

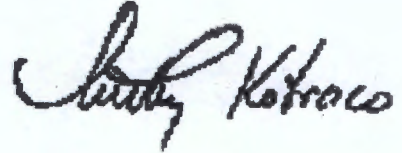
M E M O R A N D U M

TO: Kristen Lewis
Office of Zoning Review

FROM: Timothy M. Kotroco, Administrative Law Judge
Office of Administrative Hearings

DATE: August 29, 2011

SUBJECT: Case No. 2012-0021-SPH (Scheduled for August 29, 2011)



The above-referenced case was scheduled before the undersigned on August 29, 2011 at 11:00 AM in Room 205 of the Jefferson Building. It had been properly posted and advertised prior to the hearing. A telephone call and e-mail was received from Attorney David J. Preller, Jr. with Preller and Preller, on behalf of his client Ronald Forester, electing not to pursue and requested that this matter be dismissed without prejudice.

There was no one in attendance at 11:00 AM.

TMK:dlw

c: File

CBCA



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 3408 Red Rose Farm Road, Baltimore MD 21220
which is presently zoned BMB

(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)

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
(This box to be completed by planner)

The use of live and/or recorded music as an accessory use, or, in the alternation, the subject property is not being used as a nightclub.

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:

Ronald Forester, R & R Foods, Inc.

Name - Type or Print

Signature

3408 Red Rose Farm Road 410-335-2121

Address

Telephone No.

Baltimore

MD

21236

City

State

Zip Code

Attorney For Petitioner:

David J. Preller Jr., Esquire

Name - Type or Print

Signature

Preller and Preller, Suite 302

Company

102 W. Pennsylvania Ave 410-494-1494

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

fax 410-494-1987

Legal Owner(s):

Wayne Miskiewicz, et al.

Name - Type or Print

Signature

Wayne B. Miskiewicz

Name - Type or Print

Signature

3501 Red Rose Farm Road 410-335-8722

Address

Telephone No.

Baltimore,

MD

21220

City

State

Zip Code

Representative to be Contacted:

Ronald Forester

Name

2100 A Sparrows Point Road 410-365-5396

Address

Telephone No.

Baltimore

MD

21219

City

State

Zip Code

OFFICE USE ONLY

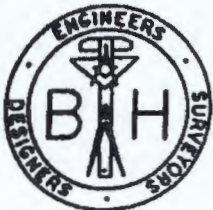
ESTIMATED LENGTH OF HEARING _____

Case No. 2012-0021-SPH

REV 9/15/98

UNAVAILABLE FOR HEARING _____

Reviewed By D.T. Date 7/25/11



47.1

BROYLES, HAYES AND ASSOCIATES

Engineers • Designers • Surveyors

1922 MIDDLEBOROUGH ROAD • BALTIMORE, MD. 21221

**ZONING DESCRIPTION FOR
3408 RED ROSE FARM ROAD**

~~Q2455-1A~~

APRIL 8, 1992

Beginning for the same at a point on the west side of Red Rose Farm Road right-of-way 30 feet wide running north and south, 23+ feet north of the center of Red Rose Farm Road right-of-way 30 feet wide running east and west, thence leaving said road running and binding along the south side of the BM DR 5.5 zoning line,

1. S 68° 45' W 242+ feet to a point at the waters of Frog Mortar Creek, thence Running along the waters of said Frog Mortar Creek
2. Northerly 129+ feet to a point, thence leaving said waters and parallel to the first line, running and binding along the north side of the BM DR 5.5 zoning line
3. N 68° 45' E 200+ feet to a point on the west side of Red Rose Farm Road right-of-way, thence running and binding on the west side of said Red Rose Farm Road right-of-way
4. S 19° 58' E 120+ feet to the point of beginning as recorded in the land records of Baltimore County In Deed Liber 4778, folio 029.

BEING parcel 296 as recorded in the Land Records of Baltimore County, Liber 4778 folios 029, containing 26,340+ square feet or 0.605+ acres. Also known as 3408 Red Rose Farm Road and located in the 15 th Election District.



FILED

2012-0021-SPH

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: # 2012-0021-SPH

3408 Red Rose Farm Road

W/side of Red Rose Farm Road, 23 feet north of center-

line of Red Rose Farm Road

15th Election District — 6th Councilmanic District

Legal Owners: Wayne Miskiewicz, et al

Contract Purchaser: Ronald Forester, R & R Foods, Inc.

Special Hearing: to permit the use of live and/or recorded music as an accessory use, or in the alternation, the subject property is not being used as a nightclub.

Hearing: Monday, August 29, 2011 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

08/06/2011 11:20 AM

283328

Hearing 8/29

CERTIFICATE OF PUBLICATION

8/11/2011

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/11/, 2011.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkins

LEGAL ADVERTISING

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 11, 2011 Issue - Jeffersonian

Please forward billing to:

David Preller, Jr.
Preller & Preller
102 W. Pennsylvania Avenue, Ste. 302
Towson, MD 21204

410-494-1494

NOTICE OF ZONING HEARING

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CASE NUMBER: 2012-0021-SPH

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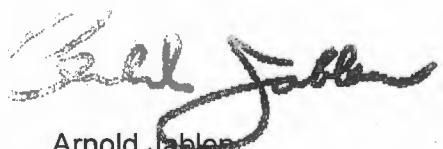
15th Election District – 6th Councilmanic District

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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

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

August 2, 2011

NOTICE OF ZONING HEARING

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W/side of Red Rose Farm Road, 23 feet north of centerline of Red Rose Farm Road

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Hearing: Monday, August 29, 2011 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: David Preller, Jr., 102 W. Pennsylvania Ave., Ste. 302, Towson 21204
Ronald Forester, 3408 Red Rose Farm Road, Baltimore 21236
Wayne Miskiewicz, 3501 Red Rose Farm Road, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 13, 2011.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARING OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
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: 2012-0021-SPH
Petitioner: RONALD FORSTER
Address or Location: 3408 REDROSE FARM RD 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID J. PRELUE JR
Address: 102 W. PENNSYLVANIA AVE 302
TOWSON, MD 21204
Telephone Number: (410) 494-1494

Revised 2/17/11 DT



KEVIN KAMENETZ
County Executive

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

August 19 2011

Wayne Miskiewicz
3501 Red Rose Farm Road
Baltimore, MD 21220

RE: Case Number 2012-0021-SPH, 3408 Red Rose Farm Road

Dear Mr. Miskiewicz,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 25, 2011. This letter is not an approval, but only a **NOTIFICATION**.

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a light blue vertical line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
Ronald Forester, R & R Foods, Inc., 3408 Red Rose Farm Road, Baltimore, MD 21236
Ronald Forester, 2100 A Sparrows Point Road, Baltimore, MD 21219
David J. Preller, Jr., 102 W. Pennsylvania Avenue, Suite 302, Towson, MD 21204

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



Beverley K. Swaim-Staley, Secretary
Darrell B. Mobley, Acting Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 8-1-11

Ms. Kristen Matthews
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

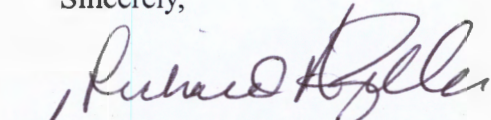
RE: Baltimore County
Item No. 2012-0021-SPH
Special Hearing
Wayne Miskiewicz, et al.
3408 Red Rose Farm Road.

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2012-0021-SPH.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us). Thank you for your cooperation.

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/tz

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For August 15, 2011
Item Nos. 2012-020, 021, 023, 024
And 025

DATE: August 9, 2011

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-08152011 -NO COMMENTS.doc



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

August 1, 2011

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review

Distribution Meeting of: **August 1, 2011**

Item No.:

Special Hearing: 2012-0021-SPH, 2012-0022-SPHA

Special Exception: 2012-0020-XA

Comments:

The proposed building shall be designed and constructed so as to meet the applicable provisions of the Baltimore County Fire Prevention Code; Bill # 48-10.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File

Debra Wiley - DEPS Comment for Case No. 2012-0021-SPH

From: Debra Wiley
To: Livingston, Jeffrey; Lykens, David
Date: 8/8/2011 3:51 PM
Subject: DEPS Comment for Case No. 2012-0021-SPH

Case No. 2012-0021-SPH
ZAC Agenda - August 1; Distribution Meeting of August 15
3408 Red Rose Farm Road

We have received a copy of the above ZAC agenda.

It indicated that this case is located within the Chesapeake Bay Critical Area (CBCA). As such, under Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.), no decision may be rendered by this Office concerning this request until we have received a written comment (including "no comment") from you. If it is not received by the hearing date (August 29), this matter will be postponed.

In order to avoid delays, please forward your recommendation in a timely manner.

Thanks for your continued cooperation.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

RE: PETITION FOR SPECIAL HEARING
3408 Red Rose Farm Road; W/S Red Rose
Farm Rd, 23' N of c/line Red Rose Farm Rd
15th Election & 6th Councilmanic Districts
Legal Owner(s): Wayne Miskiewicz
Contract Purchaser(s): R&R Foods Inc
Petitioner(s)

* BEFORE THE
* ADMINISTRATIVE LAW
* JUDGE FOR
* BALTIMORE COUNTY
* 2012-021-SPH

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

AUG 02 2011

.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

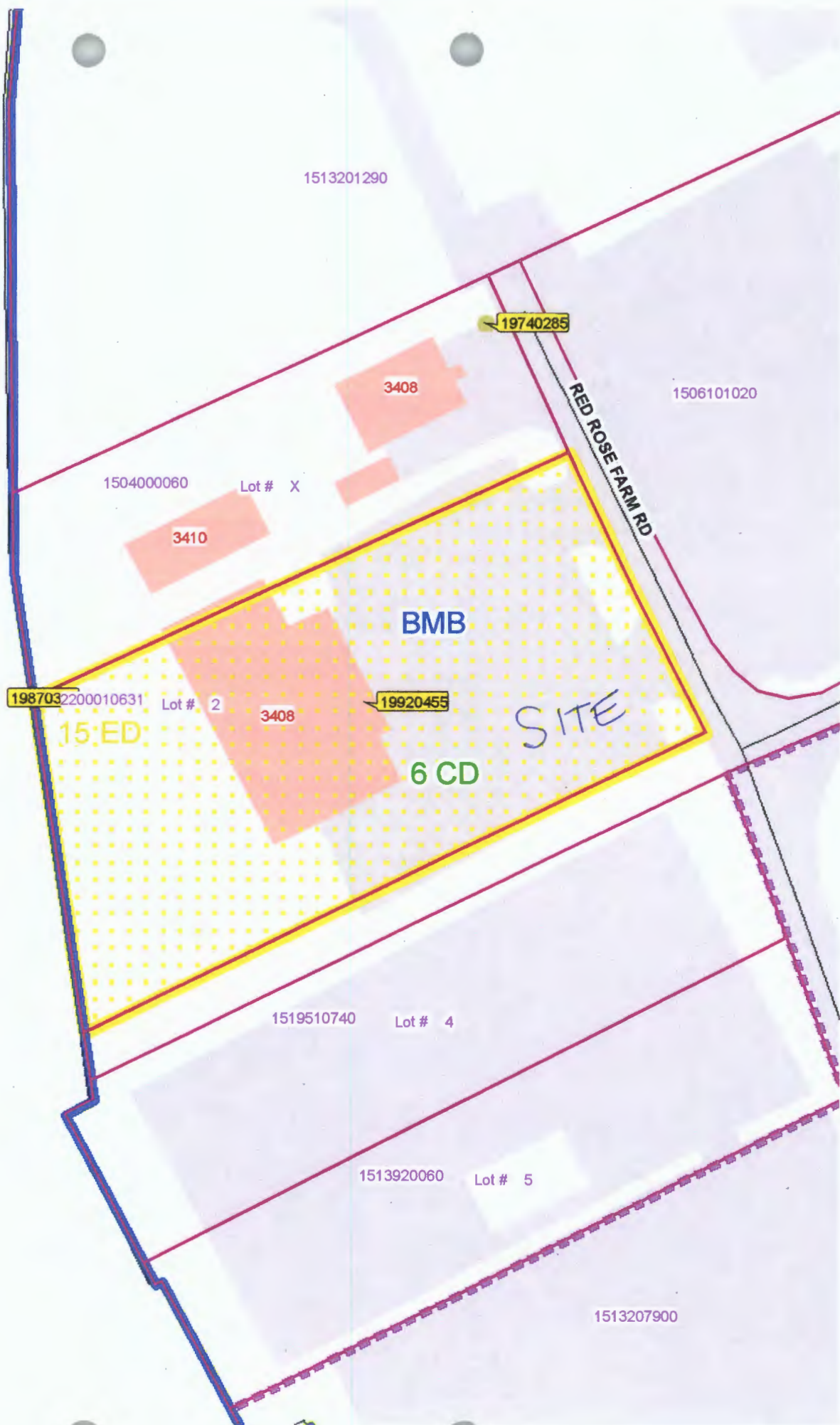
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of August, 2011, a copy of the foregoing Entry of Appearance was mailed to David J. Preller, Jr, Esquire, Preller & Preller, 102 West Pennsylvania Avenue, Suite 302, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

091B3
NE 3-K



2012-0021-SPH

- SITE DATA**
- NET SITE AREA = 26,340 sf. = 0.605 ac.±
 - GROSS SITE AREA = 28,140 sf. = 0.646 ac.±
 - OFF SITE PLANTING = 3,340 sf. = 0.077 ac.±
 - (AREA OUT OF AND ADJACENT TO BL ZONE IN SAME OWNERSHIP)
 - TOTAL SITE AREA = 29,680 sf. = 0.681 ac.±
 - CURRENT ZONING: BL - BUSINESS LOCAL
 - OWNER/DEVELOPER: MARYLAND MARINE MANUFACTURING CO., INC.
3501 RED ROSE FARM ROAD, MIDDLE RIVER, MARYLAND 21220
PHONE: 335-8722
 - FIFTEENTH ELECTION DISTRICT, FIFTH COUNCILMANIC DISTRICT
CENSUS TRACT 4518.02
 - PROPERTY REFERENCE: TAX MAP #91 BLOCK 15
 - ADDRESS: 3406 RED ROSE FARM RD 296 (2ND) 4778/029 TAX ACCOUNT # 1513207901
 - 3408 RED ROSE FARM RD 296 (3RD) 4778/029 1513207902
 - EXISTING USE: COMMERCIAL BUILDINGS
 - PROPOSED USE: RESTAURANT - WILD DUCK CAFE
 - BOCA USE A-3 ASSEMBLY-RESTAURANT
 - BOCA TYPE OF CONSTRUCTION 5B (COMBUSTIBLE UNPROTECTED)
 - EXISTING FLOOR AREA = 1,692 sf = 0.039 ac.
 - EXISTING FLOOR AREA RATIO = 1.692 = 6.01 %
 - 28,140
 - PROPOSED FLOOR AREA = 3,055 sf = 0.070 ac.
 - PROPOSED FLOOR AREA RATIO = 3.055 = 10.86 %
 - 28,140

NOTE: ALL AREA PERCENTAGE CALCULATIONS BELOW ARE BASED ON TOTAL SITE AREA = 29,680 sf. (BL ZONED AREA + OFF SITE LANDSCAPE AREAS)

- EXISTING IMPERVIOUS SURFACES = 3,376 sf = 0.078 ac 11.37 %
- PROPOSED IMPERVIOUS SURFACES = 3,055 sf = 0.070 ac 10.29 %
- EXISTING GRAVEL = 245 sf = 0.006 ac
- PROPOSED POROUS PAVING = 17,400 sf = 0.399 ac
- TIMBER WALKS, RAMPS & STEPS = 2,719 sf = 0.062 ac
- DISTURBED AREA = 31,020 sf = 0.712 ac
- EXISTING FORESTED AREA = 3,704 sf = 0.085 ac 12.48 %
- PROPOSED FORESTED AREA = 9,340 sf = 0.214 ac 31.46 %
- LINEAR WATER FRONTAGE = 128 in. ft.
- ADT'S = 3,055 X 95.62 = 292.12 TOTAL ADT'S
- 3,000

NO SLOPE SHALL EXCEED 3:1

ALL SIGNS SHALL COMPLY WITH SECTIONS 413.2 & 413.5 BCZR AND ALL ZONING SIGN POLICIES.

FINAL LANDSCAPE PLAN SHALL BE PREPARED AND SEALED BY A REGISTERED LANDSCAPE ARCHITECT.

ALL STRUCTURES TO BE RAZED WILL BE INSPECTED FOR ASBESTOS. THE LOCATION OF EXISTING SEPTIC SYSTEMS IS UNKNOWN. EXISTING SEPTIC TANKS TO BE PUMPED, REMOVED AND FILLED BY A LICENSED PLUMBER OR UTILITY CONTRACTOR.

CHESAPEAKE BAY CRITICAL AREA FINDINGS PLAN APPROVED ON NOVEMBER 8, 1990.

A VARIATION OF STANDARDS FROM THE CHESAPEAKE BAY CRITICAL AREA REQUIREMENTS FOR 100' BUFFER AND STORM WATER MANAGEMENT WAS GRANTED ON NOVEMBER 15, 1990.

- CRG MAIVER #W-90-291 OF CRG MEETING WAS GRANTED ON NOVEMBER 16, 1990.
- A STORM WATER MANAGEMENT WAIVER FOR QUANTITY CONTROL WAS GRANTED ON DECEMBER 5, 1990. WATER QUALITY WILL BE PROVIDED BY A 50' WIDE VEGETATED FORESTED FILTER STRIP.
- CRG PLAN #W-90-415 APPROVED ON
- FOREST ESTABLISHMENT AGREEMENT & PLAN, APPROVED ON 4/14/91.
- BUILDING PERMIT NO. 20809594 FOR RESTAURANT ISSUED 11/22/91.

- GENERAL NOTES**
- 15TH ELECTION DISTRICT, 5TH COUNCILMANIC DISTRICT, CENSUS TRACT 4518.02
 - SUBSEQUENT 10, WATERSHED 19
 - SOIL TYPES: WOA - WOODSTOWN LOAM, Ma - MADE LAND. THESE SOILS POSE NO LIMITATIONS FOR THE DEVELOPMENT PLANNED AT THIS SITE.
 - THIS ENTIRE SITE LIES WITHIN THE CHESAPEAKE BAY CRITICAL AREA LDA ZONE (LIMITED DEVELOPMENT AREA).
 - THIS ENTIRE SITE LIES WITHIN THE 100 YEAR TIDAL FLOOD PLAIN AS SHOWN ON THIS PLAN. MINIMUM FIRST FLOOR BUILDING ELEVATION SHALL BE ELEVATION 12.20 BCD.
 - THERE ARE NO EXISTING WELLS ON OR WITHIN 100' OF THIS SITE.
 - SITE HAS EXISTING PUBLIC WATER AND PRIVATE SEPTIC, PUBLIC SEWER IS PROPOSED IN 1991. INTERIM PRIVATE SEPTIC PROPOSED.
 - THERE ARE NO SLOPES IN EXCESS OF 15%.
 - THERE ARE NO KNOWN TIDAL OR NON-TIDAL WETLANDS, HISTORIC STRUCTURES, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS UNDERGROUND STORAGE TANKS OR HAZARDOUS MATERIAL SITES ON THIS PROPERTY.
 - THERE WILL BE NO CLEARING OF FOREST OR DEVELOPED WOODLANDS.
 - THERE SHALL BE NO CLEARING, GRADING, OR CONSTRUCTION IN WETLAND OR STREAM BUFFER AREAS, EXCEPT AS ALLOWED BY CHESAPEAKE BAY CRITICAL AREAS AND BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

REVISIONS TO BOUNDARY PROPERTY LINES

DEED DESCRIPTION AS PER DEED 4778/029 RECORDED IN BALTIMORE COUNTY LAW RECORDS ON MAY 25, 1967.

DESCRIPTION FOR ZONING SPECIAL HEARING 74-285-XA

EXISTING PROPERTY LINE, FACE OF BULKHEAD AND MEAN HIGH WATER LINE (BCD); MARYLAND MARINE MANUFACTURING CO., INC. THE REPARIAN OWNERS RETAIN FEE SIMPLE TITLE TO PROPERTY GAINED THROUGH ACCRETION AND/OR ALLOUVION BY RIPARIAN RIGHTS UNDER STATE OF MARYLAND COMMON LAW.

PARKING DATA

REQUIRED PARKING:

RESTAURANT 3,055 sf X 20.0 SPACES/1000 sf = 61 SPACES

TOTAL REQUIRED SPACES (INCLUDING HANDICAPPED) = 61 SPACES

TOTAL PROPOSED SPACES (INCLUDING HANDICAPPED) = 61 SPACES

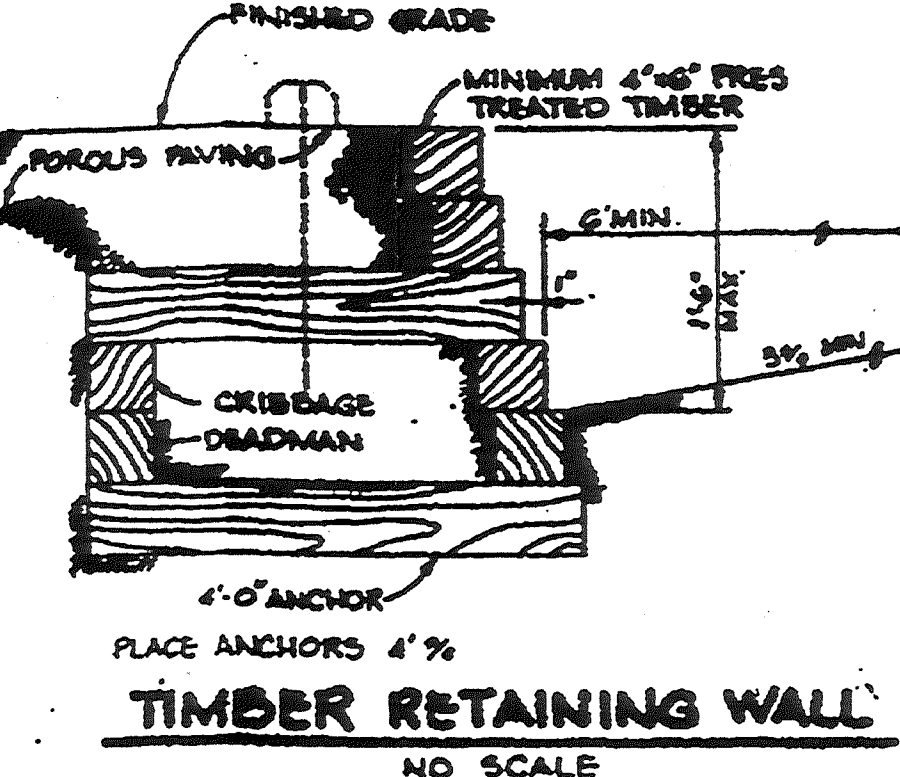
SPACES PROVIDED IN EXCESS OF REQUIRED = 0 SPACES

STANDARD PARKING SPACE SIZE = 9.5' WIDE X 18' LONG

REQUIRED HANDICAPPED SPACES = 3 SPACES

PROPOSED HANDICAPPED SPACES = 3 SPACES

HANDICAPPED PARKING SPACE SIZE = 12' WIDE X 18' LONG



CASE NO. 1142-E

REASON

STORAGE OF WATERCRAFT

GRANTED: JANUARY 30, 1949

2557-XA

FOR USE AS BOATYARD AND/OR MARINE RAILWAY FOR SALE, REPAIR AND STORAGE OF WATERCRAFT NOT EXCEEDING 60 FEET IN LENGTH.

GRANTED: SEPTEMBER 28, 1953

74-285-XA

FOR SPECIAL EXCEPTION AND VARIANCE FOR BOATYARD AND PIER LENGTH IN EXCESS OF 300 FEET.

GRANTED: JUNE 21, 1974

87-382-SPE

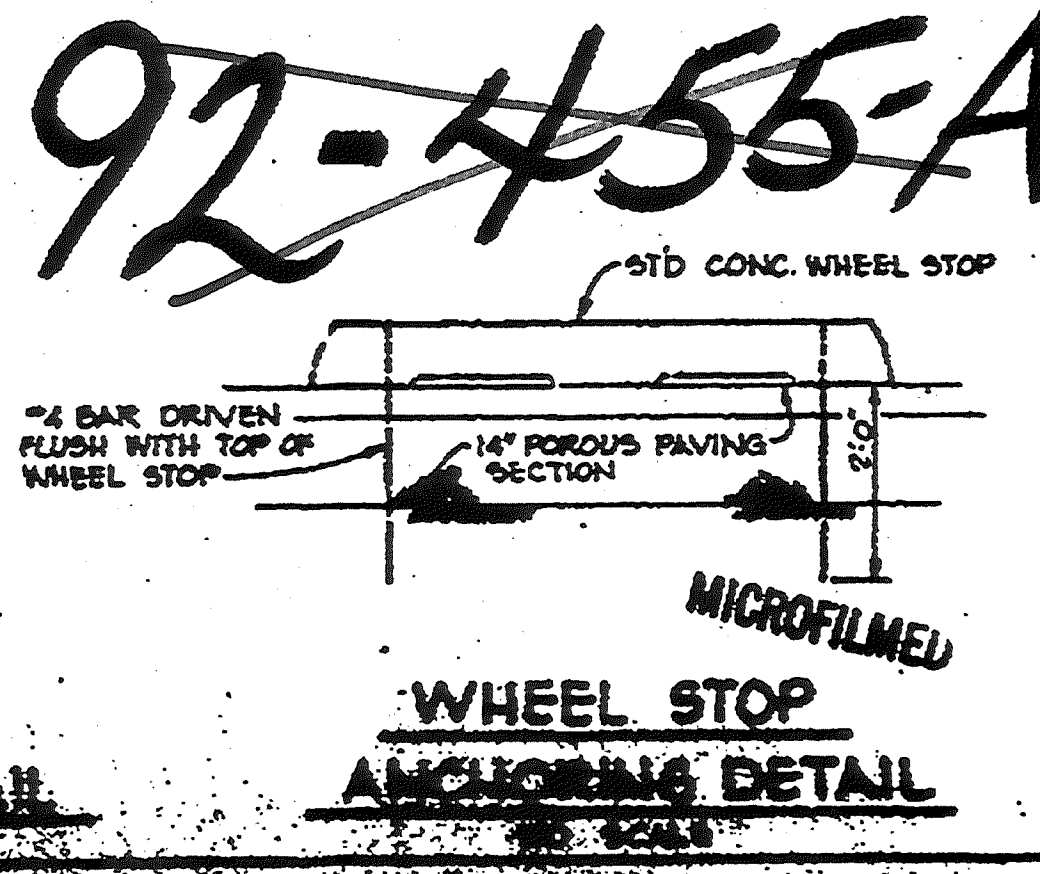
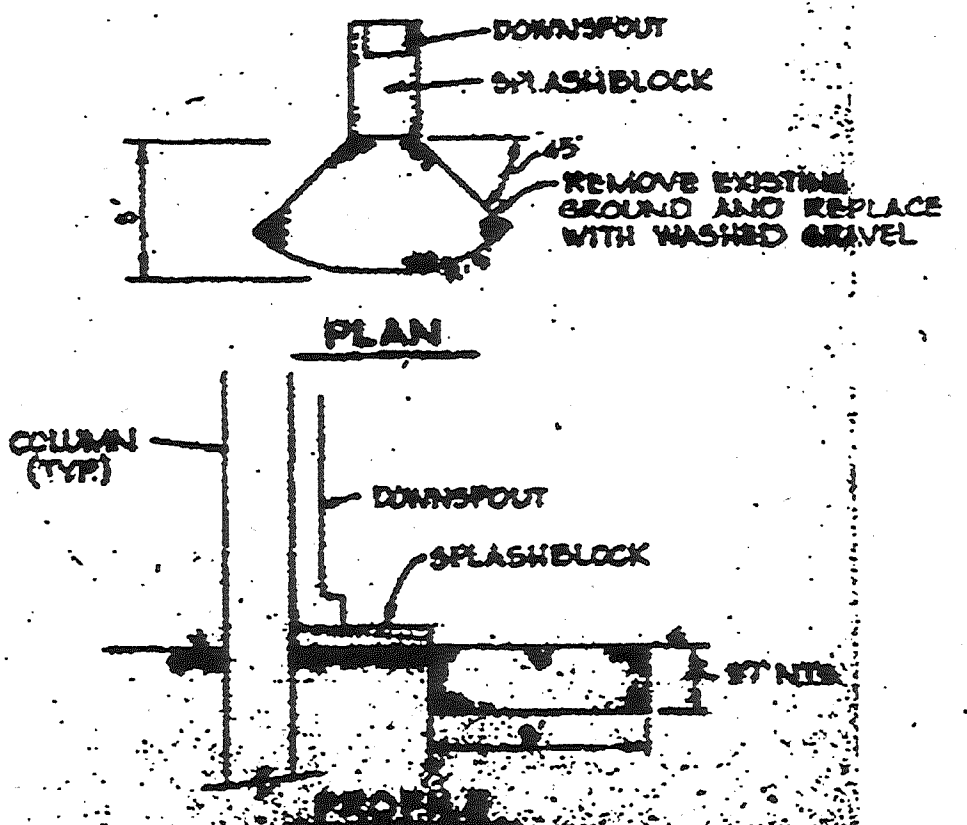
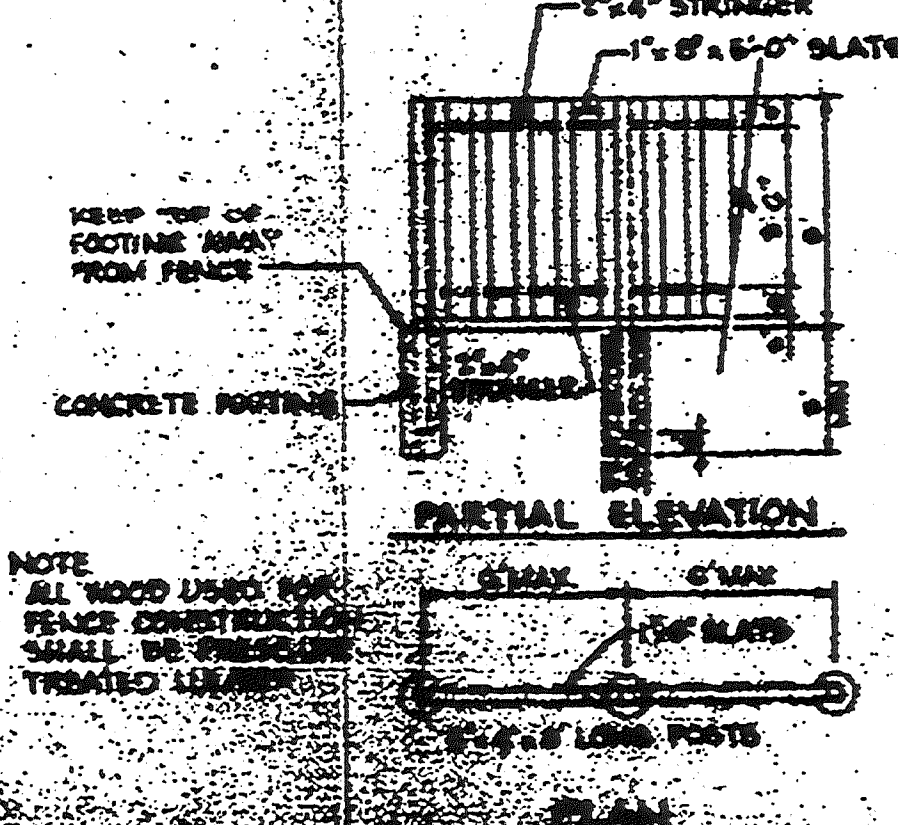
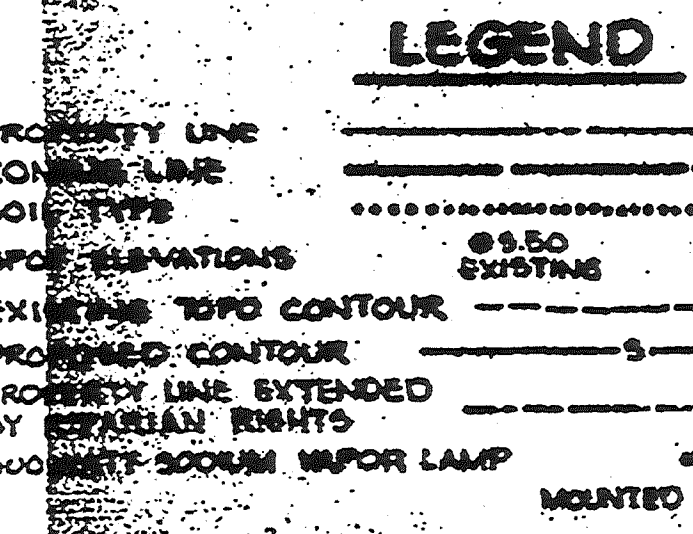
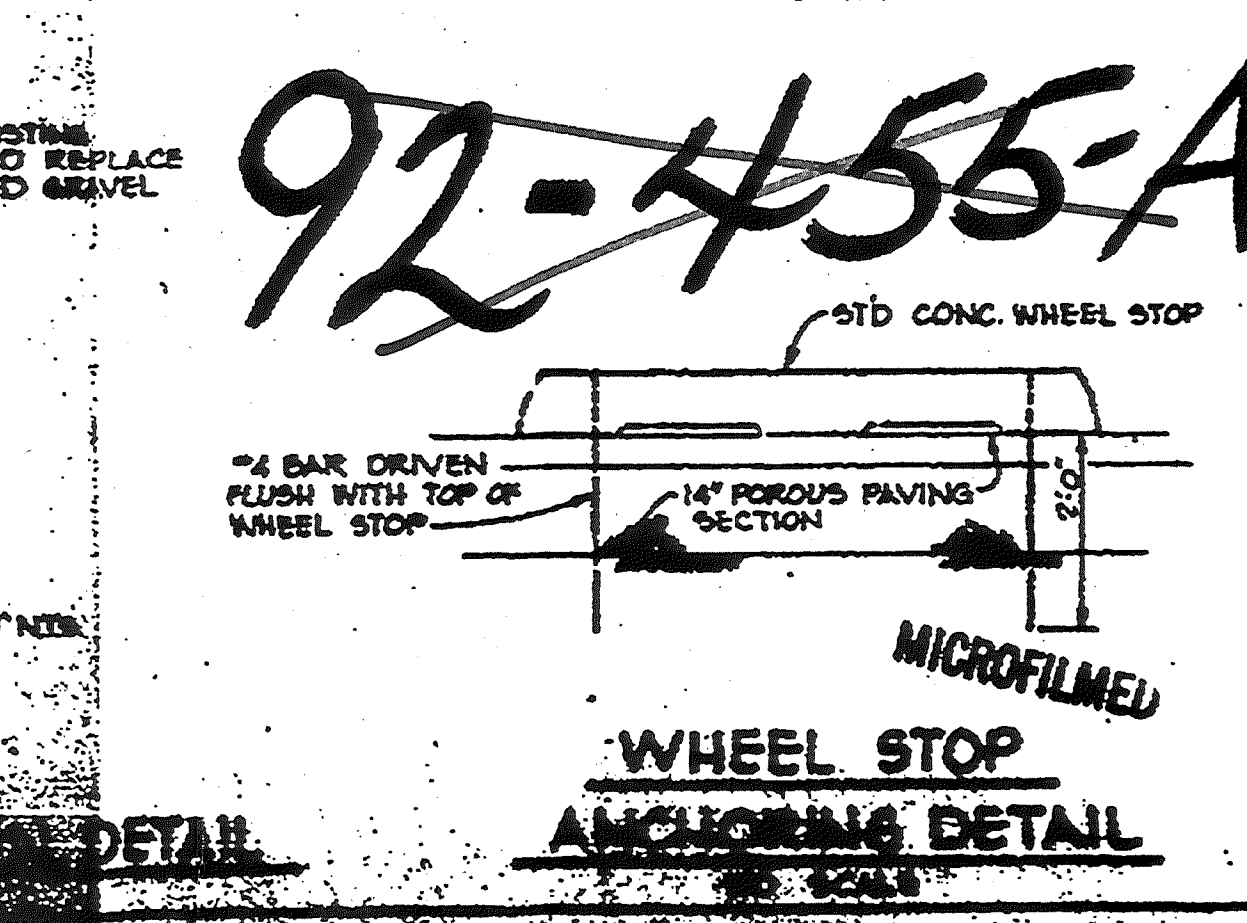
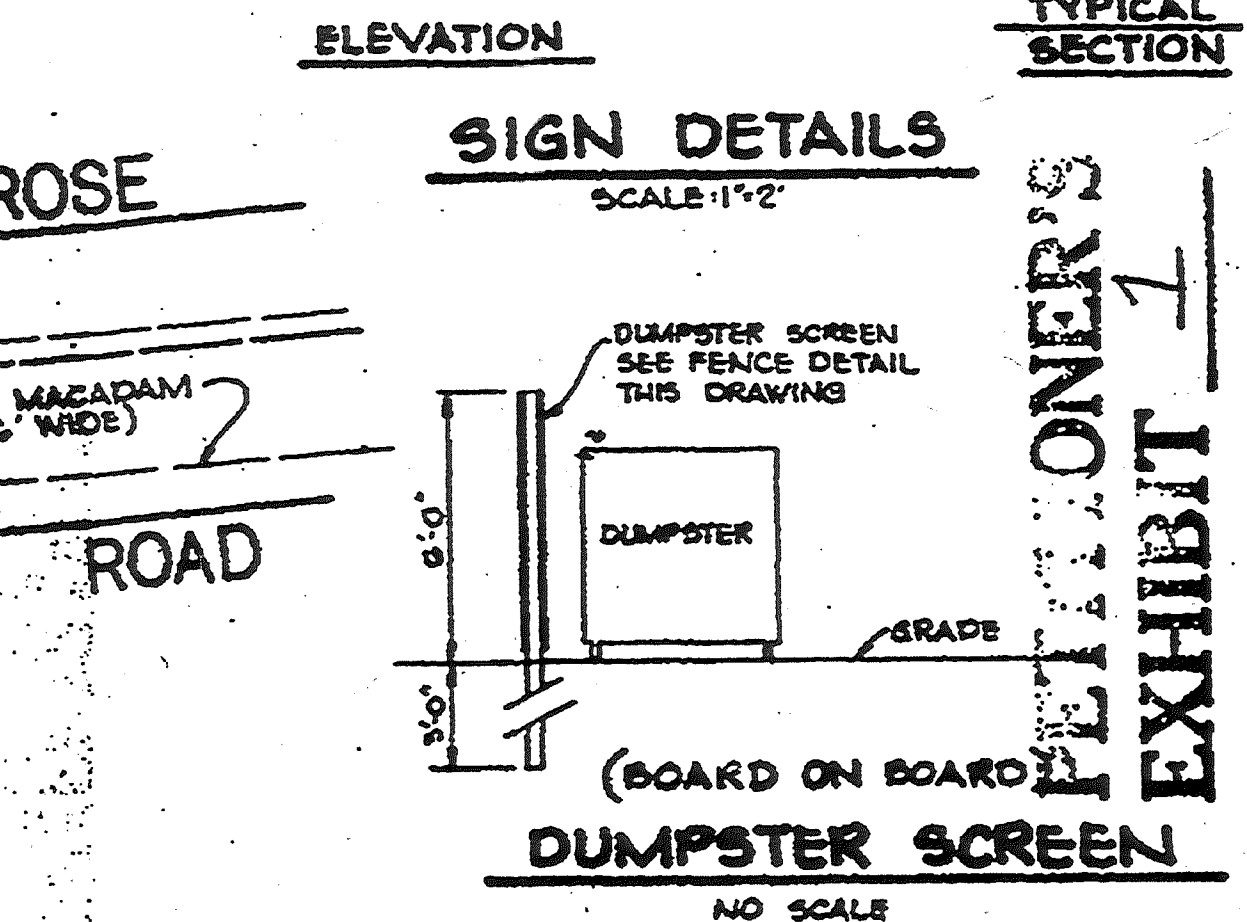
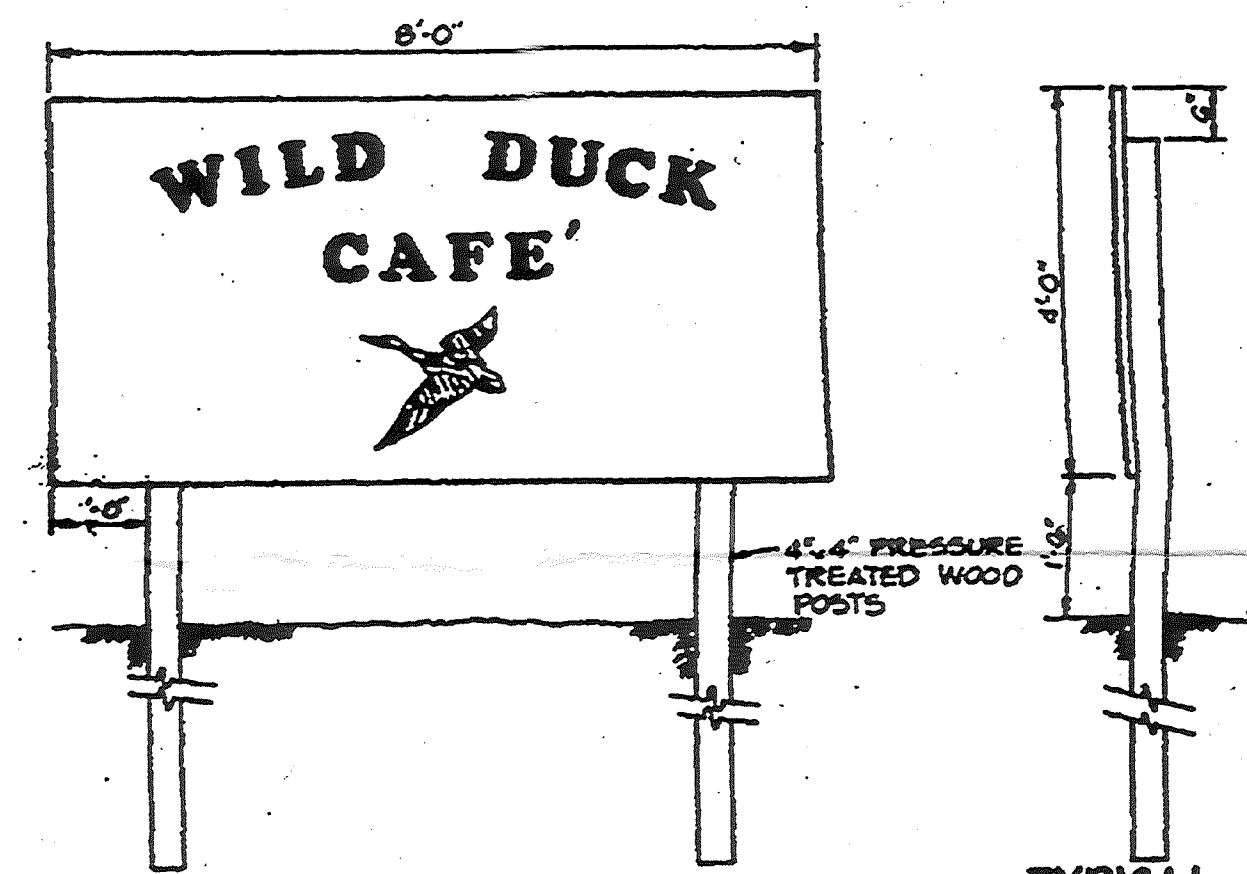
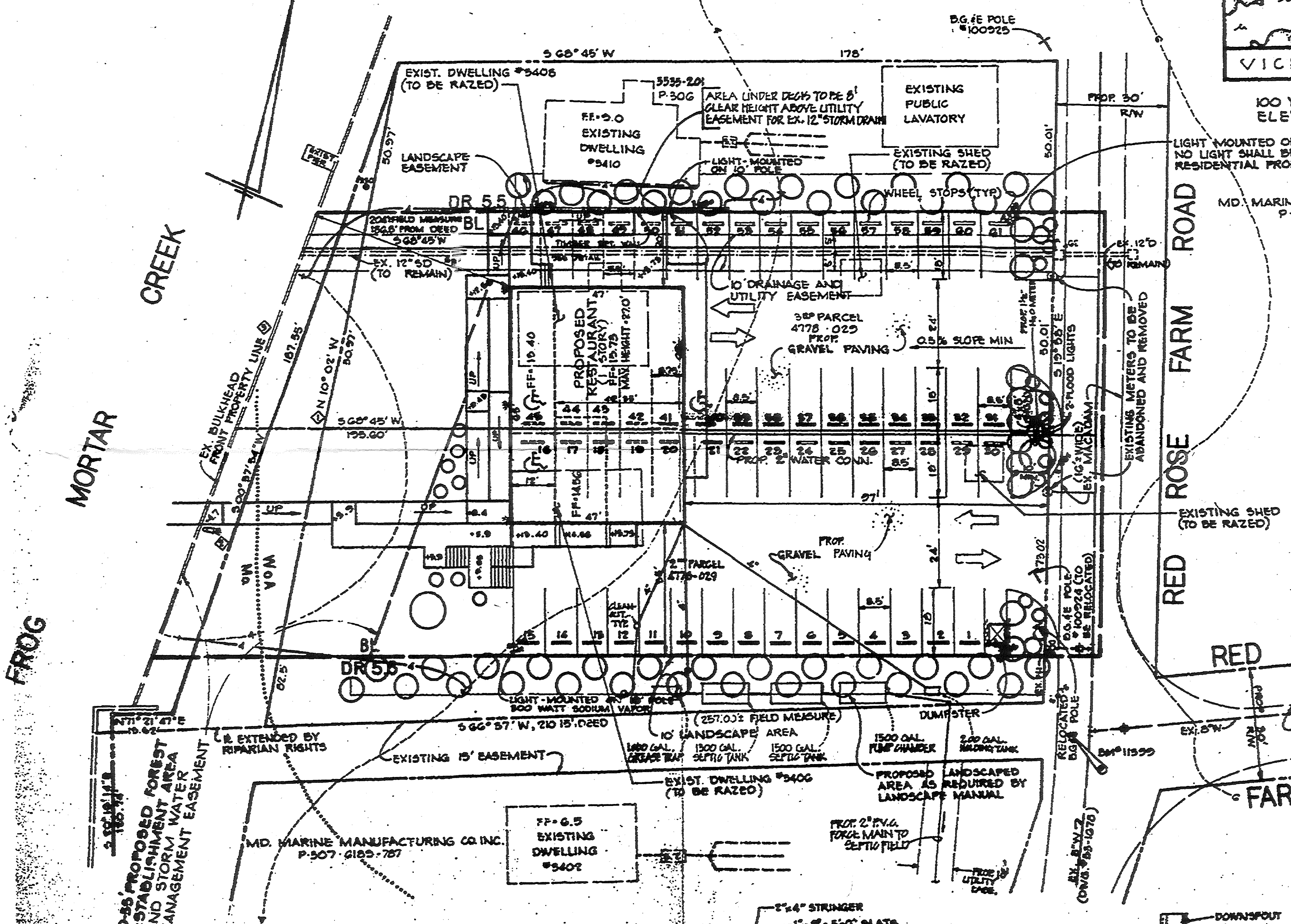
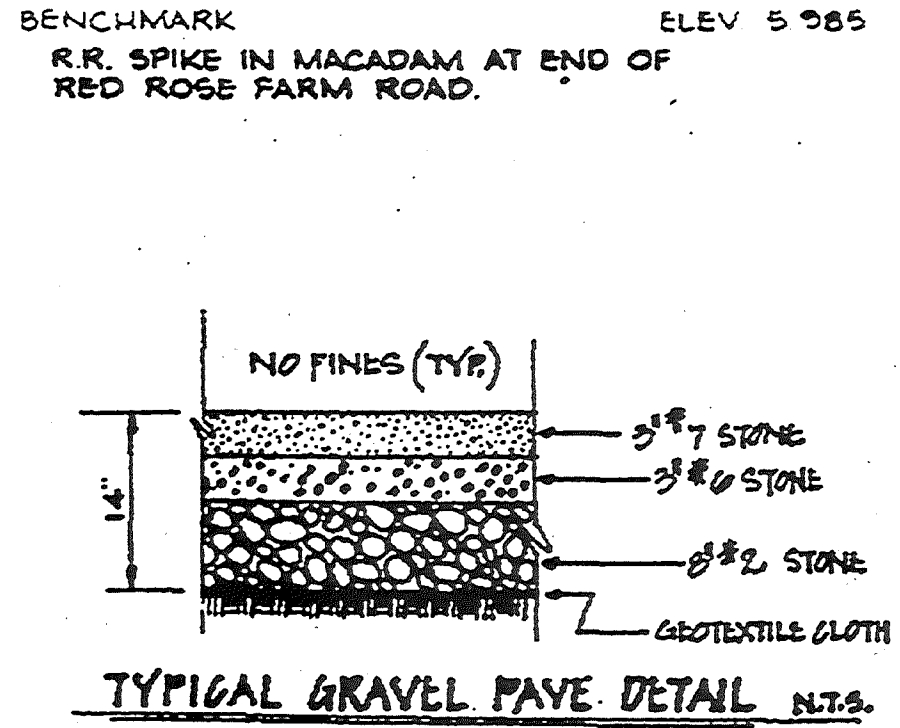
FOR SPECIAL HEARING TO AMEND SITE PLAN OF SPECIAL EXCEPTION 74-285-XA TO ALLOW PARKING IN A 10' X 5' ZONE ACCESSORY TO BL ZONING.

GRANTED: APRIL 20, 1987

GRANTED BY BOARD OF APPEALS: OCTOBER 7, 1987

GRANTED BY CIRCUIT COURT CASE #88-001 ON 5-20-88 BY JUDGE JOHN GRASON TURNBULL II

ZONING FOR ADJACENT PROPERTY IN SAME OWNERSHIP



BROYLES, HAYES & ASSOC.

ENGINEERS • DESIGNERS • SURVEYORS

1922 MIDDLEBOROUGH RD.

BALTO., MD. 21221

(301)-574-2227

WILD DUCK CAFE

5TH COUNCILMANIC DISTRICT

15TH ELECTION DISTRICT

3501 RED ROSE FARM ROAD

SITE PLAN TO ACCOMPANY ZONING VARIANCE

DATE: APRIL 8, 1992 SCALE: 1"=20' DWG.BY: R.J.W.

REVISIONS

NO.	DESCRIPTION
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