



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

April 13, 2015

Chris Corey, Esquire
Smith, Gildea & Schmidt, LLC
600 Washington Avenue
Suite 200
Towson, Maryland 21204

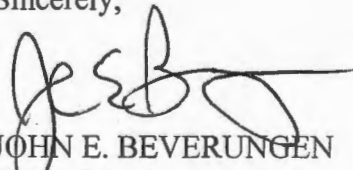
RE: Petition for Special Exception
Property: 628 Rockaway Beach Road
Case No. 2015-0169-X

Dear Mr. Corey:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

IN RE: PETITION FOR SPECIAL EXCEPTION *

BEFORE THE

(628 Rockaway Beach Road)

15th Election District *

OFFICE OF

7th Council District

Rockaway Beach Improvement
Association, Inc. *

ADMINISTRATIVE HEARINGS

Legal Owner *

FOR BALTIMORE COUNTY

Petitioner *

Case No. 2015-0169-X

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Special Exception filed for property located at 628 Rockaway Beach Road. The Petition was filed on behalf of the legal owner of the subject property, Rockaway Beach Improvement Association, Inc. ("Association"). The Special Exception petition seeks relief pursuant to §1B01.1.C.4 of the Baltimore County Zoning Regulations (B.C.Z.R) to permit a carport/pavilion as a civic, social, recreational and/or educational use in a D.R. zone. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit No. 1.

Appearing at the hearing in support of the request was Kevin McDonough, Secretary of the Association. Chris Corey, Esquire represented the Petitioner. There were no Protestants in attendance. The Petition was advertised and posted as required by the B.C.Z.R. No substantive ZAC comments were received.

The subject property is approximately 2.86 acres and is zoned D.R. 3.5. The property is comprised of several lots (i.e., part of Lot 18 and Lots 21-33) as shown on the site plan. Exhibit 1. Lots 26 and 27 have for many years been used for community events and gatherings, and are the subject of the special exception request. A community building at the location was destroyed by fire

ORDER RECEIVED FOR FILING

Date

4/13/15

By

Den

approximately 10 years ago. Petitioner proposes to construct a steel prefabricated structure (as shown in Exhibit 3) on the property, which will provide space for 6 or more picnic tables to accommodate community events.

Special Exception Law in Maryland

A use permitted by special exception (here, a community/recreational building and use) is presumed under the law to be in the public interest, and to defeat such a petition an opponent must establish that the inherent adverse effects associated with the use would be greater at the proposed location than at other similar zones throughout the County. People's Counsel for Baltimore County v. Loyola College, 406 Md. 54 (2008). No evidence was presented that would tend to rebut this presumption, and both the adjacent Eastern Yacht Club (Exhibit 6) and Essex Middle River Civic Council (Exhibit 7) submitted letters in support of the proposal. In the circumstances, I find Petitioner has satisfied the requirements of B.C.Z.R. § 502.1 and the petition will be granted.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 13th day of April, 2015, that the Petition for Special Exception pursuant to §1B01.1.C.4 of the Baltimore County Zoning Regulations (B.C.Z.R) to permit a carport/pavilion as a civic, social, recreational and/or educational use (on Lots 26 & 27 as shown on the site plan admitted as Exhibit 1) in a D.R. zone, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date

4/13/15

By

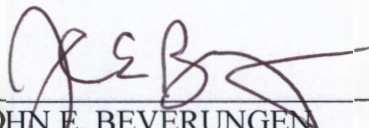
Den

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 4/13/15

By Den



C3CA

FLOOD

PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

address 628 Rockaway Beach Road

which is presently zoned DR 3.5

Deed Reference 2824/501

10 Digit Tax Account # 1518470151

Property Owner(s) Printed Name(s) Rockaway Beach Improvement Association, Inc.

CASE NUMBER 2015-0169-X Filing Date 2/11/15 Estimated Posting Date / / Reviewer GA

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for See attached.

3. a Variance from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "To Be Presented At Hearing". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

Date

City

State

Zip Code

Telephone #

Email Address

Legal Owners:

Rockaway Beach Improvement Association, Inc.

Name #1 - Type or Print

Name #2 - Type or Print

Name #1 Signature #1

Name #2 Signature #2

2023 Newhaven Drive Baltimore MD

Mailing Address

City

State

21221 (443)-768-0221

info@turkeypoint.org

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200, Towson, MD

Mailing Address

City

State

21204 (410) 821-0070 Ischmidt@sgs-law.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC

Name - Type or Print

Signature

600 Washington Avenue, Suite 200, Towson, MD

Mailing Address

City

State

21204 (410) 821-0070 Ischmidt@sgs-law.com

Zip Code

Telephone #

Email Address

ATTACHMENT TO PETITION FOR SPECIAL EXCEPTION

628 Rockaway Beach Road

Special Exception:

1. To permit a carport/pavilion as a civic, social, recreational and/or educational use in a DR zone pursuant to BCZR § 1B01.1.C.4; and
2. Such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Zoning Property Description for #628 Rockaway Beach Road

Beginning at a point on the west side of Rockaway Beach Road which is 50 feet wide at a distance of 432 feet northerly of the centerline of Turkey Point Road which is 50 feet wide. The true point of beginning is 208 feet west of the centerline of Rockaway Beach Road along the unimproved 40 foot right of way of Regina Avenue.

Being all of Lot Nos. 21-33 (including Lot 25A) in the subdivision of "Revised Plat of Middleview" as recorded in the Baltimore County Plat Book No. 7, folio No. 112, containing 2.6 acres, more or less. Located in the 15th Election District, 7th Councilmanic District.

Michael V. Moskunas
Professional Land Surveyor
Reg. No. 21175
Site Rite Surveying, Inc.
200 E. Joppa Road
Shell Building, Room 101
Towson, MD 21286
(410)828-9060



2015-0169-X

No. 119795
Date 2/11/15

BUSINESS	ACTUAL	FINE	ORIG
2/12/2015	2/11/2015	09:17:15	5

REC MSGS WALKIN PDOS LRB
RECEIPT # 783337 2/11/2015 ULM
Test 5 528 ZOWDG VERIFICATION
CR NO. 117795

Recpt Tot 1310.00
1500.00 CK 4.00 CA
Baltimore County, Maryland

[illegible]

Total: 500

Rec: Larry Schmidt

For Special Exemption
2015-0169
625 Rockaway Beach

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

**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: 2015-0169-X
Petitioner: Rockaway Beach Improvement Association
Address or Location: 628 Rockaway Beach Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Lawrence E. Schmidt, Esquire
Address: Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, MD 21204
Telephone Number: 410-821-0070

Revised 2/20/98 - SCJ



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3125591

Sold To:

GILDEA & SCHMIDT L SMITH - CU00172003
600 Washington Ave
Ste 200
Towson, MD 21204-1301

Bill To:

GILDEA & SCHMIDT L SMITH - CU00172003
600 Washington Ave
Ste 200
Towson, MD 21204-1301

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Mar 19, 2015

The Baltimore Sun Media Group

By *S. Wilkinson*

Legal Advertising

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: # 2015-0169-X

628 Rockaway Beach Road
W/s Rockaway Beach Road, 208 ft. w/of centerline of
Turkey Point Road
15th Election District - 7th Councilmanic District
Legal Owner(s) Rockaway Beach Improvement
Association, Inc.

Special Exception: to permit a carport/pavilion as a civic, social, recreational and/or educational use in a DR zone, and such other further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Thursday, April 9, 2015 at 2:30 p.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.
3/23/15 March 19 3125591

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/21/2015

Case Number: 2015-0169-X

Petitioner / Developer: SMITH, GILDEA & SCHMIDT, LLC ~
ROCKAWAY BEACH IMPROVEMENT ASSOCIATION

Date of Hearing (Closing): APRIL 9, 2015

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
628 ROCKAWAY BEACH ROAD

The sign(s) were posted on: **MARCH 19, 2015**



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/21/2015

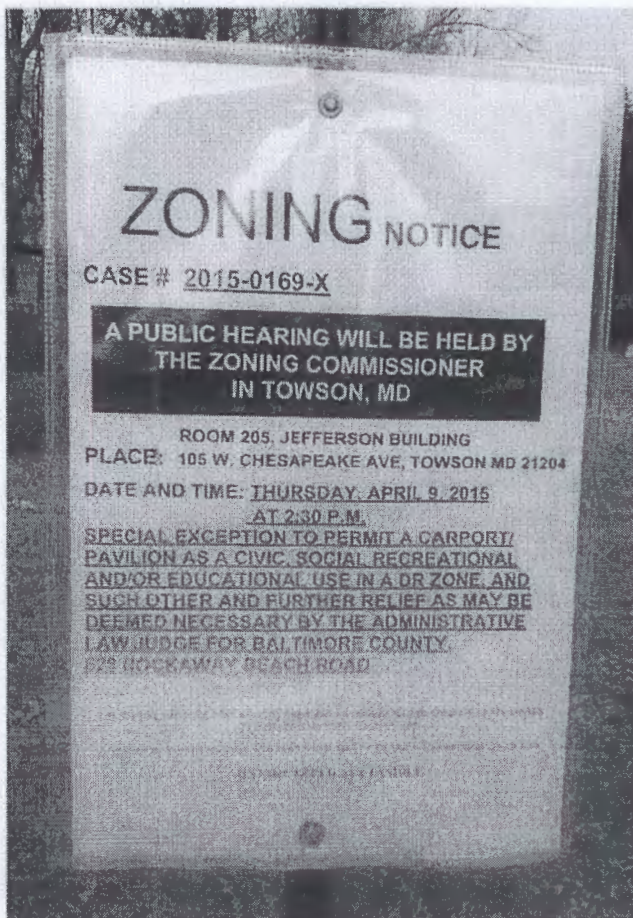
Case Number: 2015-0169-X

Petitioner / Developer: SMITH, GILDEA & SCHMIDT, LLC ~
ROCKAWAY BEACH IMPROVEMENT ASSOCIATION

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The sign(s) were posted on: MARCH 19, 2015



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



KEVIN KAMENETZ
County Executive

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

February 25, 2015

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2015-0169-X

628 Rockaway Beach Road

W/s Rockaway Beach Road, 208 ft. w/of centerline of Turkey Point Road

15th Election District – 7th Councilmanic District

Legal Owners: Rockaway Beach Improvement Association, Inc.

Special Exception to permit a carport/pavilion as a civic, social, recreational and/or educational use in a DR zone, and such other further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Thursday, April 9, 2015 at 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Lawrence Schmidt, 600 Washington Avenue, Ste. 200, Towson 21204
Rockaway Beach Improvement Association, 2023 Newhaven Drive, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MARCH 20, 2015.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 19, 2015 Issue - Jeffersonian

Please forward billing to:

Lawrence Schmidt
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Ste. 200
Towson, MD 21204

410-821-0070

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2015-0169-X

628 Rockaway Beach Road

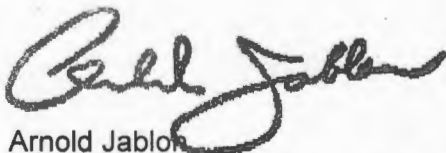
W/s Rockaway Beach Road, 208 ft. w/of centerline of Turkey Point Road

15th Election District – 7th Councilmanic District

Legal Owners: Rockaway Beach Improvement Association, Inc.

Special Exception to permit a carport/pavilion as a civic, social, recreational and/or educational use in a DR zone, and such other further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Thursday, April 9, 2015 at 2:30 p.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 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.

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
628 Rockaway Beach Road; W/S Rockaway
Beach Road, 208' W of c/line Turkey Pt Rd * OF ADMINISTRATIVE
15th Election & 7th Councilmanic Districts
Legal Owner(s): Rockaway Beach Improvement* HEARINGS FOR
Associations, Inc by Kevin McDonough
Petitioner(s) * BALTIMORE COUNTY
* 2015-169-X

* * * * *

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

2015

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 18th day of February, 2014, a copy of the foregoing Entry of Appearance was mailed to Lawrence Schmidt, Esquire, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

MEMORANDUM

DATE: May 14, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0169-X – Appeal Period Expired

The appeal period for the above-referenced case expired on May 13, 2015. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

Rockaway Beach
CASE NAME Improvement Assoc.
CASE NUMBER 2015-0169-X
DATE April 9, 2015

NAME

CITY, STATE, ZIP

E-MAIL

[illegible]

CASE NO. 2015-0169-X

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

2/5/15

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

n/c

DEPS
(if not received, date e-mail sent 2/24/15)

FIRE DEPARTMENT

3/4/15

PLANNING
(if not received, date e-mail sent _____)

n/c

2/18/15

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

3/19/15

SIGN POSTING

Date:

3/19/15

by O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1518470153			
Owner Information					
Owner Name:		ROCKAWAY BEACH IMP ASN INC		Use:	RESIDENTIAL
Mailing Address:		2023 NEWHAVEN DR BALTIMORE MD 21221-		Principal Residence:	NO
				Deed Reference:	/04132/ 00631
Location & Structure Information					
Premises Address:		ROCKAWAY BEACH AVE 0-0000		Legal Description:	PT LT 18 MIDDLEVIEW
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0098	0015	0212		0000	18 2015 0007/0112
Special Tax Areas:			Town: NONE		
			Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			5,340 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:		5,300	5,300		
Improvements		0	0		
Total:		5,300	5,300	5,300	5,300
Preferential Land:		0			0
Transfer Information					
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2014		07/01/2015
County:		000	0.00		
State:		000	0.00		
Municipal:		000	0.00/0.00		0.00/0.00
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

1. This screen allows you to search the Real Property database and display property records.
2. Click **here** for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1518470151			
Owner Information					
Owner Name:	ROCKAWAY BEACH IMP ASSN		Use:	RESIDENTIAL NO	
Mailing Address:	2023 NEWHAVEN DR BALTIMORE MD 21221-		Principal Residence:	Deed Reference: /02824/ 00501	
Location & Structure Information					
Premises Address:		REGINA AVE 0-0000		Legal Description: LT 21-33, 25A NE COR BEACH AVENUE MIDDLEVIEW	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0098	0015	0212		0000	2015 0007/0112
Special Tax Areas:			Town: NONE		
			Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			2.8600 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:		88,800	88,800		
Improvements		0	0		
Total:		88,800	88,800	88,800	88,800
Preferential Land:		0			0
Transfer Information					
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class		07/01/2014	07/01/2015	
County:	000		0.00		
State:	000		0.00		
Municipal:	000		0.00 0.00	0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County

[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)District: **15** Account Number: **1518470151**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)



Sherry Nuffer

From: Sherry Nuffer
Sent: Thursday, April 02, 2015 11:09 AM
To: Jeffery Livingston
Subject: CBCA

Jeff,

I received case file for 2015-0169-X for hearing date Thursday April 9, 2015 @ 2:30. It is located in a CBCA Flood area and we have no ZAC comments. For your convenience I've attached a case description for these cases.. Please Advise.

CASE NUMBER: 2015-0169-X

628 ROCKAWAY BEACH RD.

Location: W/S of Rockaway Beach Road, 208 ft. W of the c/line of Turkey Point Road
15th Election District, 7th Council District

Legal owner: Rockaway Beach Improvement Association Inc., Kevin M. McDonough, Secretary

SPECIAL EXCEPTION For Community Building:

(1) To permit a carport/pavilion as a civic, social, recreational and/or educational use in a DR zone; and
(2) Such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Thursday, 4/9/2015, 2:30 PM, Jefferson Building, 105 West Chesapeake Avenue, Room 205, Towson, MD 21204



KEVIN KAMENETZ
County Executive

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

April 1, 2015

Rockaway Beach Improvement Association Inc
Kevin M McDonough
2023 Newhaven Drive
Baltimore MD 21221

RE: Case Number: 2015-0169 X, Address: 628 Rockaway Beach Road

Dear Mr. McDonough:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 11, 2015. 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 circular stamp that partially obscures the signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Lawrence E Schmidt, Esquire, 600 Washington Avenue, Suite 2000, Towson MD 21204

Lawrence J. Hogan, Jr., Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Acting Secretary
Melinda B. Peters, Administrator

Date: 2/18/15

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

RE: Baltimore County

Item No 2015-0169-X

Special Exception
Rockaway Beach Improvement
Association, Inc.
Kevin M. McDonough, Secretary
628 Rockaway Beach Road

Dear Ms. Lewis:

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. 2015-0169-X

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Steven D. Foster'.

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

4/9/15

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: March 4, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 628 Rockaway Beach Road

INFORMATION:

Item Number: 15-169

Petitioner: Kevin M. McDonogh

Zoning: DR 3.5

Requested Action: Special Exception

RECEIVED

MAR 09 2015

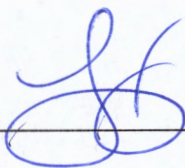
OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan and has no comment.

For further information concerning the matters stated here in, please contact Dennis Wertz at 410-887-3480.

Project Planner:
AVA/LTM



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: March 4, 2015

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For further information concerning the matters stated here in, please contact Dennis Wertz at 410-887-3480.

Project Planner:
AVA/LTM

A handwritten signature in black ink, consisting of stylized letters, written over a horizontal line.

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 February 23, 2015
Item No. 2015-0168, 0169 and 0171

DATE: February 5, 2015

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\ZAC02232015.doc

Case No.: 2015-0169-X

Servo
4-13-15

Exhibit Sheet

Petitioner/Developer

DD
5-14-15

Protestant

No. 1	Site plan	
No. 2	Color photos	
No. 3	specifications of prefab. carport bldg.	
No. 4	Aerial photo	
No. 5	Aerial photo	
No. 6	Eastern Yacht Club Letter 4-1-15	
No. 7	EMRCC letter 4-2-15	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		







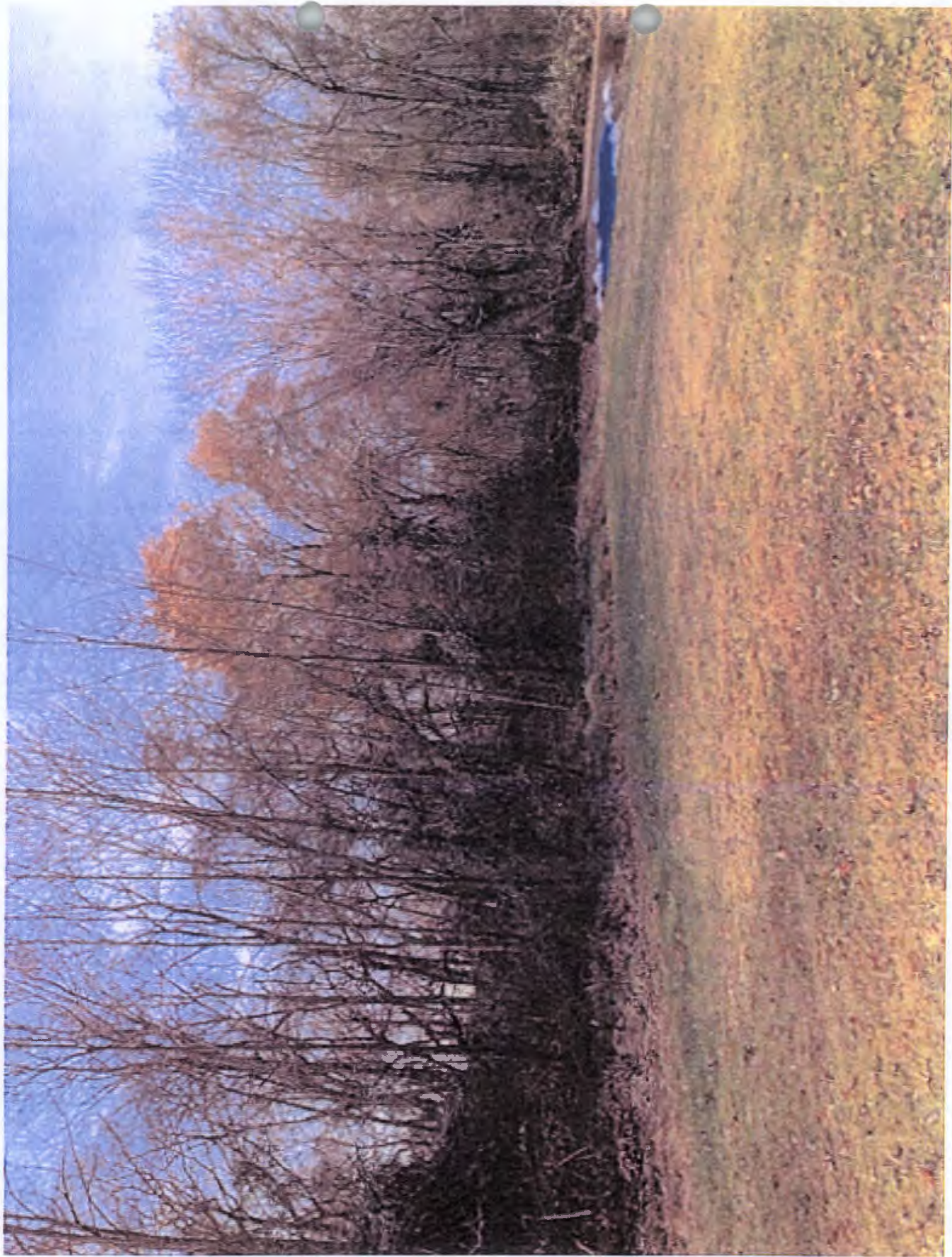










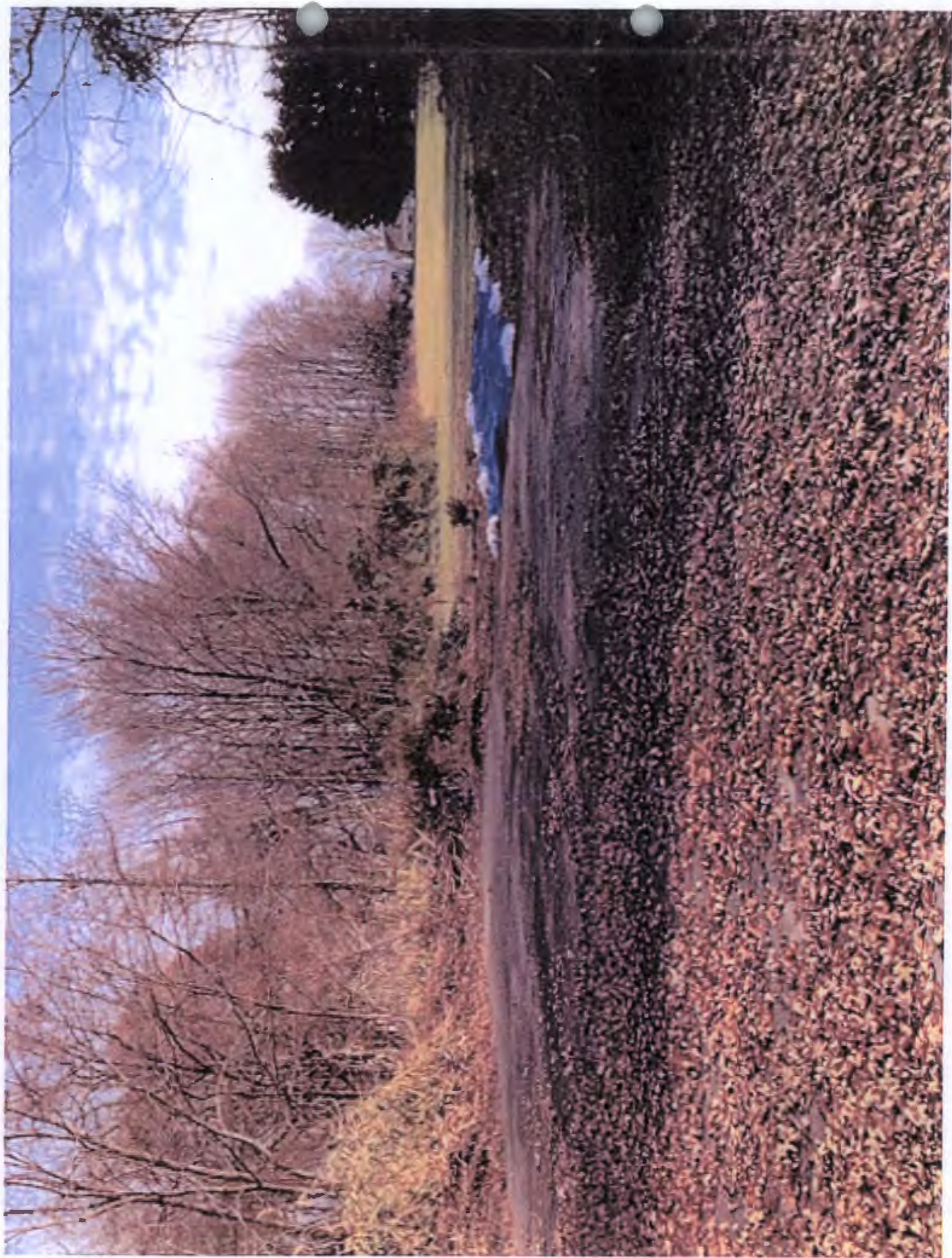


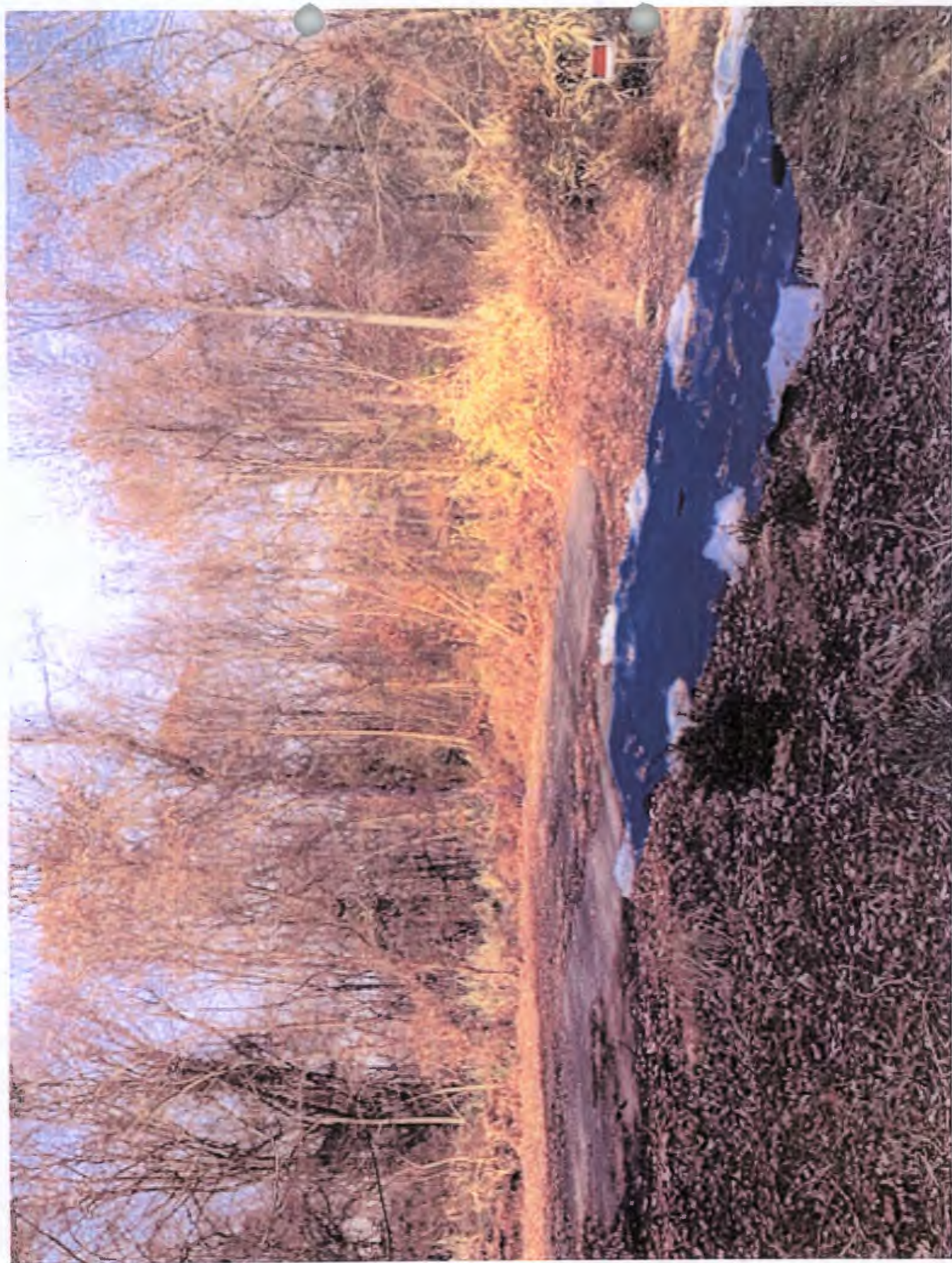












PETITIONER'S

EXHIBIT NO.

3

**METAL CARPORT INSTALLATION PLANS AND DETAILS
AND
FRAMING AND FASTENER SPECIFICATIONS**

PREPARED FOR:
CAROLINA CARPORTS, INC.
P.O. BOX 1263
DOBSON, NORTH CAROLINA 27017

GENERAL NOTES:

1. ALL STEEL TUBING SHALL BE 50 KSI STEEL.
2. SNOW LOAD @ 20 PSF.
3. LOCATE ANCHORS AT EACH END OF BOW.
4. FASTEN METAL ROOF AND WALL PANELS TO BOW OR ENDWALL FRAMING WITH 1/4" x 1" SELF DRILLING FASTENERS WITH CONTROL SEAL WASHER @ 8" O.C. MAX. (SEE TABLES 1 AND 2 FOR FASTENER SPACING SPECIFICATIONS)
5. ALL FIELD CONNECTIONS SHALL BE 1/4" x 1" SELF DRILLING SCREWS.
6. ALL SHOP CONNECTIONS SHALL BE WELDED.
7. THE PLANS ARE VALID UNTIL THE NEXT REVISION OF THE INTERNATIONAL BUILDING CODE.

THIS IS TO CERTIFY THAT THE CALCULATIONS AND SPECIFICATIONS HEREIN HAVE BEEN PREPARED BY THE UNDERSIGNED PROFESSIONAL ENGINEER, AND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2012 INTERNATIONAL BUILDING CODE.



CAROLINA CARPORTS, INC.

1.		10-10-08
2.	PREP	MTS
3.	PREP	
4.	PREP	SHEET 1 OF 2

TABLE 1 - BOW FRAME AND PANEL FASTENER SPACING SPECIFICATIONS

WIND EXPOSURE CATEGORY	BASIC WIND SPEED 3-SECOND GUST (MPH)	MAXIMUM BOW SPACING (FEET)	AVERAGE FASTENER SPACING ON-CENTERS ALONG BOWS, RAFTERS, AND POSTS (INCHES)	
			INTERIOR BOWS	END BOWS
B OR C	100 TO 130	5.0	6	6
	140 TO 150	4.0	6	6

NOTES: 1. Specifications applicable to 29 gauge (100 to 130 mph) and 26 gauge (100 to 150 mph) metal panels fastened directly to 12 or 14 gauge steel tube bow frames.
 2. Fasteners consist of 1/4"-14X1" self-drilling screws with control seal washer.
 3. Specifications applicable only for mean roof height of 20 feet or less, and roof slopes of 14" (3:12 pitch). Spacing requirements for other roof heights and/or slopes may vary.

TABLE 2 - END POST AND END WALL PANEL FASTENER SPACING SPECIFICATIONS

WIND EXPOSURE CATEGORY	BASIC WIND SPEED 3-SECOND GUST (MPH)	MAXIMUM END POST SPACING (FEET)	AVERAGE FASTENER SPACING ON-CENTERS ALONG END POSTS (INCHES)
B or C	100 to 150	5.0	6

NOTES: 1. Specifications applicable to 29 gauge (100 to 130 mph) and 26 gauge (100 to 150 mph) metal panels fastened directly to 12 or 14 gauge steel tube bow frames.
 2. Fasteners consist of 1/4"-14X1" self-drilling screws with control seal washer.
 3. Specifications applicable only for mean roof height of 20 feet or less, and roof slopes of 14" (3:12 pitch). Spacing requirements for other roof heights and/or slopes may vary.

WINDOW AND DOOR NOTE

EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY, AND BEAR AN AAMA OR WDMA OR OTHER APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT EVALUATION ENTITY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF THE FOLLOWING SPECIFICATION:

ANSI/AAMA/NWDA 101/IS2 2/97

THE CONSTRUCTION SHALL BE TESTED IN ACCORDANCE WITH ASTM E 330, STANDARD TEST METHODS FOR STRUCTURAL PERFORMANCE OF EXTERIOR WINDOWS, CURTAIN WALLS, AND DOORS BY UNIFORM STATIC AIR PRESSURE.

CARPORT WIDTH	MAX DOOR WIDTH
12'	8'
18' TO 20'	12'
22' TO 24'	16'
26' TO 30'	20'
32' TO 36'	24'
38' TO 40'	30'

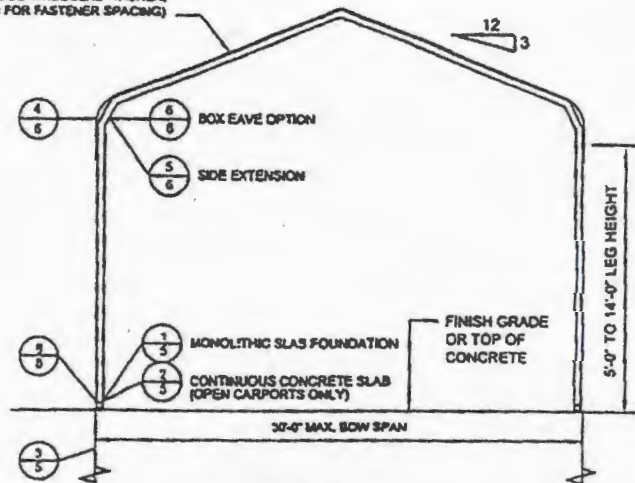
CAROLINA CARPORTS, INC.

1.	DATE	10-16-08
2.	BY	NTS
3.	BY	
4.	BY	SHEET 2 OF 8



21 2 8 2008

29 OR 26 GA. GALVANIZED METAL ROOF PANELS
FASTENED TO BOW FRAME WITH 1/4" x 1" SDP's
WITH CONTROL SEAL WASHER.
(SEE TABLE 1 FOR FASTENER SPACING)

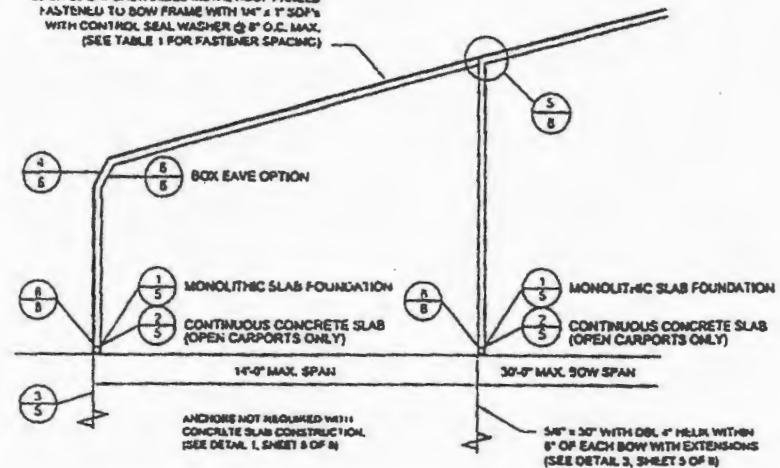


TYPICAL BOW SECTION

Not To Scale

ANCHORS NOT REQUIRED WITH
CONCRETE SLAB CONSTRUCTION.
(SEE DETAIL 1, SHEET 5 OF 8)

29 OR 26 GA. GALVANIZED METAL ROOF PANELS
FASTENED TO BOW FRAME WITH 1/4" x 1" SDP's
WITH CONTROL SEAL WASHER @ 8" O.C. MAX.
(SEE TABLE 1 FOR FASTENER SPACING)



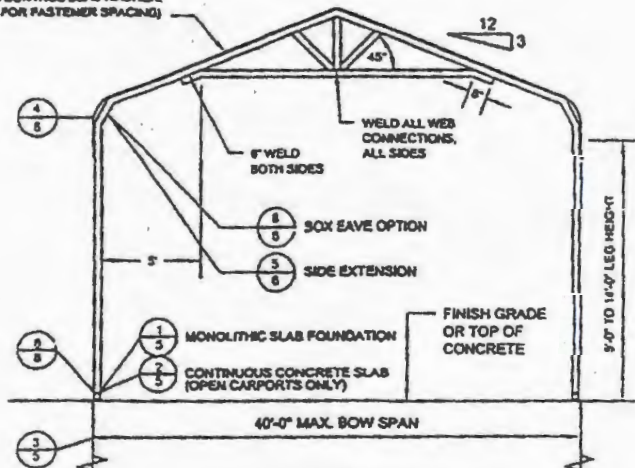
TYPICAL SIDE EXTENSION SECTION

Not To Scale

ANCHORS NOT REQUIRED WITH
CONCRETE SLAB CONSTRUCTION.
(SEE DETAIL 1, SHEET 5 OF 8)

5/8" x 30" WITH OBL. 4" HELIX WITHIN
8" OF EACH BOW WITH EXTENSIONS
(SEE DETAIL 3, SHEET 5 OF 8)

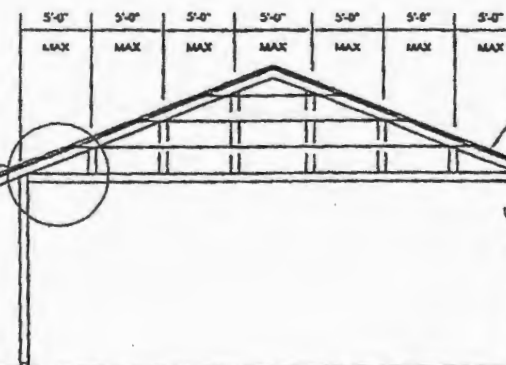
29 OR 26 GA. GALVANIZED METAL ROOF PANELS
FASTENED TO BOW FRAME WITH 1/4" x 1" SDP's
WITH CONTROL SEAL WASHER.
(SEE TABLE 1 FOR FASTENER SPACING)



TRUSSED BOW SECTION

Not To Scale

ANCHORS NOT REQUIRED WITH
CONCRETE SLAB CONSTRUCTION.
(SEE DETAIL 1, SHEET 5 OF 8)



GABLED OPEN END WALL SECTION

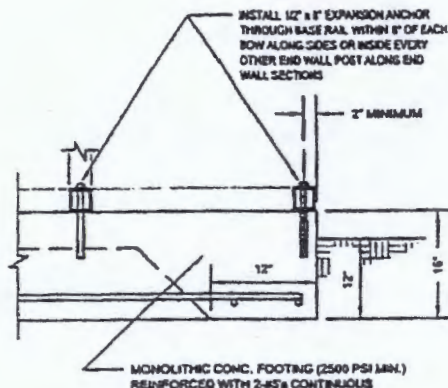
Not To Scale

29 OR 26 GA. GALVANIZED
METAL ROOF PANELS



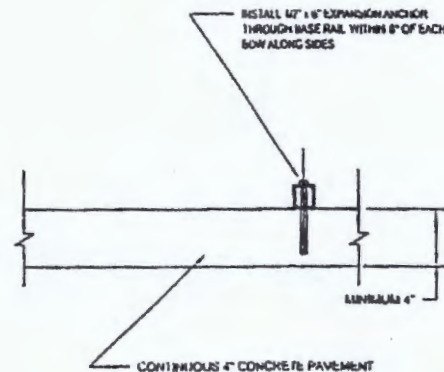
CAROLINA CARPORTS, INC.

1.	RBP	10/16/08
2.	RBP	NTS
3.	RBP	
4.	RBP	SHEET 3 OF 8



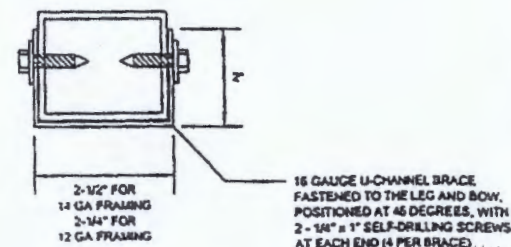
1 CONCRETE BASE RAIL ANCHORAGE

Not To Scale (OPTIONAL)



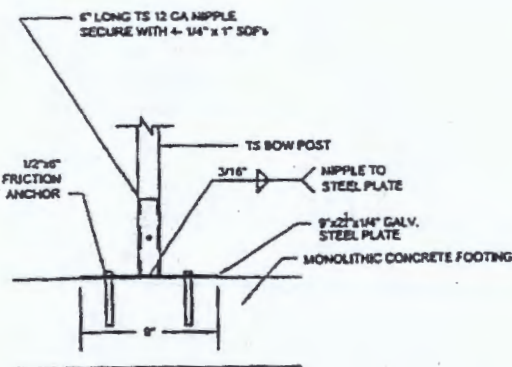
2 CONCRETE BASE RAIL ANCHORAGE

Not To Scale (OPTIONAL - OPEN CARPORTS ONLY)



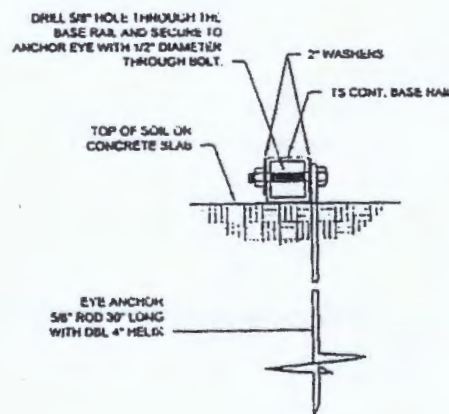
BRACE SECTION

Not To Scale



ALTERNATE BOW POST TO CONCRETE FOUNDATION CONNECTION DETAIL

Not To Scale



3 BASE RAIL ANCHORAGE

Not To Scale

CONCRETE:
CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.

COVER OVER REINFORCING STEEL
FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE: 3 INCHES IN FOUNDATIONS WHERE THE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE EARTH OR WEATHER AND 1 1/2 INCHES ELSEWHERE. REINFORCING BARS EMBEDDED IN GROUTED CELLS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 1/4 INCH FOR FINE GROUT OR 1/2 INCH FOR COARSE GROUT BETWEEN REINFORCING BARS AND ANY FACE OF A CELL. REINFORCING BARS USED IN MASONRY WALLS SHALL HAVE A MASONRY COVER (INCLUDING GROUT) OF NOT LESS THAN 2 INCHES FOR MASONRY UNITS WITH FACE EXPOSED TO EARTH OR WEATHER 1 1/2 INCHES FOR MASONRY UNITS NOT EXPOSED TO EARTH OR WEATHER.

REINFORCING STEEL:
THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40.

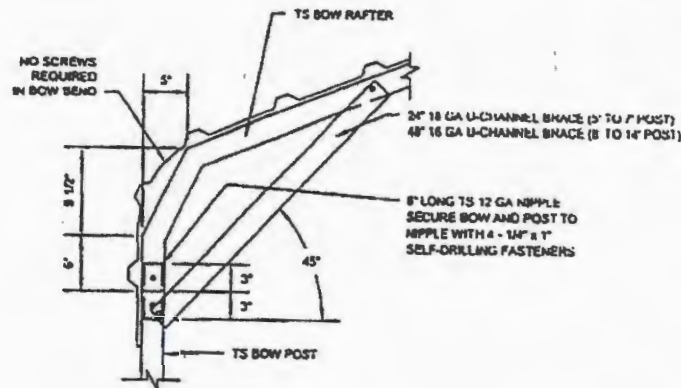
GALVANIZATION:
METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS B-2. METAL PLATE CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.

REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED:
1. ALL REINFORCEMENT IS BENT COLD.
2. THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN SIX-BAR DIAMETERS AND
3. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT.

EXCEPTION: WHERE BENDING IS NECESSARY TO ALIGN DOWEL BARS WITH A VERTICAL CELL, BARS PARTIALLY EMBEDDED IN CONCRETE SHALL BE PERMITTED TO BE BENT AT A SLOPE OF NOT MORE THAN 1 INCH OF HORIZONTAL DISPLACEMENT TO 8 INCHES OF VERTICAL BAR LENGTH.

CAROLINA CARPORTS, INC.

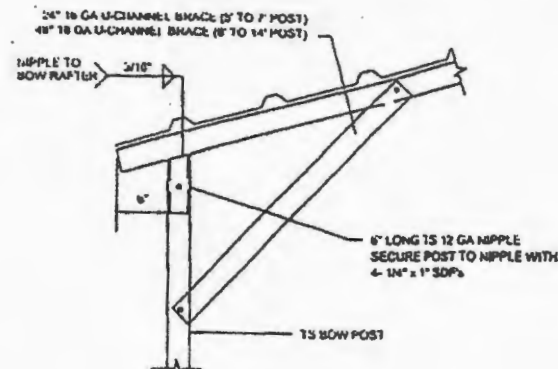
1.	DESIGN	DATE	10-16-08
2.	REVISION	DATE	NTS
3.	REVISION	DATE	
4.	REVISION	DATE	SHEET 5 OF 8



4

BOW/CORNER POST DETAIL

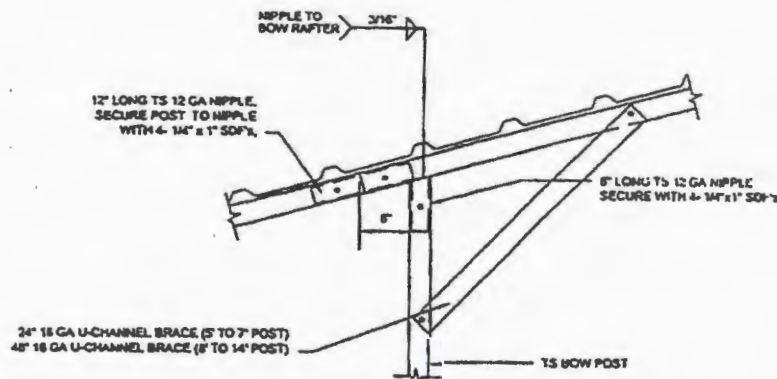
Not To Scale



6

BOX EAVE BOW/ CORNER POST DETAIL

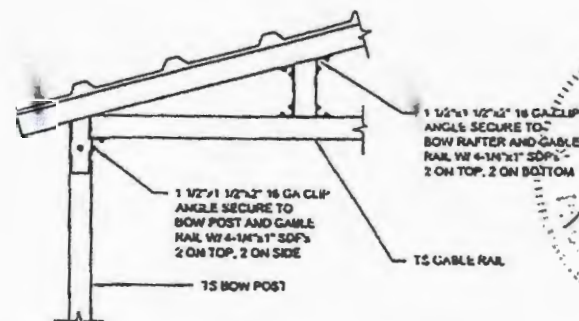
Not To Scale



5

SIDE EXTENSION BOW/ CORNER POST DETAIL

Not To Scale



7

GABLE RAIL TO BOW POST CONNECTION DETAIL

Not To Scale



ROOF PANEL ATTACHMENT

(ALTERNATE FOR VERTICAL ROOF PANELS)

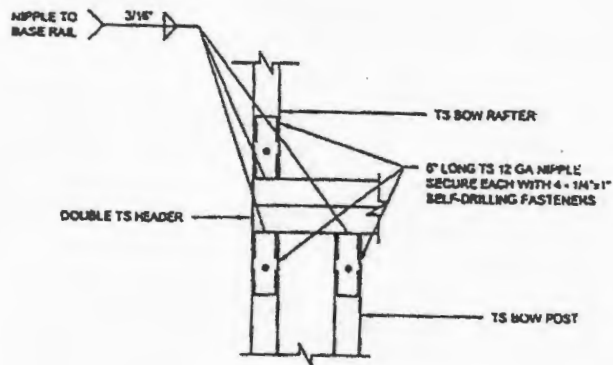
Not To Scale

NOTE:

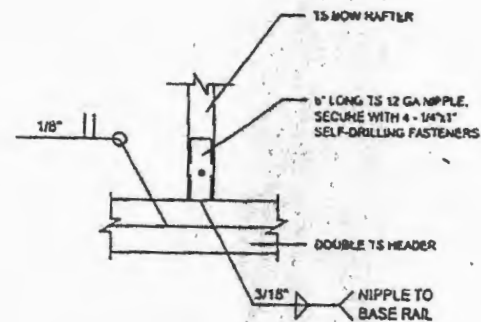
14 GA FRAMING IS 2-1/2"x2-1/2" TUBE STEEL.
12 GA FRAMING IS 2-1/4"x2-1/4" TUBE STEEL.
NIPPLES ARE 2-1/4"x2-1/4" 12 GA T.S. FOR 14 GA FRAMING.
NIPPLES ARE 2"x2" 12 GA T.S. FOR 12 GA FRAMING.

CAROLINA CARPORTS, INC.

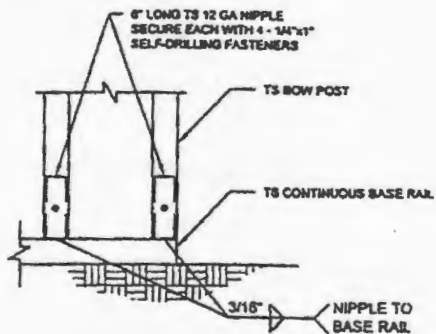
1.	DATE	10-16-08
2.	BY RBP	DATE NIS
3.	BY RBP	DATE NIS
4.	BY RBP	SHEET 6 OF 8



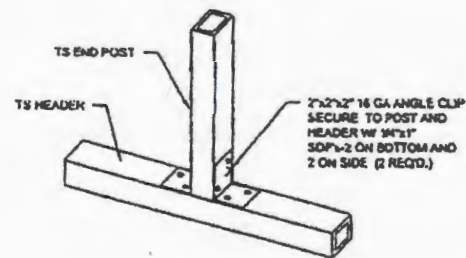
1 **BOW/POST DETAIL**
Not To Scale



2 **BOW/HEADER DETAIL**
Not To Scale



3 **BOW/BASE RAIL CONN. DETAIL**
Not To Scale

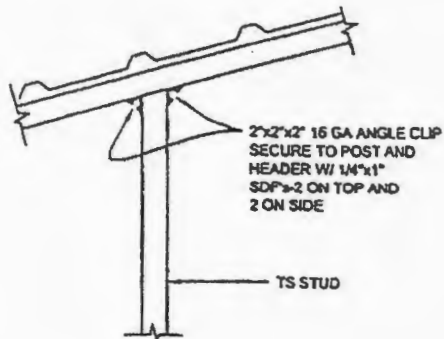


4 **END POST TO HEADER/RAIL CONN.**
Not To Scale

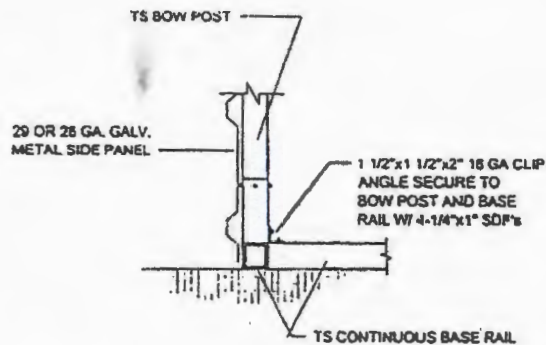
NOTE:
14 GA FRAMING IS 2-1/2"x2-1/2" TUBE STEEL.
12 GA FRAMING IS 2-1/4"x2-1/4" TUBE STEEL.
NIPPLES ARE 2-1/4"x2-1/4" 12 GA T.S. FOR 14 GA FRAMING.
NIPPLES ARE 2"x2" 12 GA T.S. FOR 12 GA FRAMING.

CAROLINA CARPORTS, INC.

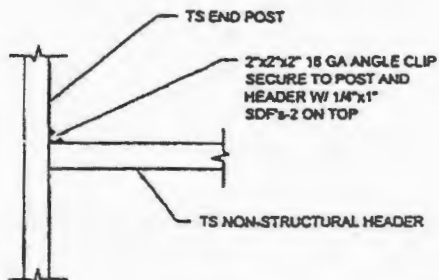
1.	REVISION	DATE	10-18-08
2.	RSP	NTS	
3.	RSP		
4.	RSP		SHEET 7 OF 8



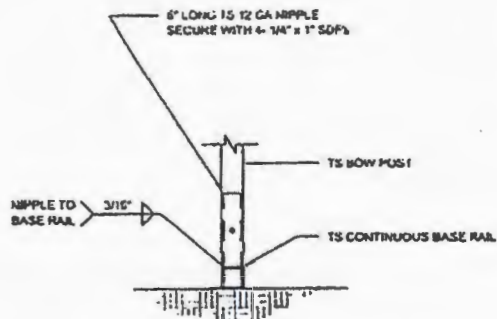
5 END POST/BOW CONN. DETAIL
Not To Scale



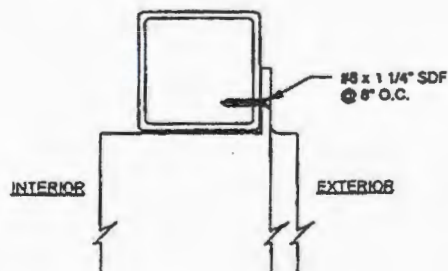
6 END BOW/BASE RAIL CONN.
Not To Scale



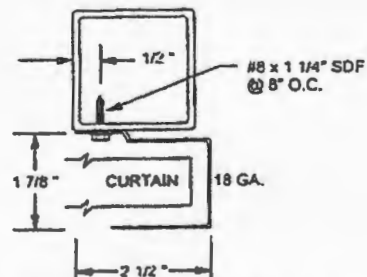
7 HEADER TO POST CONN. DETAIL
Not To Scale



8 BOW/BASE RAIL CONN. DETAIL
Not To Scale

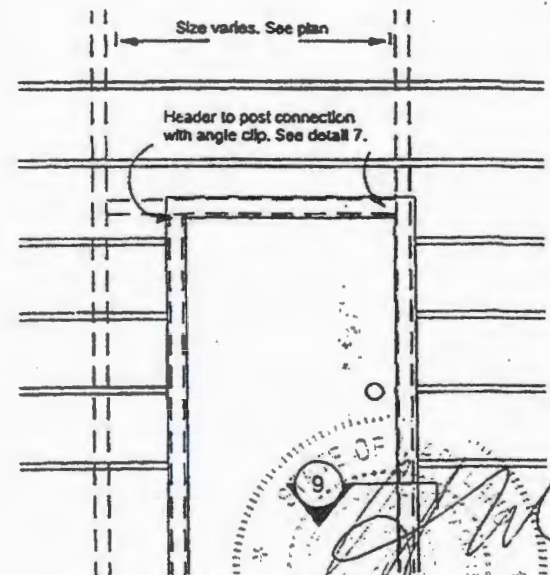


9 SECTION
Not To Scale



SECTION THROUGH ROLL UP
DOOR HEADER

Not To Scale CURTAIN: 26 GA. galvanized steel with baked on epoxy primer & polyester top coat.



NOTE:
14 GA FRAMING IS 2-1/2x2-1/2\"/>

CAROLINA CARPORTS, INC.

REV.	DESCRIPTION	DATE
1.	RDP	10-16-08
2.	RDP	NTS
3.	RDP	
4.	RDP	SHEET # OF 8



CAROLINA CARPORTS, INC

QUALITY, CUSTOMER SERVICE AND BEST PRICES!

FREE PRICING ESTIMATOR ONLINE AT WWW.CAROLINACARPORTSINC.COM



STANDARD WITH EXTRA BOW

REGULAR STYLE

\$795.00

FREE
UPGRADE
TO 6' SIDE
HEIGHT
(Limited Time)



18' x 21' x 6'
2 1/2" 14 Gauge

**ALL BUILDINGS
INCLUDE: →**

- 29 Gauge Roofing
- Braces on Every Leg
- Center Braces
- One Extra Bow

Regular Style, Standard Height 6'

12 x 21	18 x 21	20 x 21	22 x 21	24 x 21
\$695	\$795	\$1095	\$1295	\$1495
12 x 26	18 x 26	20 x 26	22 x 26	24 x 26
\$995	\$1195	\$1395	\$1695	\$1895
12 x 31	18 x 31	20 x 31	22 x 31	24 x 31
\$1295	\$1395	\$1695	\$1895	\$2295
12 x 36	18 x 36	20 x 36	22 x 36	24 x 36
\$1495	\$1595	\$1995	\$2295	\$2695
12 x 41	18 x 41	20 x 41	22 x 41	24 x 41
\$1695	\$1895	\$2295	\$2695	\$3095

BOXED EAVE STYLE

\$895.00



18' x 21' x 6'
2 1/2" 14 Gauge

INCLUDED IN PRICE:

REBAR ANCHORS
(ground) OR CEMENT ANCHORS

Boxed Eave Style, Standard Height 6'

12 x 21	18 x 21	20 x 21	22 x 21	24 x 21
\$795	\$895	\$1195	\$1395	\$1595
12 x 26	18 x 26	20 x 26	22 x 26	24 x 26
\$1095	\$1295	\$1495	\$1795	\$1995
12 x 31	18 x 31	20 x 31	22 x 31	24 x 31
\$1395	\$1595	\$1795	\$2095	\$2395
12 x 36	18 x 36	20 x 36	22 x 36	24 x 36
\$1595	\$1795	\$2095	\$2495	\$2795
12 x 41	18 x 41	20 x 41	22 x 41	24 x 41
\$1895	\$2095	\$2495	\$2895	\$3295

VERTICAL ROOF STYLE

\$1195.00



18' x 21' x 6'
2 1/2" 14 Gauge

**ALSO →
AVAILABLE**

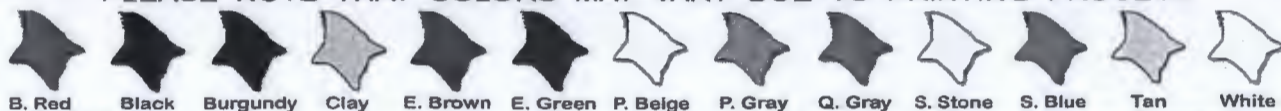
- 12 GA. 2 1/4" Framing 20 Year Limited Rust Through Warranty
- Certified Buildings 130mph-30psf or 60psf
- Certified Buildings 26'- 40' Wide

Vertical Roof Style, Standard Height 6'

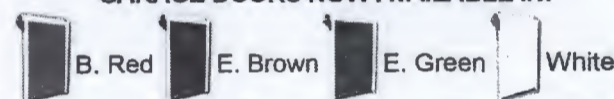
12 x 21	18 x 21	20 x 21	22 x 21	24 x 21
\$1095	\$1195	\$1495	\$1695	\$1895
12 x 26	18 x 26	20 x 26	22 x 26	24 x 26
\$1495	\$1695	\$1895	\$2195	\$2395
12 x 31	18 x 31	20 x 31	22 x 31	24 x 31
\$1895	\$1995	\$2295	\$2595	\$2795
12 x 36	18 x 36	20 x 36	22 x 36	24 x 36
\$2195	\$2295	\$2695	\$2995	\$3395
12 x 41	18 x 41	20 x 41	22 x 41	24 x 41
\$2495	\$2695	\$3095	\$3495	\$3895

BASE PRICE IS FOR TOP ONLY • FRAME IS 1FT SHORTER THAN ROOF LENGTH WISE • FREE INSTALLATION ON YOUR LEVEL LAND

PLEASE NOTE THAT COLORS MAY VARY DUE TO PRINTING PROCESS



GARAGE DOORS NOW AVAILABLE IN:





Neighborhood Map
X.4

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My Neighborhood



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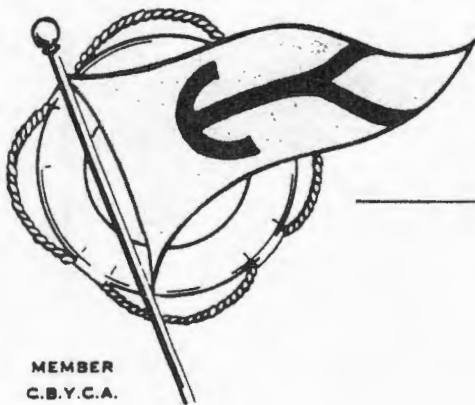
My Neighborhood Map

Ex. 5

Created By
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My Neighborhood



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The Eastern Yacht Club Inc.

P. O. BOX 7872

BALTIMORE, MARYLAND 21221

Rockaway Beach Improvement Association
628 Rockaway Beach road
Essex, Maryland 21221

April 1st, 2015

Dear Kevin McDonough,

This letter is to inform you that Eastern Yacht Club is in full support of your continuing efforts to improve our community. The addition of a picnic pavilion to your property will certainly be an asset to the community, and we respectfully request that you be granted the exception required to allow you to do this. This request is made with the approval of our officers and membership.

RBIA has been a good neighbor and Eastern Yacht Club thanks you for your support of the Middle River Annual Fireworks, community clean ups, historical education, etc.. We wish you the best in all of your future endeavors.

Respectfully

The Board of Governors
Eastern Yacht Club

cc: file

Essex Middle River Civic Council

Established 1960

"Serving the community for over fifty years"

Member Organizations

*Aero Acres Civic Improvement Assn
Balto Cnty Mobile Homeowners Assn Inc
Bird River Road Neighborhood Assn
Bowerman Lorey Beach Comm Assn
Bowleys Quarters Improvement Assn
Goodwood Improvement Assn Inc
Hawthorne Civic Assn
Oliver Beach Improvement Assn
Stemmers Run Civic Improvement Assn
Wilson Point Civic Improvement Assn*

*Ballard Gardens Civic & Improvement Assn.
Bird River Beach Community Assn
Biscayne Bay Village Assn
Bowleys Quarters Community Assn
Fairwinds Comm Assn
Harewood Park Community League
Mirmar Landing Comm Assn
Rockaway Beach/Turkey Point Imp Assn
Vincent Farm Bird River Neighborhood Assn
Windlass Run Improvement Assn*

4-2-15

Re: Case# 2015-0169-X
686 Rockaway Beach Road

Dear Administrative Law Judge Beverungen:

The Essex Middle River Civic Council, an umbrella group representing 20 Community Associations in the Essex and Middle River area, voted at its April 1, 2015 meeting to support and endorse the Special Exception request made by the Rockaway Beach Improvement Association to enable them to build a Picnic Pavilion for community use.

We have been briefed on the location and details of this proposed structure as well as its intended use. We believe it will have no negative environmental impact and is an appropriate use for this site.

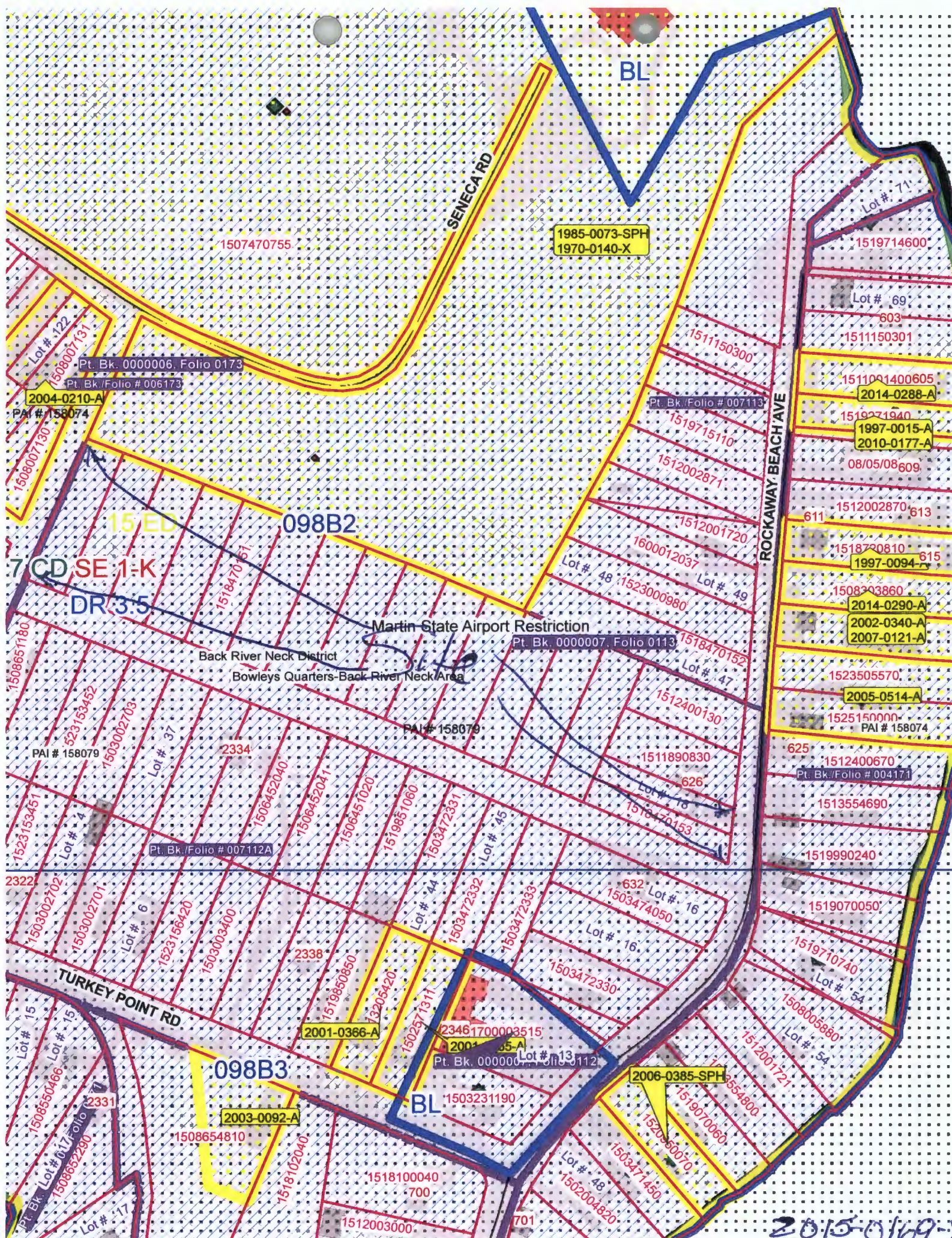
Recognizing the community benefits this Pavilion will provide, we recommend and encourage your approval of this Special Exception.

Your favorable consideration of this request will be appreciated,

Sincerely,

Robert Bendler, President
EMRCC

Ex. 7



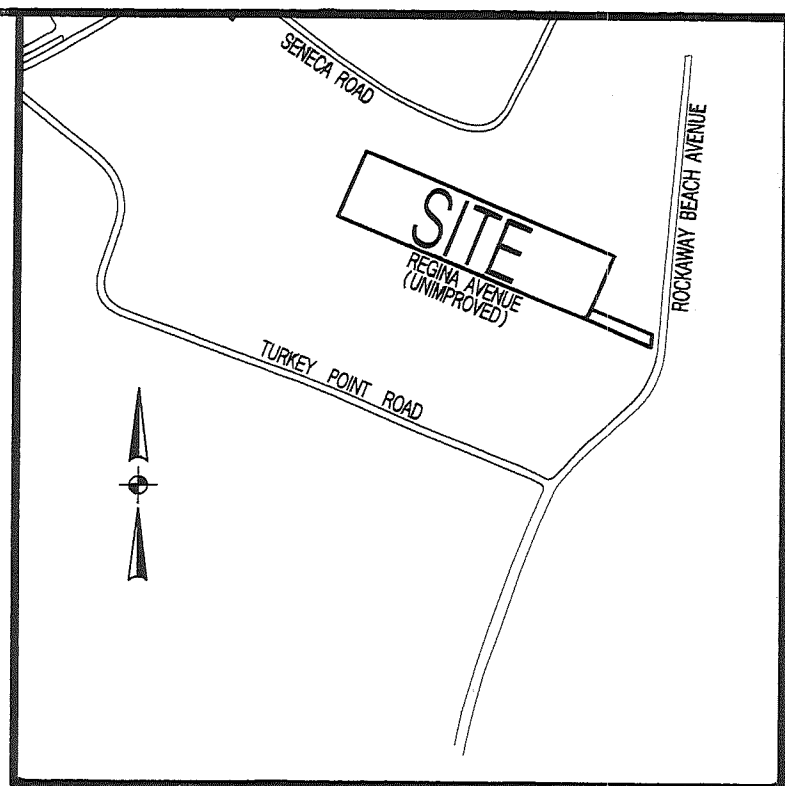
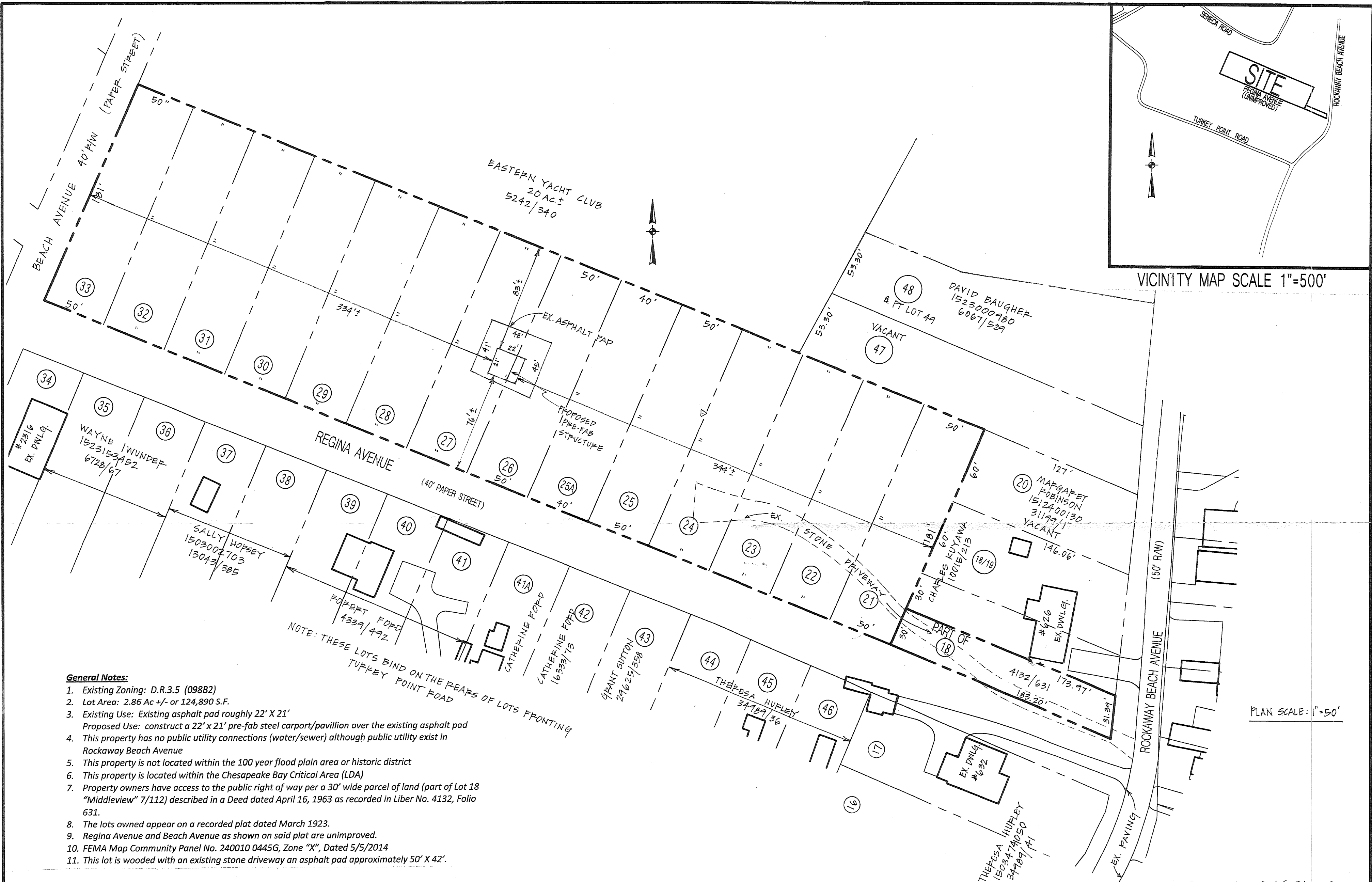


My Neighborhood Map

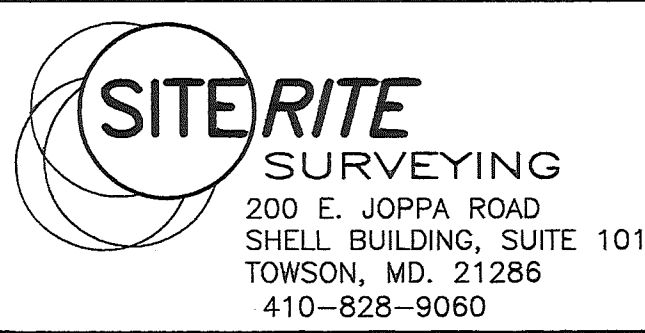
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PLAN SCALE: 1"=50'



Owner: ROCKAWAY BEACH IMPROVEMENT ASSOCIATION, INC.
 C/O Kevin McDonough
 2023 Newhaven Drive
 Baltimore, MD 21221
 Phone: 443-768-0221
 Tax Map: 98 Grid: 15 Parcel: 212
 Tax Acct. No. 1518470151
 Deed Ref.: 2824/501

Plan to accompany a
 Petition for Special Exception
"Rockaway Beach Improvement Association Property"
 #628 Rockaway Beach Road
 Lot Nos. 21-33 (including Lot 25A)
 "MIDDLEVIEW" 7/112
 Election District No. 15C7
 Baltimore County, MD
 January 2, 2015
 Job #10359

PETITIONER'S
 EXHIBIT NO. 1