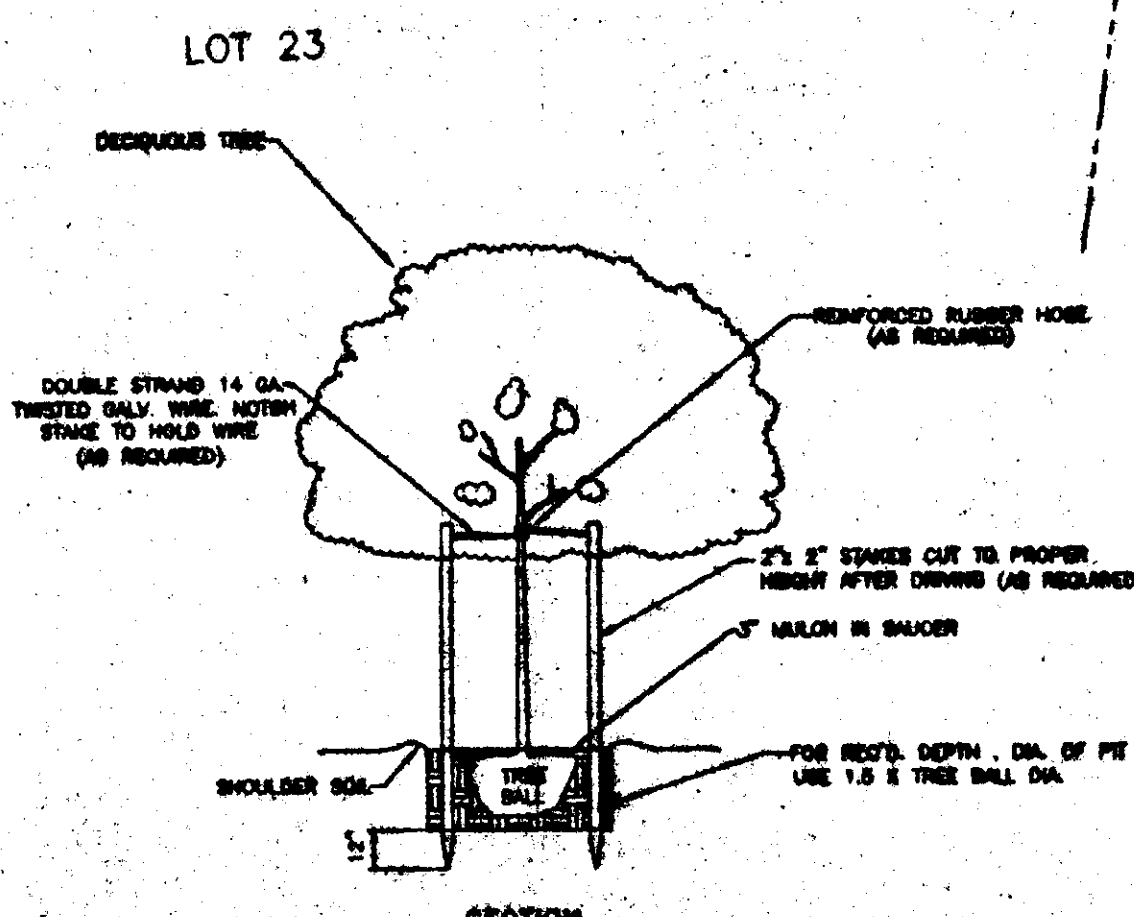
BOTH SEED AND SOB MIXTURES TO BE "SUMMER STRIPS" MIXTURE BY MERTZ SEED COMPANY, BELLEVILLE, MARYLAND OR APPROVED EQUIVALENT. THIS MIXTURE CONSISTS OF: 50% REBEL OR TRIBUTE TYPE TALL FESCUE AND 10% MARIUPOA OR BARNUM TYPE KENTUCKY BLUEGRASS. SEE LANDSCAPING SPECIFICATIONS FOR PLANTING REQUIREMENTS.

PLANTING MIX

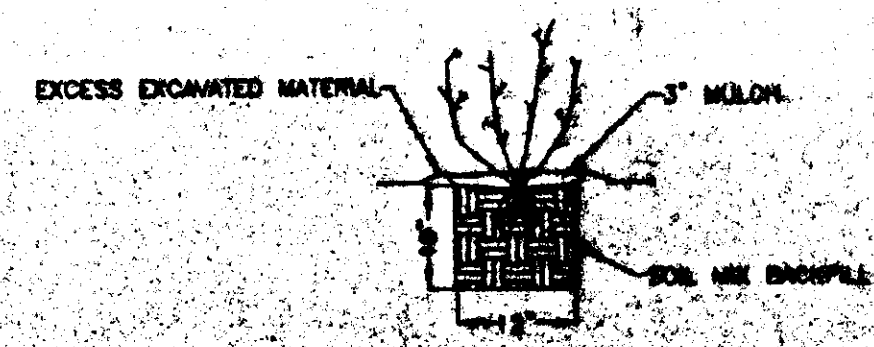
PLANTING MIX TO CONSIST OF THE FOLLOWING COMPONENTS AND TO COMPLY WITH SPECIFICATIONS:

- 1/4 TREES
- 1/4 SHRUBS
- 1/4 EXCAVATED SOIL
- 1/4 FERTILIZER

NOTE: SUFFICIENCY OF PLANTING MIX SHOULD BE VERIFIED BY THE OWNER. EXCESSIVE ADJUST SHOULD BE MADE ON THE BASIS OF THE SOB TESTING



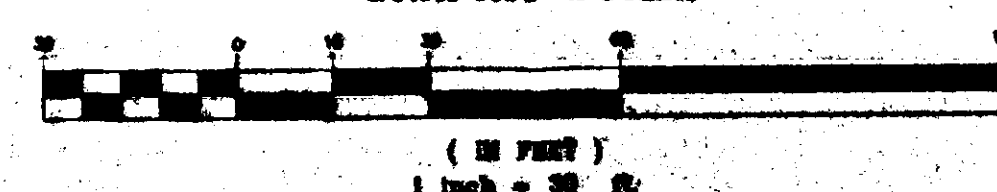
TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

PLAN

GRAPHIC SCALE



PLAN TO ACCOMPANY SPECIAL HEARING

OWNER

SUE HAVEN HOLDINGS CORPORATION
642 EIGHTH AVENUE
BALTIMORE, MARYLAND 21201

PARKING DATA:

EXISTING CLUBHOUSE: 3000 Sq.Ft. ±
PROPOSED ADDITION: 1116 Sq.Ft. ±
TOTAL FLOOR AREA: 4116 Sq.Ft. ±
TOTAL NUMBER OF SEAT SLIPS: 53

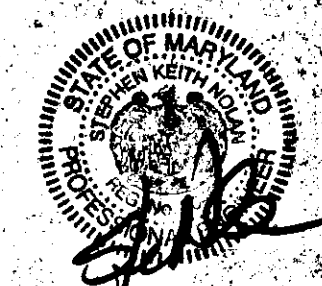
1 SPACE PER 300 Sq.Ft. FLOOR SPACE: 16 SPACES
1 SPACE FOR TENANT HOUSE: 1 SPACE
0.5 SPACE FOR BOAT SLIP: 11 SPACES
TOTAL NUMBER OF SPACES: 28 SPACES
TOTAL NUMBER OF SPACES PROVIDED: 36 SPACES

NOTE: PARKING AREA CONSTRUCTED ON OR ABOUT 11/77 AND COMPLIES WITH MINIMUM 10 FOOT SETBACK FROM A STREET R.O.W.

PRINT DATE

JAN 4 2000

CAMPBELL & NOLAN ASSOCIATES, INC.



REVISIONS		SITE PLAN	
2/18/98	OWNER IN USE SOFT COPY	SUE HAVEN YACHT CLUB ELECTION DISTRICT 15-C3 BALTIMORE COUNTY, MARYLAND CNA campbell & nolan associates, inc. 642 EIGHTH AVENUE BALTIMORE, MARYLAND 21201 (410) 462-7000 • (410) 462-7001 • FAX (410) 462-7002	
1/18/98	OWNER IN USE SOFT COPY		
12/29/97	OWNER IN USE SOFT COPY		
12/29/97	OWNER IN USE SOFT COPY		
1/4/2000	OWNER IN USE SOFT COPY	SCALE: 1" = 30'	DATE: 8/5/97
		DRAWN BY: JAM/10/98	DESIGN BY: JAM/10/98
		CHECKED BY: JAM/10/98	DATE: 8/5/97