

IN RE: PETITION FOR SPECIAL HEARING

W/S Shore Road, 117' N  
centerline of Fir Drive  
(Stansbury Yacht Basin Marina)  
15th Election District  
5th Councilmanic District  
(1312 Shore Road)

Wilma Kay Davis  
Petitioner

\*

BEFORE THE

\*

DEPUTY ZONING COMMISSIONER

\*

OF BALTIMORE COUNTY

\*

CASE NO. 01-221-SPH

\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing for a waiver pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 517.1 of the Building Code, and Sections 26-670, 26-172(a)(3) of the Baltimore County Code to permit a building addition for boat repair in a tidal flood plain and to amend the previously approved plan in Case No. 64-56-SPH. The subject petition was filed by Wilma K. Davis, owner of the subject property and the Stansbury Yacht Basin, Incorporated, the lessee of the site.

Appearing at the hearing on behalf of the special hearing request were Wilma K. Davis, owner of the property, Amy Schuele, William Bafitis, professional engineer who prepared the site plan of the property and Neil Lanzi, attorney at law, representing the Petitioner. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, consists of the gross area of 1.42 acres, more or less, zoned BMB and DR 5.5. The subject property is the site of the Stansbury Yacht Basin, which is a fully operational marina. The subject property is located on the west side of Shore Road in the Wilson Point area of Baltimore County. It fronts on Dark Head Creek.

COPIES RECEIVED FOR FILING

Date 1/31/01

By [Signature]

The Petitioner is requesting a waiver to allow an existing one-story block garage to remain on the property in the area as depicted on Petitioner's Exhibit No. 1, the site plan of the property. Apparently, the Petitioner constructed this block garage without the benefit of first obtaining a building permit. The subject garage is utilized by the Petitioner to service boats and motors. In order for the garage to remain on the property a special hearing request is necessary.

Testimony and evidence further revealed that the Petitioner intends to tear down an old wooden garage located closer to the water's edge in return for permission to keep the newly constructed block garage. The old wooden garage is larger than the newly constructed garage and will result in a lesser amount of impervious surface on the property. After considering the testimony and evidence offered and the lack of opposition to this request, I find that the special hearing to approve the waiver should be granted.

After considering the testimony and evidence offered at the hearing, I find that the special hearing request to allow a building addition for boat repair within the Baltimore County floodplain and to amend the previously approved plan in Case No. 64-56-SPH shall be approved. The testimony and evidence offered at the hearing demonstrated that the Petitioner has good and sufficient cause for the granting of this waiver and that a failure to grant this waiver would result in hardship to the applicant. Furthermore, the granting of this waiver will not increase flood heights, impact public safety, incur extraordinary public expense, create nuisances, cause fraud or victimization of the public, or conflict with existing and local and state laws and ordinances. These findings are made pursuant to Section 26-670(a) of the Baltimore County Code.

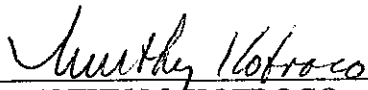
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 31<sup>st</sup> day of January, 2001, that the Petitioner's Request for Special Hearing for a waiver pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) and

FILED  
1/31/01  
R. J. JAMESON

Section 517.1 of the Building Code, and Sections 26-670, 26-172(a)(3) of the Baltimore County Code to permit a building addition for boat repair in a tidal flood plain and to amend the previously approved plan in Case No. 64-56-SPH, be and is hereby APPROVED, subject to the following condition and restriction:

1. The Petitioner shall be required to raze the old one-story wooden garage, as identified on the site plan submitted, within 90 days from the date of this Order.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.

  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILED  
1/13/01  
R. J. J. J.



Baltimore County  
Zoning Commissioner

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

January 31, 2001

J. Neil Lanzi, Esquire  
409 Washington Avenue  
Towson, Maryland 21204

Re: Petition for Special Hearing  
Case No 01-221-SPH  
Property: 1312 Shore Road

Dear Mr. Lanzi:

Enclosed please find the decision rendered in the above-captioned case. The Request for Special Hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure



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](http://www.co.ba.md.us)

Copies to:

Ms. Wilma Kay Davis  
Ms. Amy Schuele  
c/o Stansbury Yacht Basin, Inc.  
1312 Shore Road  
Baltimore, MD 21220

William Bafitis, P.E.  
1249 Engleberth Road  
Baltimore, MD 21221



# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1312 Shore Road  
which is presently zoned BMB and DR 5.5

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

- (i) A waiver pursuant to Section 500.6 BCZR, Section 517.1 (510.1) Building Code, and Sections 26-670, 26-172(a)(3), ECC to permit building addition for boat repair in a tidal flood plain; and
- (ii) To amend previously approved plan in Case No. 64-56-SPH.

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:

Stansbury Yacht Basin, Inc.  
Name - Type or Print  
L Amy Schuele, Pres.  
Signature  
1312 Shore Road 410-686-3909  
Address Telephone No.  
Baltimore, Maryland 21220  
City State Zip Code

## Attorney For Petitioner:

J. Neil Lanzi  
Name - Type or Print  
J. Neil Lanzi, P.A.  
Signature  
409 Washington Avenue 410-296-0686  
Address Telephone No.  
Towson, Maryland 21204  
City State Zip Code

## Legal Owner(s):

Wilma Kay Davis  
Name - Type or Print  
Wilma Kay Davis  
Signature  
Name - Type or Print  
Signature  
1312 Shore Road 410-686-3909  
Address Telephone No.  
Baltimore, Maryland 21220  
City State Zip Code

## Representative to be Contacted:

Amy Schuele  
Name  
h  
1312 Sore Road 410-686-3909  
Address Telephone No.  
Baltimore, Maryland 21220  
City State Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By TAG Date 11-27-00

ORDER RECEIVED  
Date 11/30/01  
By J. P. Jensen  
REV 9/15/98

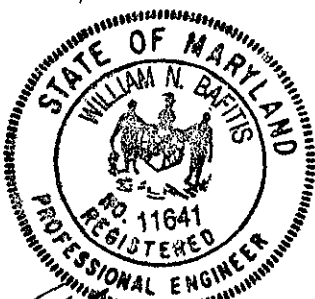


Bafitis & Associates, Inc.

**ZONING DESCRIPTION  
STANSBURY YACHT BASIN MARINA  
1312 SHORE ROAD  
15TH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND**

Beginning for the same at a point on the West side of Shore Road, 40' wide; said point being located 117' Northerly along the West side of Shore Road from the centerline of Fir Drive projected. Thence leaving said Shore Road South  $66^{\circ}-46'-43''$  West 317.83', thence North  $06^{\circ}-47'-58''$  West 132.34', thence North  $03^{\circ}-57'-29''$  East 67.84'; thence North  $46^{\circ}-28'-30''$  East 112.09'; thence South  $41^{\circ}-32'-23''$  East 51.20'; thence North  $48^{\circ}-27' 37''$  East 125.00; thence North  $48^{\circ}-40'-55''$  East 10.00'; to the West side of said Shore Road; thence binding on the West side of said Shore Road South  $23^{\circ}-12'-55''$  East 219.75' to the point of beginning

Containing 57,678 s.f. (1.32 Acres ) of land, more or less. Together with bulkheads, travel lifts, piers, piles, boat ramp, etc. situated in and along Dark Head Creek.



  
William N. Bafitis, P.E. Md. License #11641

  
Date

01-221-SPH

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No.

2561

DATE

11-27-00

ACCOUNT

5001-6150

AMOUNT

\$ 250.00

RECEIVED  
FROM:

Neil Lanzi

FOR:

Special Hearing - C1-221-EPH

1312 Shore Rd - Ch. 221 - York 2001

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYEE: 00000000000000000000  
DATE: 11/27/00  
REF: 00000000000000000000  
AMT: \$ 250.00  
CHECK NO: 00000000000000000000  
OR NO: 00000000000000000000

Receipt Tot: 250.00  
Baltimore County, Maryland

CASHIER'S VALIDATION

**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: #01-221-SPH

1312 Shore Road

W/S Shore Road, 117' N of centerline Fir Drive (Stansbury Yacht Basin Marina)

15th Election District - 5th Councilmanic District

Legal Owner(s): Wilma K. Davis

Contract Purchaser: Stansbury Yacht Basin, Inc.

**Special Hearing:** to approve a waiver pursuant to Section 500.6 Baltimore County Zoning Regulations, Section 517.1 (510.1) Building Code, and Sections 26-670, 26-172(a) (3), BBC to permit building addition for boat repair in a tidal floodplain; and to amend previously approved plan in case number 64-56-SPH.

**Hearing:** Wednesday, January 17, 2001 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.

12/21/00 Dec. 28

C441584

**CERTIFICATE OF PUBLICATION**

TOWSON, MD, 12/28/, 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 12/28/, 2000.

THE JEFFERSONIAN,  
*S. Wilkinson*

LEGAL ADVERTISING

**CERTIFICATE OF POSTING**

**RE: CASE # 01-221-SPH  
PETITIONER/DEVELOPER  
Stansbury Yacht Basin  
DATE OF ~~Closing~~ HEARING  
( 1-17-01)**

**BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING, ROOM 111  
111 WEST CHESAPEAKE AVE.  
TOWSON, MARYLAND 21204**

**ATTENTION : MS. GWENDOLYN STEPHENS**

**LADIES AND GENTLEMEN:**

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY  
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

**1312 Shore Road Baltimore, Maryland 21220\_\_\_\_\_**

**THE SIGN(S) WERE POSTED ON \_\_\_\_\_ 12-28-00 \_\_\_\_\_**  
**(MONTH, DAY, YEAR)**

**SINCERELY,**

*Thomas P. Ogle Sr. 12/28/00*  
**(SIGNATURE OF SIGN POSTER & DATE)**

**\_\_\_\_\_ THOMAS P. OGLE SR. \_\_\_\_\_**

**\_\_\_\_\_ 325 NICHOLSON ROAD \_\_\_\_\_**

**\_\_\_\_\_ BALTIMORE, MARYLAND 21221 \_\_\_\_\_**

**\_\_\_\_\_ 410-687-8405 \_\_\_\_\_**  
**(TELEPHONE NUMBER)**



RE: PETITION FOR SPECIAL HEARING  
1312 Shore Road, W/S Shore Rd, 117' N of c/l Fir Drive  
(Stansbury Yacht Basin Marina)  
15th Election District, 5th Councilmanic

Legal Owner: Wilma Kay Davis  
Contract Purchaser: Stansbury Yacht Basin, Inc.  
Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 01-221-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.

**All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**



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 7th day of December, 2000 a copy of the foregoing Entry of Appearance was mailed to J. Neil Lanzi, Esq., 409 Washington Avenue, Suite 617, Towson, MD 21204, attorney for Petitioner(s).



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

December 1, 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: 01-221-SPH

1312 Shore Road

W/S Shore Road, 117' N of centerline Fir Drive (Stansbury Yacht Basin Marina)

15<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owner: Wilma K. Davis

Contract Purchaser: Stansbury Yacht Basin, Inc.

Special Hearing to approve a waiver pursuant to Section 500.6 Baltimore County Zoning Regulations, Section 517.1 (510.1) Building Code, and Sections 26-670, 26-172(a) (3), BBC to permit building addition for boat repair in a tidal floodplain; and to amend previously approved plan in case number 64-56-SPH.

HEARING: Wednesday, January 17, 2001 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".

GDZ

Arnold Jablon  
Director

C: J. Neil Lanzi, P.A., 409 Washington Avenue, Towson 21204

Wilma K. Davis, 1312 Shore Road, Baltimore 21220

Amy Schuele, Stansbury Yacht Basin, Inc., 1312 Shore Road, Baltimore 21220

INSPECTOR RODNEY LARNICK

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, DECEMBER 29, 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, December 28, 2000 Issue – Jeffersonian

Please forward billing to:

J. Neil Lanzi  
409 Washington Avenue, # 617  
Towson, MD 21204

410 296-0686

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## 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: 01-221-SPH

1312 Shore Road

W/S Shore Road, 117' N of centerline Fir Drive (Stansbury Yacht Basin Marina)

15<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owner: Wilma K. Davis

Contract Purchaser: Stansbury Yacht Basin, Inc.

Special Hearing to approve a waiver pursuant to Section 500.6 Baltimore County Zoning Regulations, Section 517.1 (510.1) Building Code, and Sections 26-670, 26-172(a) (3), BBC to permit building addition for boat repair in a tidal floodplain; and to amend previously approved plan in case number 64-56-SPH.

HEARING: Wednesday, January 17, 2001 at 2:00 p.m. in Room 407 County Courts Building, 401 Bosley Avenue

  
Lawrence E. Schmidt  
672

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.**

---

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**For Newspaper Advertising:**

Item Number or Case Number: 01-221-SPH  
Petitioner: Stansbury Yacht Basin, Inc.  
Address or Location: 1312 SHORE ROAD

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: J NEIL LANZI  
Address: 409 Washington Avenue # 617  
Towson MD 21204  
Telephone Number: 410 296 0686

Revised 2/20/98 - SCJ



Baltimore County  
Department of Permits and  
Development Management

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

January 12, 2001

J. Neil Lanzi PA  
409 Washington Avenue  
Towson MD 21204

Dear Mr. Lanzi:

RE: Case Number: 01-, 1312 Shore Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 27, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

*W. Carl Richards, Jr.*

W. Carl Richards, Jr. GDZ  
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Wilma K Davis, 1312 Shore Road, Baltimore 21220  
Amy Schuele Pres, Stansbury Yacht Basin Inc, 1312 Shore Road, Baltimore 21220  
People's Counsel



BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits & Development Mgmt.

**DATE:** December 12, 2000

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For December 11, 2000  
Item Nos. 211, 212, 215, 216, 218, 219,  
220, and 221

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon  
FROM: R. Bruce Seeley *AC/RBS*  
DATE: December 7, 2000  
SUBJECT: Zoning Item #221  
Stansbury Yacht Basin  
1312 Shore Road

Zoning Advisory Committee Meeting of December 4, 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).

019 01 2001

Reviewer: Keith Kelley

Date: December 5, 2000

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

DATE: December 6, 2000

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-210 & 221

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey M. King

AFK/JL:MAC



**Maryland Department of Transportation**  
**State Highway Administration**

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

Date: 12.1.00

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

RE: Baltimore County  
Item No. 221

TAG

Dear Ms. Jackson:

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,

for 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

W. KAY DAVIS

1306 SHORE ROAD

Amy Schuele

17 Tenbury Road

William BAFITIS

1249 ENGLEBERTH Rd.

M. D. Hanzi

409 Washington Ave 21204



*Ref Ex 2A*

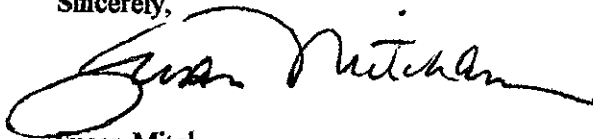
January 13, 2001

To: Zoning Commissioner  
or  
Whom it May Concern:

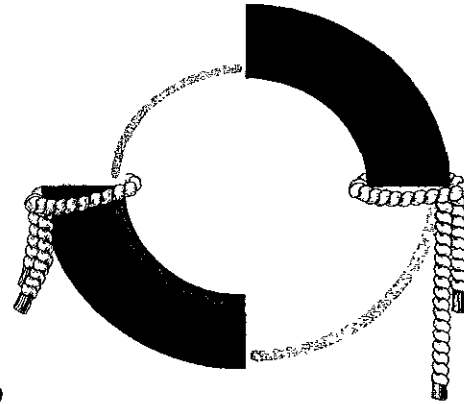
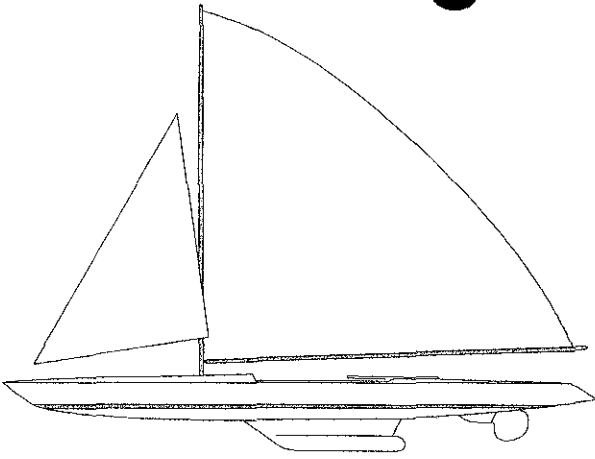
My name is Susan Mitcham and I am a resident at 1314 Shore Road located on Wilson Point in Baltimore Country.

I live directly next door to Stansbury Yacht Basin, Inc. and I am in favor of their request for a new repair building facility to be located on that property.

Sincerely,



Susan Mitcham  
1314 Shore Road  
Baltimore, Md. 21220  
410-686-1390



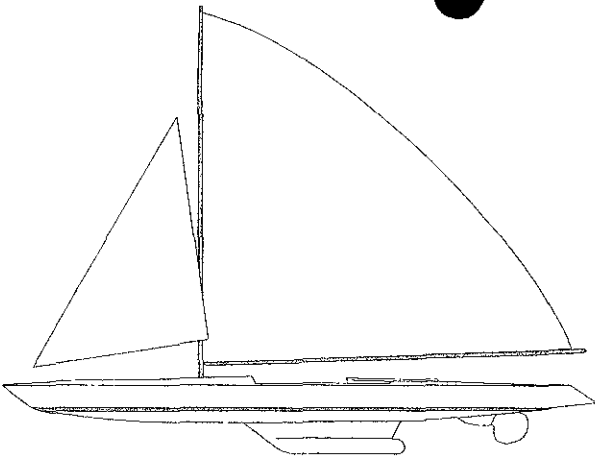
To Whom it may concern,

**I live at 1313 Shore Road  
Baltimore, Maryland. 21220  
I live directly across the street  
from the Stansbury Yacht Basin,  
at 1312 Shore Road.  
Baltimore, MD. 21220  
I am in favor of Stansbury's  
request for a NEW Repair  
Building.**

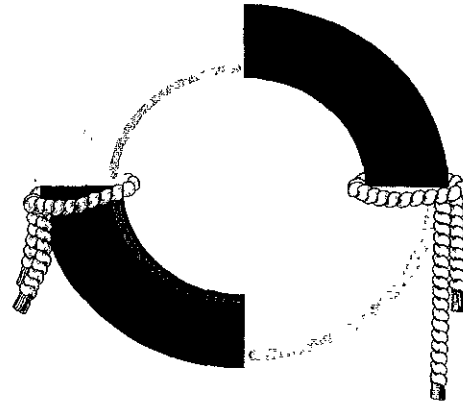
**Thank You,  
Robert B. Schoff Sr.**

A handwritten signature in cursive script, appearing to read "Robert B. Schoff Sr.".

**DATE: 1-12-01**



2C



To Whom it may concern,

**I live at 1313 Shore Road  
Baltimore, Maryland. 21220  
I live directly across the road  
from the Stansbury Yacht Basin,  
at 1312 Shore Road.  
Baltimore, MD. 21220  
I am in favor of Stansbury's  
request for a NEW Repair  
Building.**

**Thank You,  
Carol L. Schoff**

*Carol L. Schoff*

**DATE:** 01-15/2001

BALTIMORE COUNTY MARYLAND  
INTER-OFFICE CORRESPONDENCE

DATE: December 5, 2000

TO: W. Carl Richards, Jr.  
Zoning Review Supervisor

FROM: Rick Wisnom, Chief  
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 221  
Legal Owner/Petitioner: Wilma Kay Davis  
Contract Purchaser:  
Property Address: 1312 Shore Rd.  
Location Description: W/S Shore Rd. 117' of centerline Fir Dr.

MAILED  
12-6  
INSPECTOR  
RODNEY LARNICK

VIOLATION INFORMATION: Case No. 99-7592  
Defendants: Wilma Kay Davis

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

| NAME | ADDRESS |
|------|---------|
|------|---------|

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- |   |     |                                                                                                                                   |
|---|-----|-----------------------------------------------------------------------------------------------------------------------------------|
| X | 1.  | Complaint letter/memo/email/fax (if applicable)                                                                                   |
| X | 2.  | Complaint Intake Form/Code Enforcement Officer's report and notes                                                                 |
| X | 3.  | State Tax Assessment printout                                                                                                     |
|   | 4.  | State Tax Parcel Map (if applicable)                                                                                              |
|   | 5.  | MVA Registration printout (if applicable)                                                                                         |
|   | 6.  | Deed (if applicable)                                                                                                              |
|   | 7.  | Lease-Residential or Commercial (if applicable)                                                                                   |
|   | 8.  | Photographs including dates taken                                                                                                 |
| X | 9.  | Correction Notice/Code Violation Notice                                                                                           |
|   | 10. | Citation and Proof of Service (if applicable)                                                                                     |
|   | 11. | Certified Mail Receipt (if applicable)                                                                                            |
|   | 12. | Final Order of the Code Official/Hearing Officer (if applicable)                                                                  |
|   | 13. | Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)                                                     |
|   | 14. | Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable). |

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/rl  
C: Code Enforcement Officer



Baltimore County  
Department of Permits and  
Development Management

Code Inspections and Enforcement  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Code Enforcement: 410-887-3351 Extension \_\_\_\_\_  
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620  
Electrical Inspection: 410-887-3960

### BALTIMORE COUNTY UNIFORM CODE VIOLATION NOTICE

VIOLATION(S) OF TITLE 3, 7, 18, 24, OR 26 OF THE  
BALTIMORE COUNTY CODE, ZONING, OR OTHER  
CODES, REGULATIONS, AND POLICIES AS  
INDICATED BELOW:

Violation Notice No.

**114386**

Case No.:

**99-7592**

Election District 15 Permit No. \_\_\_\_\_

Name (s) Stansbury Yacht Basin

Address 1312 Shore Rd 21220

Location of Violation (if different than address) \_\_\_\_\_

Vehicle License No. \_\_\_\_\_ Vehicle ID: \_\_\_\_\_

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS.

County Code:

§§ \_\_\_\_\_  
§§ \_\_\_\_\_

Zoning Regulations:

§§ \_\_\_\_\_  
§§ \_\_\_\_\_

Building Code (BOCA):

§§ 107.1  
§§ Permits Reg

Livability Code ( 18-66):

§§ \_\_\_\_\_  
§§ \_\_\_\_\_

Investment Property Act ( 7-66):

§§ \_\_\_\_\_

Electrical Code (NEC):

§§ \_\_\_\_\_

Plumbing Code (NSPC):

§§ \_\_\_\_\_

Dwelling (CABO):

§§ \_\_\_\_\_

Other: §§ \_\_\_\_\_

COMMENTS OR OTHER VIOLATIONS:

Secure all required permits for  
addition to shop-dwelling  
Plumbing Electrical Building  
Drawings required! 'Possible Flood Plain'

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE  
\_\_\_\_\_. FAILURE TO COMPLY WILL RESULT IN THE PENALTIES DESCRIBED ON  
THE REVERSE SIDE OF THIS VIOLATION NOTICE.

DATE ISSUED: \_\_\_\_\_ INSPECTOR: \_\_\_\_\_

**STOP WORK NOTICE**

PURSUANT TO INSPECTION AND IDENTIFICATION OF THE FOREGOING VIOLATIONS,  
YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER  
PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE  
INSPECTIONS AND ENFORCEMENT.

THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN: 11-19-99

DATE ISSUED: 11-5-99 INSPECTOR: Rodney Larrick

IMPORTANT INFORMATION ON FINES AND PENALTIES PRINTED ON REVERSE SIDE  
PLEASE READ CAREFULLY.

AGENCY

11/3/99

28  
JF

B.I.

Arnold Jablon  
Director of Building Permits  
111 West Chesapeake Avenue  
Room 111  
Towson, Maryland 21204

Mr. Jablon:

1/3/2

I am concerned that a two story cinder block garage is being built at 1300 Shore Road Baltimore, Md 21220 without proper permits. This building adjoins the house where two bedroom open into it. This is also a commercial property. I am concerned this might be a safety hazard. Can you have someone from your office could please inspect this property.

Thank you,  
Anonymous

NCF  
~~J.R.~~ B.I.  
99-7592

# CODE ENFORCEMENT REPORT

DATE: 11 / 5 / 99 INTAKE BY: \_\_\_\_\_ CASE #: 99-7592 INSPEC: Larvick

## COMPLAINT

LOCATION: 1312 Shore Rd

ZIP CODE: 21220 DIST: 15

## COMPLAINANT

NAME: Anonymous

PHONE #: (H) \_\_\_\_\_

(W) \_\_\_\_\_

ADDRESS: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

PROBLEM: 2 story block garage attached to dwelling

## OWNER/TENANT

INFORMATION: \_\_\_\_\_

TAX ACCOUNT #: \_\_\_\_\_

ZONING: \_\_\_\_\_

## INSPECTION:

11/5/99 Block garage has been built and under roof Stop work order written to obtain all required permits Recheck 11-19-99 R Larvick

## REINSPECTION:

11/19 No application made no one on site Recheck 12/6

12/6 - No one on site Recheck 1/12

1/12 No application made - Owner said he will apply

## REINSPECTION:

with in 1 week Recheck 1/19/00

1/19/00 Owner working on drawing - request extension Recheck 2/16/00

2/16/00 Received call from Bill Bafitis on behalf

## REINSPECTION:

of owner. Mr Bafitis is going to handle securing permit Recheck 3/29 R Larvick

3/29 No one on site No application in system

Recheck 5/1/00 R Larvick

DATE: 12/04/2000

STANDARD ASSESSMENT INQUIRY (1)

TIME: 15:52:11

| PROPERTY NO. | DIST | GROUP | CLASS | OCC. | HISTORIC | DEL | LOAD DATE |
|--------------|------|-------|-------|------|----------|-----|-----------|
| 15 02 470310 | 15   | 3-2   | 29-00 | N    | NO       |     | 11/17/00  |

DAVIS WILMA KAY

DESC-1.. INPSDARK HEAD CREEK

DESC-2.. BULL NECK

1316 SHORE ROAD

PREMISE: 01312 SHORE

RD

90000 5600

BALTIMORE

MD 21220-5510 FORMER OWNER: APPEL JOSEPH ANTHONY

----- FCV ----- PHASED IN -----

|       | PRIOR   | PROPOSED |         | CURR    | CURR    | PRIOR   |
|-------|---------|----------|---------|---------|---------|---------|
|       |         |          |         | FCV     | ASSESS  | ASSESS  |
| LAND: | 440,780 | 422,400  |         |         |         |         |
| IMPV: | 123,930 | 142,500  | TOTAL.. | 564,836 | 564,836 | 225,900 |
| TOTL: | 564,710 | 564,900  | PREF... | 0       | 0       | 0       |
| PREF: | 0       | 0        | CUR...  | 0       | 0       | 0       |
| CUR:  | 0       | 0        | EXEMPT. |         | 0       | 0       |
| DATE: | 08/96   | 10/99    |         |         |         |         |

----- TAXABLE BASIS -----

FM DATE

01/02 ASSESS: 564,836 11/15/00

00/01 ASSESS: 225,900 06/01/00

99/00 ASSESS: 225,880 06/04/99

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

PAGE 02

DATE: 12/04/2000

STANDARD ASSESSMENT INQUIRY (2)

TIME: 15:52:19

| PROPERTY NO. | DIST | GROUP | CLASS | OCC. | HISTORIC | DEL | LOAD DATE |
|--------------|------|-------|-------|------|----------|-----|-----------|
| 15 02 470310 | 15   | 3-2   | 29-00 | N    | NO       |     | 11/17/00  |

LOT... 43 BOOK... 0004 MAP... 0091 LOT WIDTH... 130.00

BLOCK... FOLIO... 0172 GRID... 0019 LOT DEPTH... 10

SECTION... PARCEL... 0067 LAND AREA... 7001.0000

PLAT... YEAR BUILT... 00

-----TRANSFER DATA-----

-----EXEMPT DATA-----

NUMBER... 180137

STATUS...

DATE... 01/04/00

CLASS CODE... 000

PURCHASE PRICE... 0

STATE EXEMPT CODE... 000

GROUND RENT... 0

COUNTY EXEMPT CODE... 000

DEED REF LIBER... 14241

CURR STATE EX ASMT... 0

DEED REF FOLIO... 0369

PRIOR STATE EX ASMT... 0

CONVEYED IND... 9

CURR COUNTY EX ASMT... 0

TOT-PART TRAN IND... 1

PRIOR COUNTY EX ASMT... 0

GRANTOR ACCT NO.. 15-02-470310

CRITICAL NEW CONST CARD

-----STRUCTURE-----

AREAS CODE YEAR NO

CODE SQ. FEET

09933

800

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

PAGE 03

DATE: 12/04/2000

STANDARD ASSESSMENT INQUIRY (3)

TIME: 15:52:24

| PROPERTY NO. | DIST | GROUP | CLASS | OCC. | HISTORIC | DEL | LOAD DATE |
|--------------|------|-------|-------|------|----------|-----|-----------|
| 15 02 470310 | 15   | 3-2   | 29-00 | N    | NO       |     | 11/17/00  |

-----STATE-----

GEO CODE

N/A

LAND-USE

REC CREATE DATE.. 10/23/92

82

NO

C

DELETE CODE... A

DATE DELETED...

LAST FM DATE... 11/15/00

LAST FM TYPE... C

PREV FM DATE...

PREV FM TYPE...

----- COUNTY -----

LAST LOAD DATE... 11/17/00

PRIOR LOAD DATE.. 11/17/00

STATE TAXABLE ASSESS

01/02 ASSESS: 564,836

00/01 ASSESS: 225,900

99/00 ASSESS: 225,880

ENTER-INQUIRY1 PA1-PRINT PF2-INQUIRY2 PF4-MENU PF5-QUIT PF7-CROSS REF



**Bafitis & Associates, Inc.**

**MEMO**

**Date: May 12, 2000**

**To: Mr. Rodney Larnick**

**From: William N. Bafitis, P.E.**

**Ref: Stansbury Yacht Basin Violation Notice No. 114386**

**New estimated filing date for a permit - Week of May 15, 2000.**

1312 Show Rd  
99-7592



**Bafitis & Associates, Inc.**

## **MEMO**

**Date:** May 3, 2000

**To:** Mr. Rodney Larnick

**From:** William N. Bafitis, P.E.

**Ref: Stansbury Yacht Basin Violation Notice No. 114386**

We have performed a structural analysis and completed the building construction plan for the above referenced project.

The Site Plan is approximately 90% completed.

We estimate filing for a permit by May 12, 2000.



**MEMO**

Date: May 12, 2000

To: Mr. Rodney Larnick

From: William N. Bafitis, P.E.

**Ref: Stansbury Yacht Basin Violation Notice No. 114386**

We attended to file for a permit on May 19, 2000.

We were denied filing because of variances needed. Also, we need to file for DRC.

Therefore, the client will be in the process of retaining an attorney and we will file for DRC.

We will keep you informed.



Bafitis & Associates, Inc.

1312 SHORE Rd  
94-7592

**FACSIMILE COVER SHEET**

TO: Bafitis Inspections SENT BY: Bill Bafitis  
ATTN: Rodney Lammick DATE: 7-27-00  
FAX NO. 887-8881 FAX NO. 391-2448

PAGES TO FOLLOW COVER SHEET: 1

SUBJECT: Stansbury Yacht Basin  
Violation Notice No 114386

REMARKS: No 118697

\* IF YOU DO NOT RECEIVE ALL PAGES, PLEASE CALL (410) 391-2336.

Dis 15

997592



Bafitis & Associates, Inc.

## **MEMO**

Date: July 27, 2000

To: Mr. Rodney Larnick

From: William N. Bafitis, P.E.

**Ref: Stanbury Yacht Basin**

---

**Violation Notice No. 114386**

The client has retained Mr. Julius Lichter as their attorney. His is still in the process of investigating the variance problem.

We will keep you informed.

**Violation Notice No. 118697**

The client filed a pier permit application back in May. Permit Application No.B417201.

All Agencies have signed off except DEPRM.

*Rec'd 8/23*

LAW OFFICES  
PETER C. ANGELOS  
A PROFESSIONAL CORPORATION  
COURT TOWERS, SUITE 300  
210 W. PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204  
410-825-7300 FAX # 410-296-2541

JULIUS W LICHTER

July 27, 2000

OTHER OFFICES  
NEW YORK, NEW YORK  
PHILADELPHIA, PENNSYLVANIA  
HARRISBURG, PENNSYLVANIA  
PITTSBURGH, PENNSYLVANIA  
BETHLEHEM, PENNSYLVANIA  
WILMINGTON, DELAWARE  
KNOXVILLE, TENNESSEE

Hand Delivered

Mr. Raymond (Rick) S. Wisnon, Jr., Chief  
Division of Code Inspections and Enforcement  
Department of Permits and Development Management  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Standbury Yacht Basin  
1312 Shore Road  
Violation Notice No. 114386  
Case No. 99-7592

Dear Mr. Wisnon:

The owner of the above property has consulted me with regard to the violation notice and the actions necessary to comply with Baltimore County regulations. I am investigating the matter and will be prepared to retain the services of an engineer and to prepare all documents requesting relief from the regulations to permit the use of the property.

Your indulgence will be most appreciated.

Sincerely,

  
Julius W. Lichter

JWL/cld

cc: Mr. Rodney Lirnick, Inspector, Division of Code Inspections and Enforcement  
Ms. Amy Schuele  
William M. Bafitis, P.E.

ONE CHARLES CENTER  
100 N. CHARLES STREET  
BALTIMORE, MD 21201-3812  
410-649-2000  
(800) 252-6622  
FAX 410-659-2101 81 82

UNION PARK CENTER  
5905 HARFORD ROAD  
BALTIMORE, MD 21214-1846  
410-426-3200  
(800) 492-3240  
FAX 410-426-1269

STEELWORKERS' HALL  
540 DUNDALK AVENUE  
BALTIMORE, MD 21224-2987  
410-633-8100  
FAX 410-633-0480

CENTERPARK II  
SUITE 315  
4061 POWDER MILL ROAD  
BELTSVILLE, MD 20705-3149  
(800) 537-8261  
FAX 301-937-5738

63 HENDERSON AVENUE  
CUMBERLAND, MD 21502-2452  
301-759-2700  
FAX 301-759-2703

201 S. CLEVELAND AVENUE  
HAGERSTOWN, MD 21740-5745  
301-739-4000  
FAX 301-739-3848

LAW OFFICES  
PETER G. ANGELOS  
A PROFESSIONAL CORPORATION  
COURT TOWERS, SUITE 300  
210 W. PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204  
410-825-7300 FAX # 410-296-2541

99-7592

JULIUS W LICHTER

July 27, 2000

OTHER OFFICES  
NEW YORK, NEW YORK  
PHILADELPHIA, PENNSYLVANIA  
HARRISBURG, PENNSYLVANIA  
PITTSBURGH, PENNSYLVANIA  
BETHLEHEM, PENNSYLVANIA  
WILMINGTON, DELAWARE  
KNOXVILLE, TENNESSEE

**Hand Delivered**

Mr. Raymond (Rick) S. Wisnon, Jr., Chief  
Division of Code Inspections and Enforcement  
Department of Permits and Development Management  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Standbury Yacht Basin  
1312 Shore Road  
Violation Notice No. 114386  
Case No. 99-7592

Dear Mr. Wisnon:

The owner of the above property has consulted me with regard to the violation notice and the actions necessary to comply with Baltimore County regulations. I am investigating the matter and will be prepared to retain the services of an engineer and to prepare all documents requesting relief from the regulations to permit the use of the property.

Your indulgence will be most appreciated.

Sincerely,

  
Julius W. Lichter

JWL/cld

cc: Mr. Rodney Lirnick, Inspector, Division of Code Inspections and Enforcement  
Ms. Amy Schuele  
William M. Bafitis, P.E.



Baltimore County  
Department of Permits and  
Development Management

Code Inspections and Enforcement  
County Office Building  
111 East Chesapeake Avenue  
Towson, Maryland 21204

Code Enforcement: 410-887-3351 Extension \_\_\_\_\_  
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620  
Electrical Inspection: 410-887-3960

### BALTIMORE COUNTY UNIFORM CODE VIOLATION NOTICE

VIOLATION(S) OF TITLE 3, 7, 18, 24, OR 26 OF THE  
BALTIMORE COUNTY CODE, ZONING, OR OTHER  
CODES, REGULATIONS, AND POLICIES AS  
INDICATED BELOW:

|                                       |
|---------------------------------------|
| Violation Notice No.<br><b>118697</b> |
| Case No.<br><b>99-7592</b>            |

Election District 15 Permit No 417201

Name (s) Stanbury Yacht Basin

Address 1312 Shore Rd 21220

Location of Violation (if different than address) \_\_\_\_\_

Vehicle License No \_\_\_\_\_ Vehicle ID \_\_\_\_\_

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS

|                                       |                               |
|---------------------------------------|-------------------------------|
| <u>County Code</u>                    | <u>Zoning Regulations</u>     |
| §§ _____                              | §§ _____                      |
| §§ _____                              | §§ _____                      |
| <u>Building Code (BOCA)</u>           | <u>Liability Code (18-66)</u> |
| §§ <u>107.1</u>                       | §§ _____                      |
| §§ <u>Permits required</u>            | §§ _____                      |
| <u>Investment Property Act (7-66)</u> | <u>Electrical Code (NEC)</u>  |
| §§ _____                              | §§ _____                      |
| <u>Plumbing Code (NSPC)</u>           | <u>Dwelling (CABO)</u>        |
| §§ _____                              | §§ _____                      |
| Other §§ _____                        |                               |

COMMENTS OR OTHER VIOLATIONS  
Stop all work on pier  
Subject to \$1000.00 fine and  
\$200.00 per day if not resolved  
brought into compliance or if  
work continues

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE  
\_\_\_\_\_. FAILURE TO COMPLY WILL RESULT IN THE PENALTIES DESCRIBED ON  
THE REVERSE SIDE OF THIS VIOLATION NOTICE.

DATE ISSUED: \_\_\_\_\_ INSPECTOR: \_\_\_\_\_

#### STOP WORK NOTICE

PURSUANT TO INSPECTION AND IDENTIFICATION OF THE FOREGOING VIOLATIONS,  
YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER  
PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE  
INSPECTIONS AND ENFORCEMENT.

THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN: 8/9/00  
DATE ISSUED: 7/26/00 INSPECTOR: Rodney Larrick

IMPORTANT INFORMATION ON FINES AND PENALTIES PRINTED ON REVERSE SIDE  
PLEASE READ CAREFULLY.

AGENCY

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
DIVISION OF INSPECTION AND ENFORCEMENT  
INSPECTION REQUEST

DATE RECEIVED: 7/2/00

SC # \_\_\_\_\_

Complainant InformationName: Mike K.../Address: DEPRMTelephone: Home: ( ) \_\_\_\_\_ Work: ( ) X 3980Site InformationLocation: 1316 SH...RD Election District: 15Description: APPLIC 3417201 WFC cannot be approved  
at this point work is continuing or has been completed.  
Please issue violation noticeInspector Comments

Inspection Date: \_\_\_\_\_

Action Taken: 7/25 fax to Bldg Insp

Completion Date: \_\_\_\_\_

Inspector: Roy List

Post-It\* Fax Note 7671

|          |                       |            |                 |
|----------|-----------------------|------------|-----------------|
| Date     | <u>7/25</u>           | # of pages | <u>1</u>        |
| To       | <u>ERROL ECKHART</u>  | From       | <u>ROY LIST</u> |
| Co./Dept | <u>BLDG INSP KEMP</u> | Co.        | <u>DEPRM</u>    |
| Phone #  |                       | Phone #    |                 |
| Fax #    | <u>8081</u>           | Fax #      |                 |



Bafitis &amp; Associates, Inc.

**FACSIMILE COVER SHEET**TO: Balto Co InspectorsSENT BY: Bill BafitisATTN: Rodney LarmickDATE: 6-23-00FAX NO. 887-8081FAX NO. 391-2448PAGES TO FOLLOW COVER SHEET: 1SUBJECT: Stenshure Yacht Basin  
Violation Notice No  
114386

REMARKS: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_**\* IF YOU DO NOT RECEIVE ALL PAGES, PLEASE CALL (410) 391-2336.**

To file  
99-7592



**Bafitis & Associates, Inc.**

**MEMO**

**Date: June 23, 2000**

**To: Mr. Rodney Larnick**

**From: William N. Bafitis, P.E.**

**Ref: Stansbury Yacht Basin Violation Notice No. 114386**

The client has retained Mr. Julius Lichter as their attorney. He is in the process of investigating the variance problem.

We will keep you informed.

Ms. Amy Schuele  
August 31, 2000  
Page 3 of 3

If you have any questions regarding this correspondence, please contact Mr. Michael S. Kulis or me at 410-887-3980.

Very truly yours,



Patricia M. Farr, Supervisor  
Environmental Impact Review,  
Critical Areas and Marinas

Attachment

- C Ms. Regina Esslinger, CBCA Commission  
Mr. John Falk, Compliance Inspector  
Mr. Rodney Larrick, Building Inspector

I/We agree to the above conditions to bring my/our property into conformance with the Abbreviated Review Process for Marinas.

|                |       |                |       |
|----------------|-------|----------------|-------|
| _____          | _____ | _____          | _____ |
| Property Owner | Date  | Property Owner | Date  |

- In accordance with submittal requirement number 9 of the Abbreviated Process (see page # 6 of the document), posting of the property must occur. Signs shall be two (2) feet by three (3) feet in size and shall be of durable (permanent) materials. Signs shall inform the community of the minor expansion and shall provide the mailing address of the undersigned DEPRM employee. Please note that posting shall occur on the street front and on the most channelward mooring pile, and that the signs shall remain in place for a period of fifteen (15) calendar days. Please contact this office once the signs have been posted.
- In accordance with submittal requirement number 10 of the Abbreviated Process (see page # 6 of the document), public notification must occur. The attached "Notification of Marina Minor Expansion or Reconfiguration" must be published in The Avenue, The Dundalk Eagle or The Essex Times. Final permit approval cannot be granted until fifteen (15) calendar days after the notice has been published. A copy of the Certificate of Publication for the advertisement issued by the newspaper, or a copy of the advertisement from the paper must be submitted to this office prior to receiving final building permit approval.
- This project shall comply with all local, state and federal regulations and shall obtain all the necessary approvals.
- The approval of this permit is, essentially, an after-the-fact approval because construction has begun. Additionally, it is noted that the permit is for the construction of (2) 72' x 6' and (1) 60' x 6' extensions but the completed work exceeds the scope of the permit. Therefore, you shall amend the permit to reflect the conditions that exist in the field **OR** you shall remove/reduce the structures to comply with the permit. Should you chose to amend the permit, please note that the two most landward finger pier side extensions shall be no wider than six (6) feet. This will require that the decking of the middle pier be cut back by a total of one (1) foot.

It is the intent of this Department to approve this building permit once the above conditions are satisfied. Any changes in site layout may require submittal of revised plans and an amended permit application.

Please have the appropriate parties sign the statement on the following page and return a copy of the Certificate of Publication and the signed approval letter to this Department C/O Ms. Patricia M. Farr of Environmental Impact Review, Critical Areas and Marinas. Failure to return the signed letter within 21 calendar days may render this permit approval null and void, or may result in delays in processing of plans for this project. Be advised that expanding or reconfiguring, in accordance with the abbreviated process, will prohibit you from conducting a major redevelopment or expansion for a period of five (5) years (item K, page # 5 of the process).



Baltimore County  
Department of Environmental Protection  
and Resource Management

401 Bosley Avenue, Suite 416  
Towson, Maryland 21204

August 31, 2000

Ms. Amy Schuele  
Stansbury Yacht Basin, Inc.  
1312 Shore Road  
Baltimore, Maryland 21220

Re: 1312 Shore Road  
Building Permit # B417201

Dear Ms. Schuele:

Environmental Impact Review, Critical Areas and Marinas staff of this Department have reviewed the above-referenced building permit. Any permit pertaining to in water construction activities at a marina must comply with the County's Water-Dependent Facilities Manual or the addendum to this document entitled the Baltimore County Abbreviated Review Process for Marinas (BCARPM). We have carefully evaluated the regulations and your proposal. Additionally, we have reviewed the file for your property and several historic cartographic and photographic records. It is apparent that the proposal associated with the permit is a replacement and reconfiguration of the three northern side extensions. Therefore, your permit can be processed through the BCARPM.

Specific to this permit, staff have reviewed a January 1986 photographic aerial (NE 2-J), a March 1989 aerial photograph and a 1996 building permit (# B260245). The historical information from the review was compared to the BCARPM and we found or require the following.

- The photograph clearly shows that there were approximately 107 viable slips in 1989.
- The repair/reconfiguration in 1996 reduced the marina's capacity to approximately 94 slips.
- According to Section E of the Abbreviated Process, no more than 15% of the total number of in-water slips, in existence as of December 1, 1985, may be added. Staff believe that the January 1986 aerial shows 98 slips in existence at the time the photograph was taken. Therefore, an expansion or reconfiguration under the abbreviated process may consist of a maximum of 15 slips bringing the total number of allowable in-water slips to 113. It is recognized/acknowledged that the current permit will result in a reduction by 12 slips for a net total of 82 slips. Should you reconsider your proposal and expand beyond the allowed number, an extensive Water-dependent Facilities Plan, which includes a flushing study and bathymetric survey, must be submitted and approved.
- This project shall conform to all conditions and best management practices detailed in the attached Baltimore County Abbreviated Review Process for Marinas (see attachment).



Census 2000



For You, For Baltimore County



Census 2000



# Update Message Form

Date 9/27/00

1312 Shore Rd  
15th

Time: \_\_\_\_\_

Time: \_\_\_\_\_

Case# 99-7592

Comments: 9/27/00

DEPRM will release B-429381

if owners ~~agree~~ agree with letter dated 8/31/00.

Copy of letter in file Notice 118697

As for notice 114386 (permit for new building)

Bill Boletis is still working on permit

Recheck 10/25/00 R Lannick

## Code Enforcement - Daily Worksheet

To File

Inspector - Larrick

| Case #     | Location      | Apt | Zip   | Date Rec   | Reinsp Dt  |
|------------|---------------|-----|-------|------------|------------|
| 00 99-7592 | 1300 SHORE RD |     | 21220 | 11/04/1999 | 10/25/2000 |

Fax Acct #: 0000000000

Complainant Name: (Last)  
Addr:

(First)

Str #

Dir Street Name

Type

Apt

City

ST Zip  
(Work)

Phone: (Home)

Problem: GARAGE W/O PERMITS

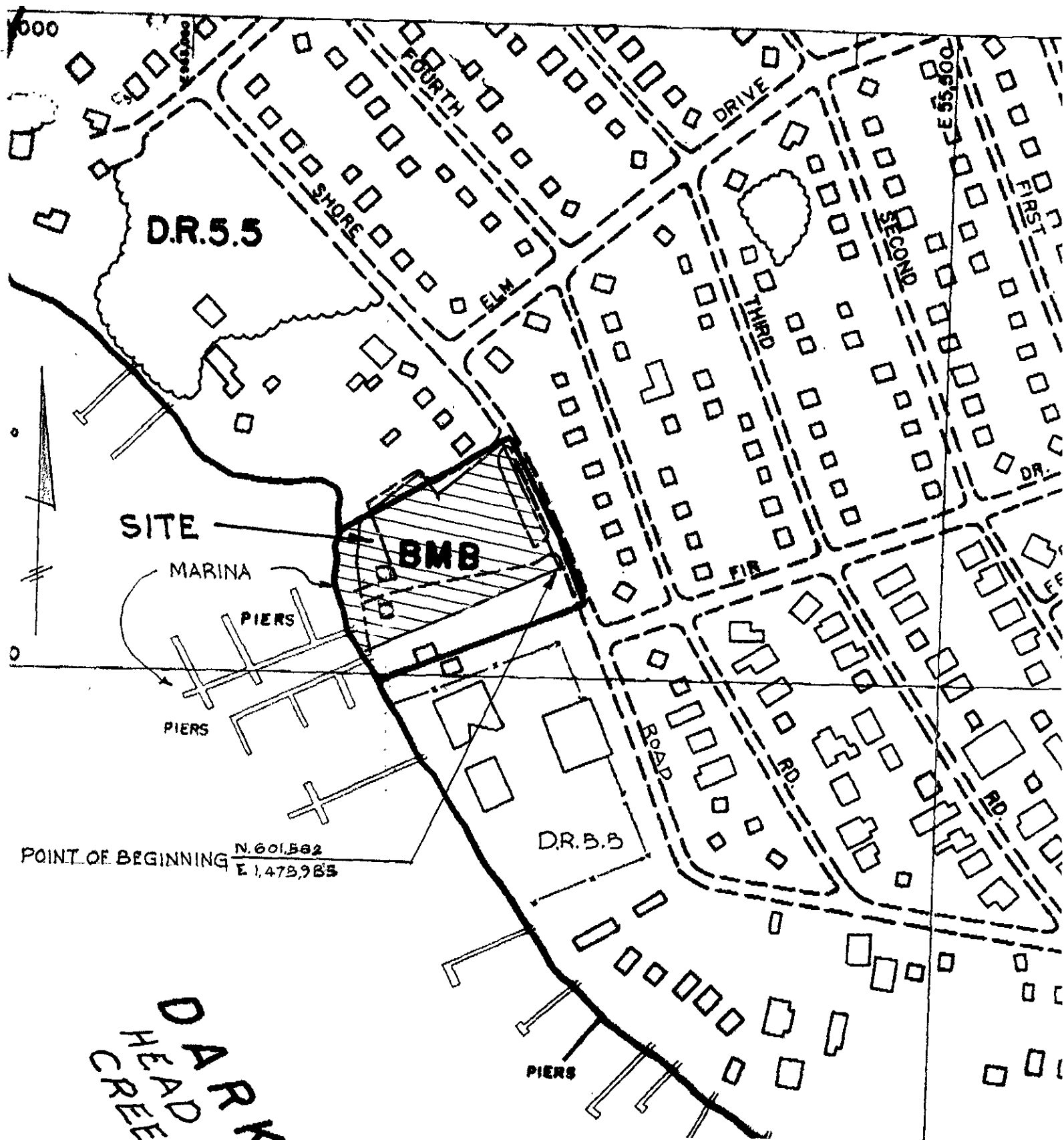
Notes: 9/27/00, DEPRM WILL RELEASE B-429381 IF OWNERS AGREE WITH  
LETTER DATED 8/31/00, COPY OF LETTER IN FILE, NOTICE 118697  
- AS FOR NOTICE - PERMIT FOR NEW BLDG, BILL BAFITIS IS STI  
LL WORKING ON PERMIT, WILL RECHECK 10/2500, R LARRICK.

10/25/00 Permit issued B-429381 Notice 118697

No one on site to talk to about building.- Notice 114386

left message for owners to call me

Recheck 11/15/00 R Larrick



POINT OF BEGINNING N. 601,582  
E. 1,473,985

DARK  
CREEK  
HEAD

STANSBURY YACHT BASIN MARINA

1312 SHORE ROAD

ZONING MAP-NE.2-J

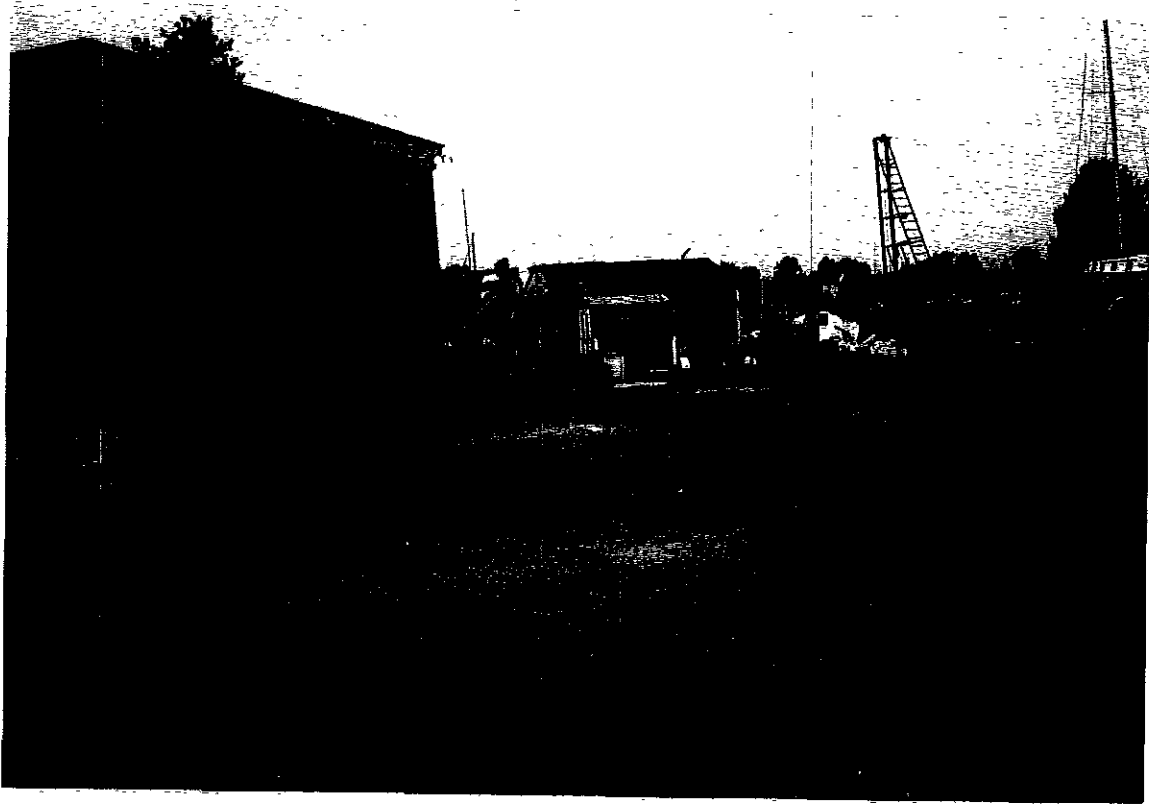
SCALE: 1" = 200'

01-221-SPH



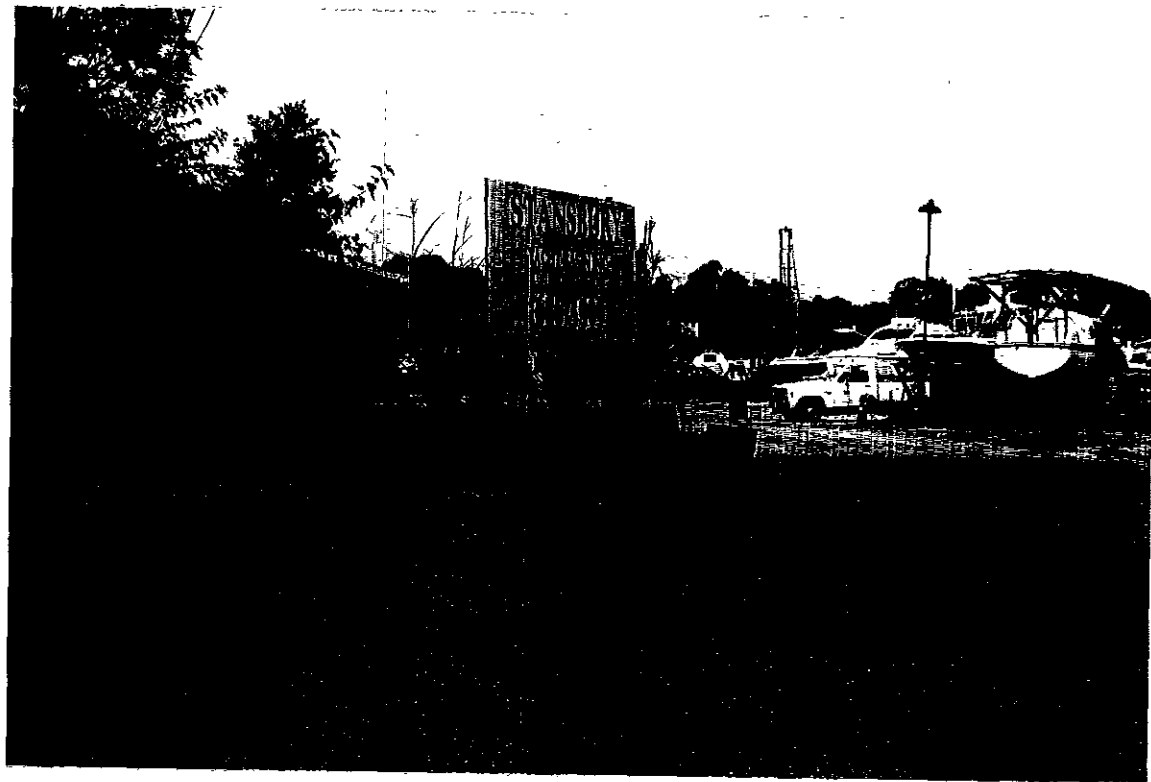
Baltimore County Zoning Commissioner  
Office of Planning  
Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204

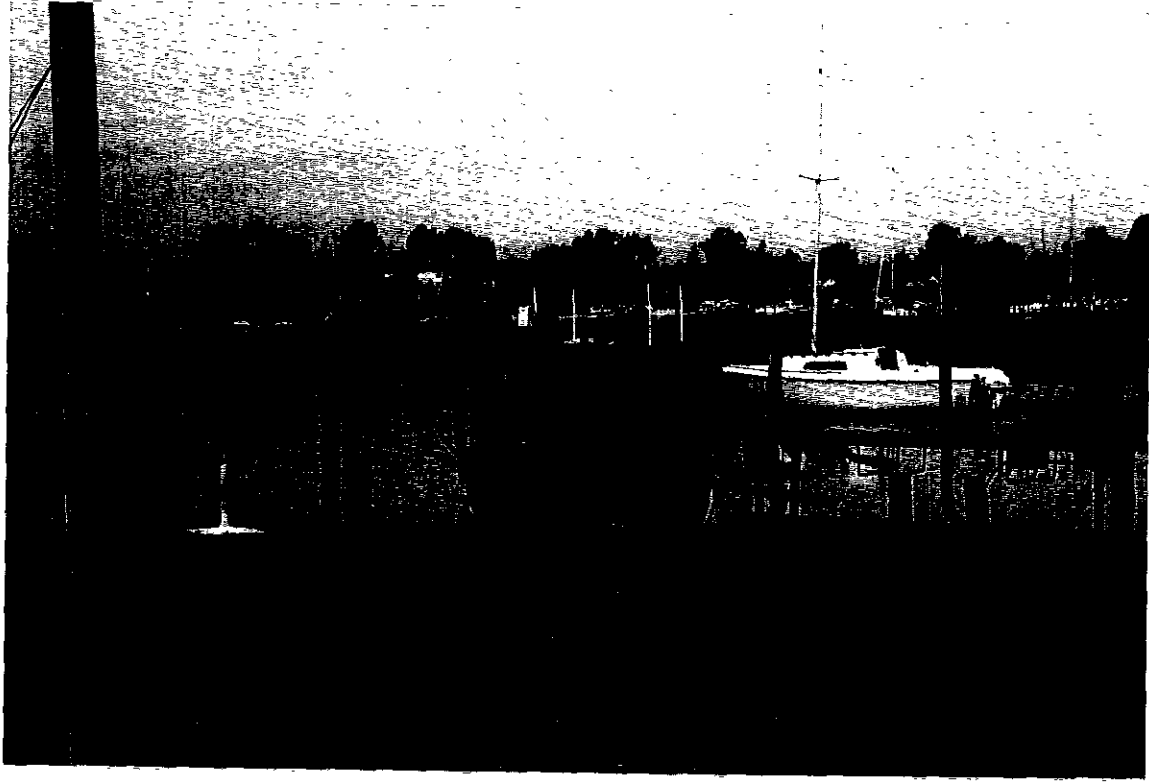
*Photographs*  
*#01-221-SPH*

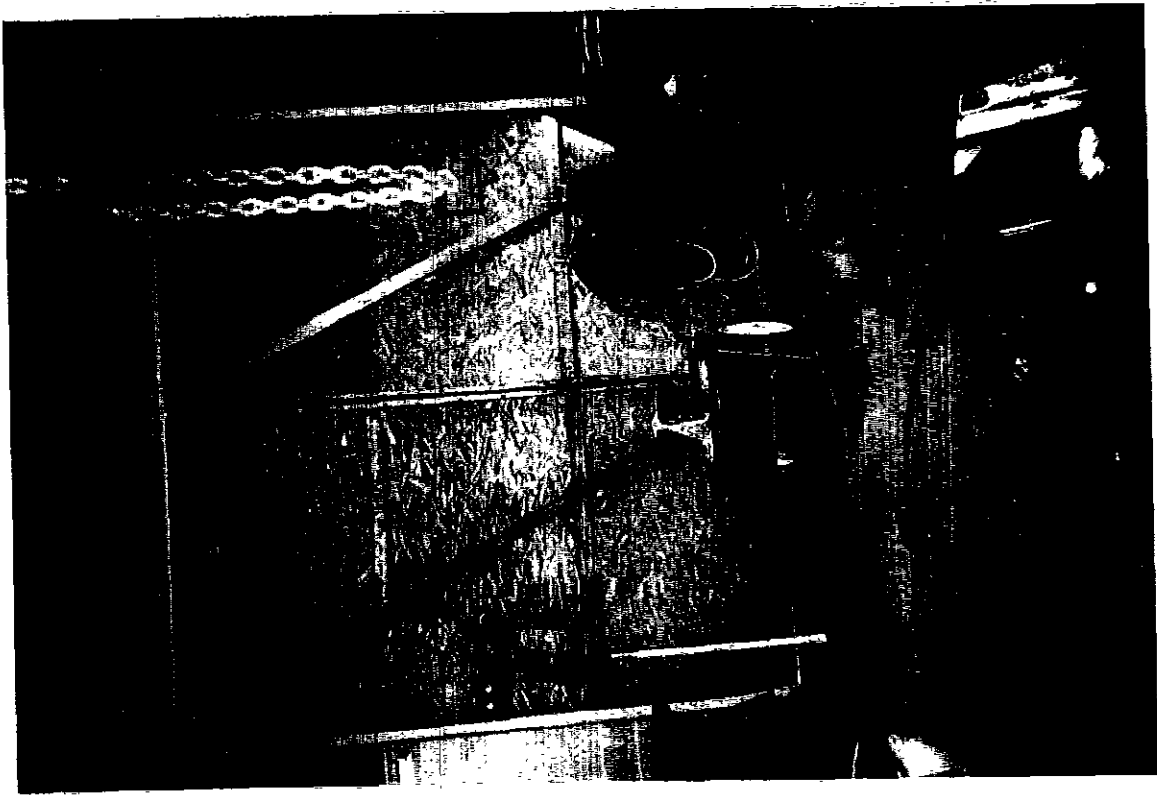
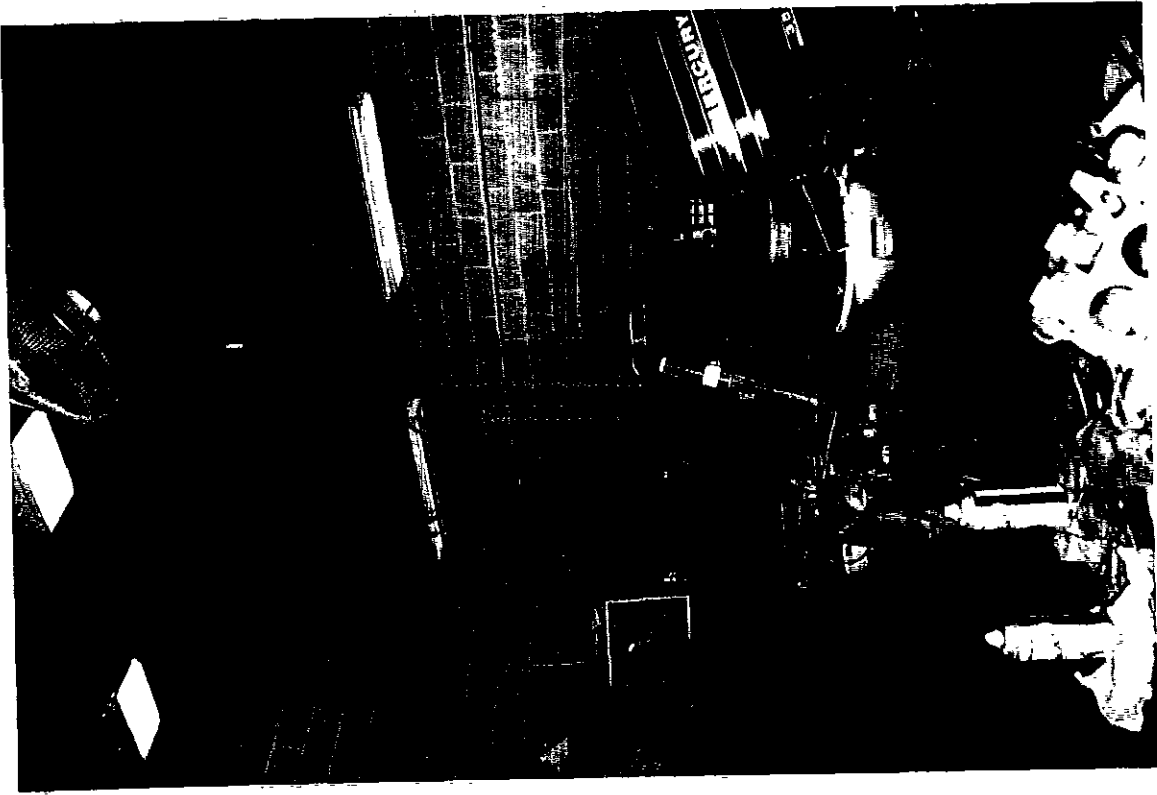


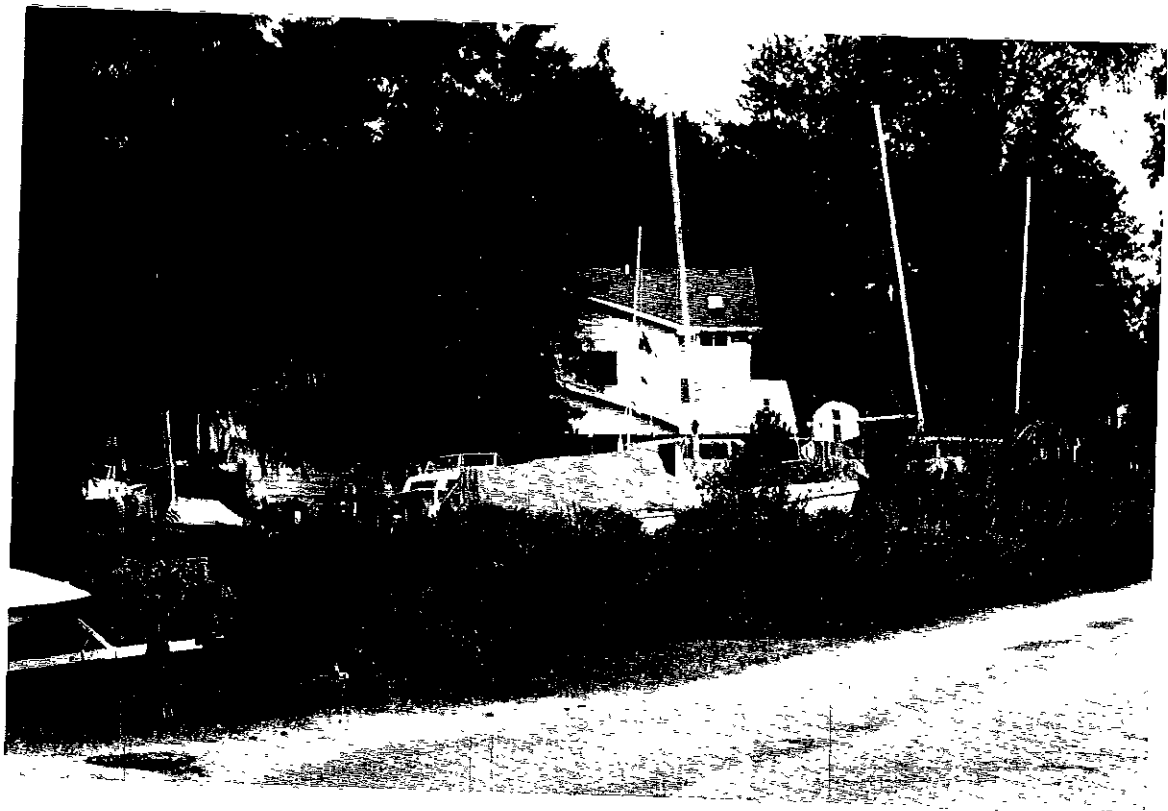














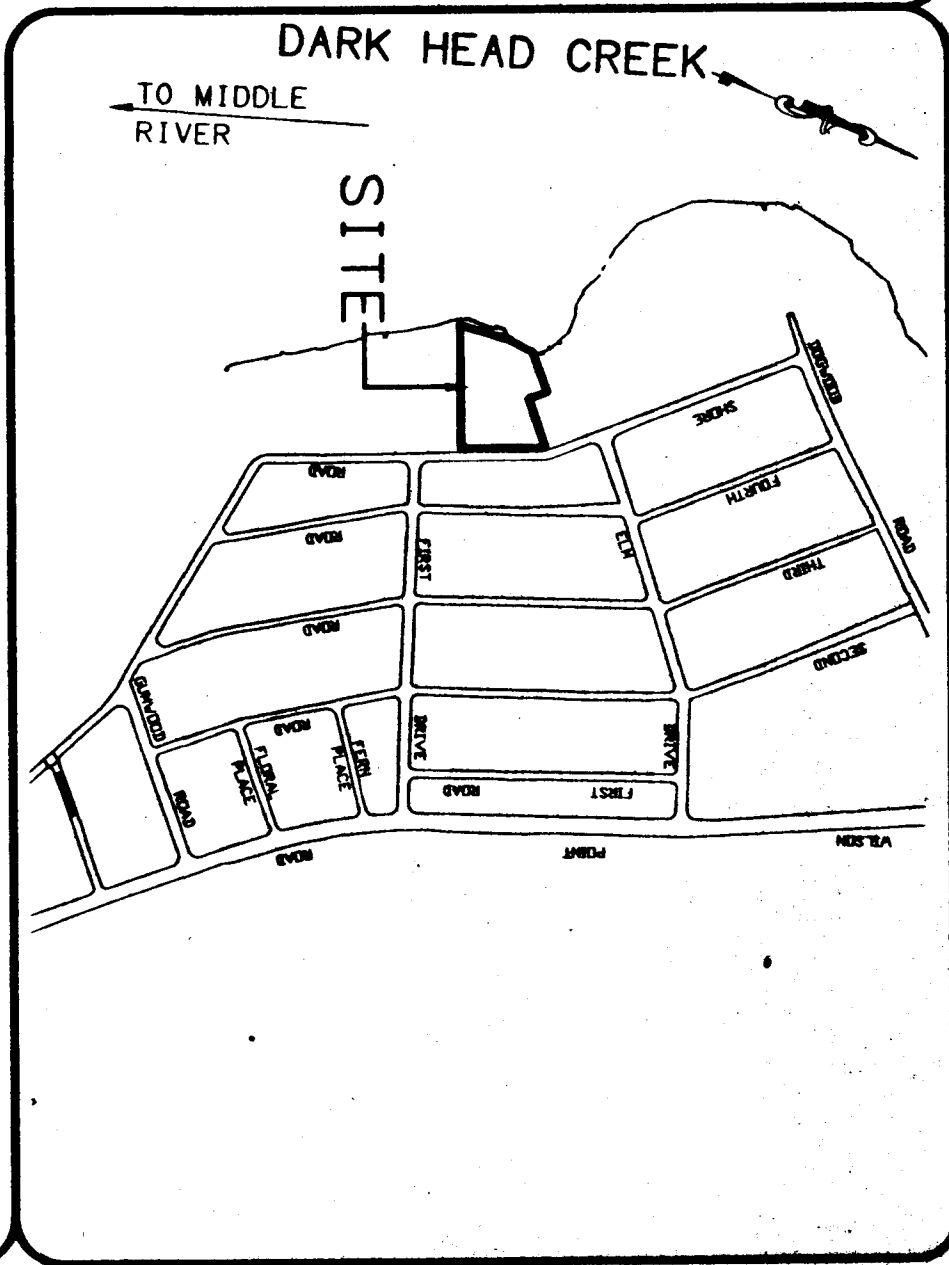
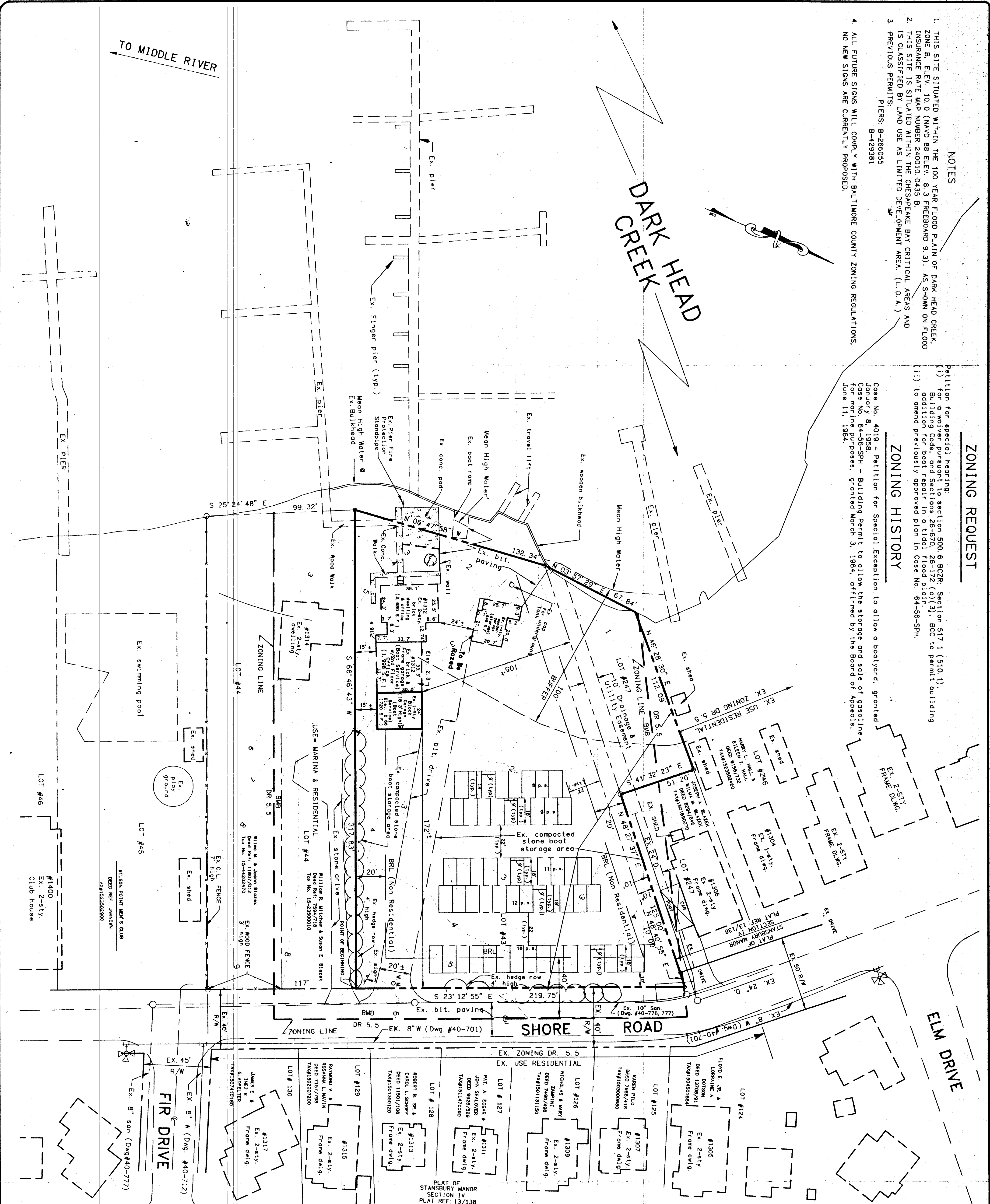
- NOTES
1. THIS SITE SITUATED WITHIN THE 100 YEAR FLOOD PLAIN OF DARK HEAD CREEK. ZONE B, ELEV. 10.0 (NAVD 88 ELEV. 8.3 FREEBOARD 9.3). AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 240010 0435 B.
  2. THIS SITE IS SITUATED WITHIN THE CHESAPEAKE BAY CRITICAL AREAS AND IS CLASSIFIED BY LAND USE AS LIMITED DEVELOPMENT AREA. (L.O.A.)
  3. PREVIOUS PERMITS:  
PIERS: B-266055  
B-429381
  4. ALL FUTURE SIGNS WILL COMPLY WITH BALTIMORE COUNTY ZONING REGULATIONS. NO NEW SIGNS ARE CURRENTLY PROPOSED.

### ZONING REQUEST

Petition for special hearing:  
(i) For a waiver pursuant to section 500.6 BCR: Section 517.1 (510.1).  
Additional flood hazard sections 26100 0435 B, 26100 0435 C, BCR to permit building additional flood hazard sections 26100 0435 B, 26100 0435 C.  
(ii) to amend previously approved plan in Case No. 64-56-SPH.

### ZONING HISTORY

Case No. 4018 - Petition for Special Exception to allow a boatyard, granted  
Case No. 8-1958-SPH - Building Permit to allow the storage and sale of gasoline  
Case No. 64-56-SPH - Building Permit to allow the storage and sale of gasoline  
for marine purposes, granted March 3, 1964, affirmed by the Board of Appeals,  
June 11, 1964.



### VICINITY MAP (SCALE: 1" = 500')

### BENCH MARK

The Elevation used on this site  
is based on NAVD 88 datum.

### SITE DATA

- 1) Owner: William Koy Davis  
1312 Shore Road  
Baltimore County, Maryland 21220  
(410) 686-3909
- 2) Deed Ref: 14241/369, 12098/441  
15024/0310 (Map 91, C-14 19)
- 3) Tax Account No: 15024/0311
- 4) Subdivision: LOT # 43.44, PT. 247 Plot of Bullneck Plot Ref: 4/172
- 5) Exist. Zoning: BMB & DR 5.5 (Map NE-2J)
- 6) Use: Marine (86 Boat Slips) & Residence
- 7) Election District: 15th
- 8) Councilmatic District: 5th
- 9) Census Tract: 4516
- 10) Site Area: 57,678 S.F. OR 1.32 AC. Net, 62,073 S.F. OR 1.42 AC. Gross
- 11) Floor Area Ratio: Existing = 645 + 2,880 + 1,998 + 62,073 = 0.09  
Proposed = 2,680 + 1,998 + 720 + 62,073 = 0.09
- 12) Parking:  
Required: 0.5 P.S./Boat Slip  
Provided: 0.5 x 86 = 43 Spaces  
Imperious Area to be Removed = 645 s.f.  
Imperious Area to be Proposed (New) = 720 s.f.

**Bartiss & Associates, Inc.**  
PRESIDENT: William N. Bartiss, P.E.  
SOMEONE: C. J. Bartiss, P.E.  
1249 Englewood Rd. Baltimore, MD 21221  
(410) 391-2336

**PLAN TO ACCOMPANY PETITION  
FOR SPECIAL HEARING  
FOR  
STANSBURY YACHT BASIN MARINA  
1312 SHORE ROAD  
BALTIMORE COUNTY, MARYLAND**

SCALE: 1" = 30'

JOB ORDER NO: 20002  
DATE: 11-13-00

NO. REVISIONS

DATE

**STANSBURY YACHT BASIN MARINA  
1312 SHORE ROAD  
BALTIMORE COUNTY, MARYLAND**

15TH ELECTION DISTRICT

1

DATE: 11-13-00

DATE: 11-13-00