

**FOR
SALE**

Chesapeake Bay Marina Middle River, Maryland 21220



Middle River Marina

Swimming Pool: Open Friday to Sunday - In Ground
Slips: 85 Slips / 8 with Lifts / Four (4) Piers Two Are Floating Piers
Boat Lift: 30 Ton Travel All
Land: 2.602 acres
Building: 5,344 square feet - Marine Retail & Office
Maintenance: Repair Facility 40' X 70' - 2800 square feet
Zoning: BMB - Business Maritime Boatyard
Condition: First Class - Well Maintained & Family Run for Decades
Contact: Robert E. Latshaw, Jr., CCIM
Mobile 410-419-6000 Direct 410-296-3400
RELJR@Latshaw.net

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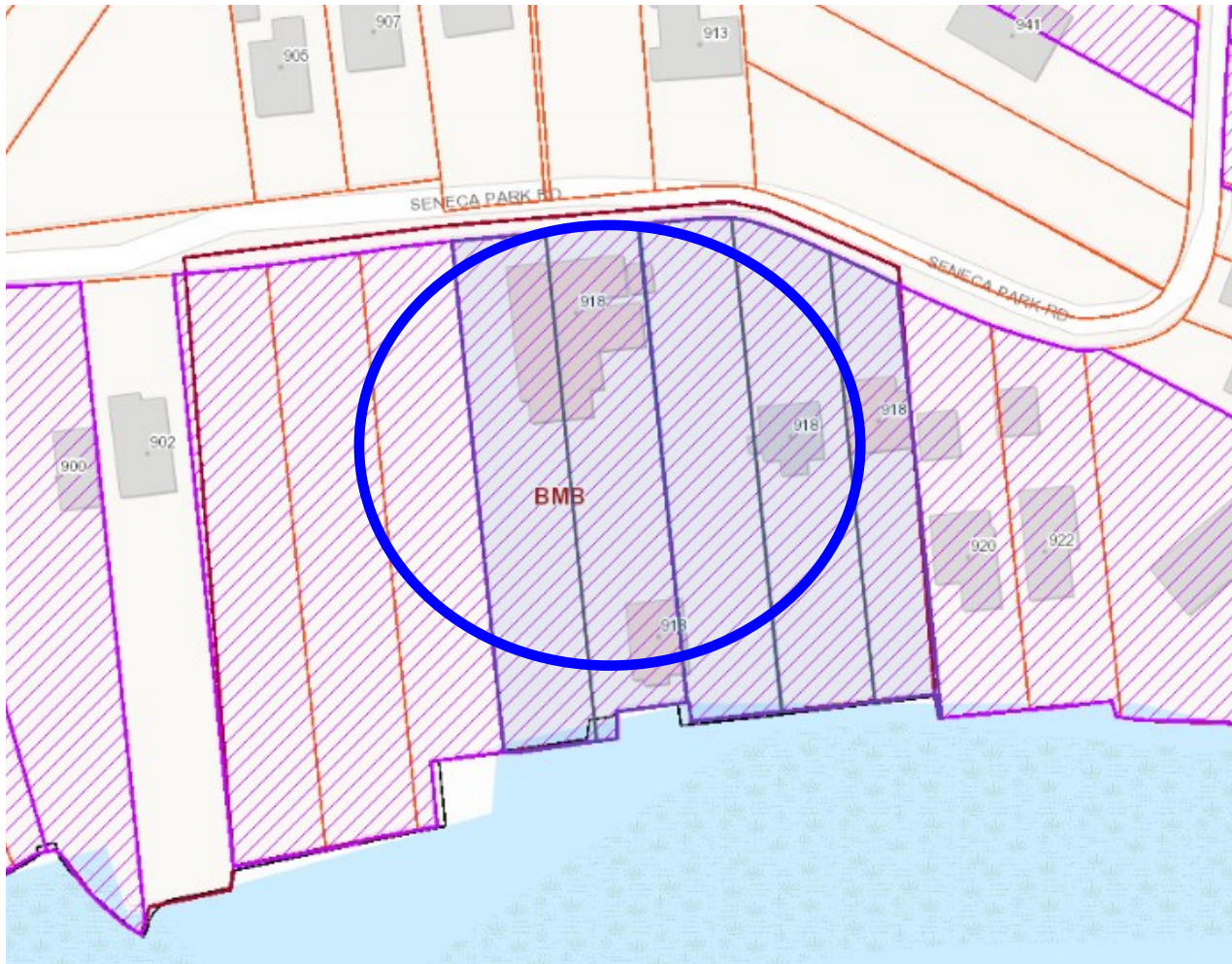


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Planning Department - Zoning Map - Zoned BMB





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Baltimore County Planning Department Data

HUGHES BLVD

Tax Account Number	1508801830
Owner Name	RSP LLC
Premise Address	HUGHES BLVD
Tax Map	0091
Parcel	0139
Real Property Report	More info
StreetView	Click for StreetView
PermitReview	Permit Review Tool URL

ZONING INFORMATION

Zoning [BMB](#)

SCHOOL DISTRICTS

Elementary School District	Chase ES
Middle School District	Middle River MS
High School District	Chesapeake HS

CIVIC - GOVERNMENT

Police Precinct	Essex
Councilmanic District	6
Congressional District	undefined
Legislative District	07A
Election District	15
Voting Precinct	15-008
Highway Shop District	MIDDLE RIVER

ECONOMIC

Commercial Revitalization District	No Feature Found
Enterprise Zone	No Feature Found
Economic Park Center Name	No Feature Found
Economic Park Center Type	No Feature Found

ENVIRONMENTAL

Watershed Name	Gunpowder River
River Basin Name	Gunpowder River
Subshed Name	Seneca Creek
Soil Name	Water
Soil Name	Woodstown-Urban land complex, 0 to 5 percent slopes

HISTORIC

National Register Historic District	No Feature Found
Baltimore County Historic District	No Feature Found
Landmark Name	No Feature Found
MIHP Number	No Feature Found

LAND MANAGEMENT

URDL Land Type	Urban
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Maryland SDAT Tax Map

Maryland.gov Phone Directory State Agencies Online Services

 DEPARTMENT OF ASSESSMENTS & TAXATION



Baltimore County New Search

District: **15** Account Number: **1523505380**



MD iMAP, MDP, SDAT

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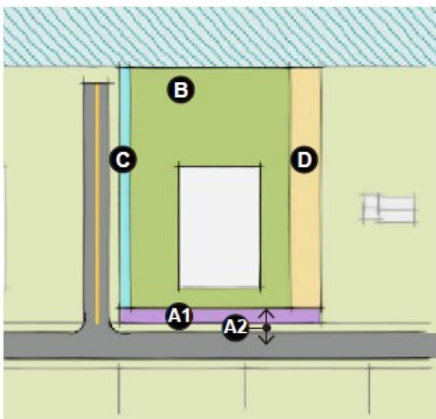
Baltimore County Zoning

BMB Business Maritime Boatyard

Height and Area Requirements ¹		
A1	Minimum front setback to front property line	15 feet
A2	Minimum front setback from street centerline	40 feet
B	Minimum rear setback	None
C	Minimum corner side setback	10 feet
D	Minimum interior side setback	None ²
E	Maximum building height	40 feet

¹ For non-residential buildings

² Unless adjoining a residential zone, then the same as the dwelling setback



Intent: To accommodate those water-dependent facilities and associated uses that are of a more intense nature than the BMM zone.

Typical Uses Permitted by Right: Uses permitted by right in BMM, boat yard, repair shop for engines, marina and fishing equipment.

Typical Uses Permitted by Special Exception: Uses permitted by special exception in BMM, commercial beach, boat docking facility.

Notes:

- The BMB zone may only be mapped on parcels either abut tidal waters or are contiguous to parcels abutting tidal waters and which are designated as intensely developed area (IDA) or limited development area (LDA).
- The BMB zone should not be mapped close to residential uses.
- Subject to Chesapeake Bay Critical Area regulations.
- The residential and institutional uses allowed in DR 5.5 are permitted by right, with the exception of any property located in the Bowleys Quarters District or the Lower Back River Neck District that is rezoned to BMB after August 1, 2008.
- Subject to signage performance standards.



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Baltimore County Zoning

Business Zones

	CB	BLR	BL	BM	BR	BMM	BMB	BYC
Permitted Uses	Retail, service and restaurant (except fast food and tavern)	Permitted uses in CB, fast food, tavern, athletic club	Retail, service, bank, tavern, food store, medical clinic	Uses permitted in BL plus service garage, theater, warehouse	Uses permitted in BM plus kennel, greenhouse, printing	Marinas and water-oriented land uses in scale with the surrounding community	Uses permitted in BMM, boat yards, water-oriented uses	Yacht club community bldg., out of water storage facility-Class A
Minimum Front Setback	25 feet, or average of adjacent buildings within 100 feet, whichever is less	Same as CB zone	10 feet from the front property line and 40 feet from the street center line ¹	15 feet from front property line; 40 feet from the street center line ¹	25 feet from front property line; 50 feet from the street center line ³	Same as BM zone	Same as BMM zone	Same as BMM zone
Minimum Rear Setback	Same as for side setbacks	Same as CB zone	None, except 20 feet when abutting a residential zone	Same as BL zone	30 feet ¹	Same as BM zone	Same as BMM zone	Same as BMM zone
Minimum Side Setback	20 feet from property line of residentially zoned land, otherwise 10 feet	Same as CB zone	Interior lots: None Corner lots: 10 feet on the street side ^{1,2}	Same as BL zone	30 feet ¹	Same as BM zone	Same as BMM zone	Same as BMM zone
Max. Floor Area Ratio	0.33	0.33	3.0	4.0	2.0	0.33	0.33	0.33
Maximum Building Height	2 stories and not more than 35 feet	Same as CB zone	Subject to height tent regulations	Same as BL zone	Same as BL zone	Same as BM zone except 40 feet max.	Same as BMM zone	Same as BMM zone

¹ For non-residential buildings

² Unless adjoining a residential zone, then the same as the dwelling setback

³ Except when fronting on a dual highway, then 50 feet from the property line