

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Arlo Dorff & Helen Dorff, legal owner, 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an EASTERN AREA zone to an NE-1-J zone, for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Outdoor Recreation Club (Boat Club)

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser Legal Owner

Address 17 Fox Hill Court (21228) Address Arlo Dorff & Helen Dorff
Robert J. Bonadka Protestant's Attorney
Petitioner's Attorney

Address 809 Eastern Blvd., 21221
Murdock 6-8274

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of June, 1967, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of August, 1967, at 10:30 o'clock

Zoning Commissioner of Baltimore County

(over)

UNION & CIVIL ENGINEERING
#68-28-X
EVANS, HAGAN & ASSOCIATES
4800 ELKSTONE AVENUE * BALTIMORE, MD. 21214 * PHONE 420-2144
CAMBRIDGE, MD. 21613 * 539 POPLAR ST. * 228-3350
WESTMINSTER, MD. 21157 * 115 E. MAIN ST. * 848-1790

April 6 1967.

DESCRIPTION OF 5 ACRES PARCEL TO BE REZONED FROM E-6

BEGINNING for the same on the southeast side of "Cape May Road at a point distant 1710 feet, more or less, measured northeasterly from the corner formed by the intersection of said southeast side of Cape May Road with the east side of Carvel Grove Road, thence leaving said place of beginning and binding on said southeast side of Cape May Road North 67 degrees 34 minutes 27 seconds East 89.00 feet, thence crossing said Cape May Road northeasterly 42 feet, more or less, to a point on the northwest side of said Cape May Road, thence leaving said northwest side of Cape May Road and running North 29 degrees 15 minutes 00 seconds West 372.00 feet more or less, to the water of Norman's Creek, thence running along the shoreline of said Norman's Creek in a northeasterly direction 417.00 feet more or less, thence leaving said shoreline and running South 16 degrees 11 minutes 40 seconds East 650.00 feet more or less, to the northwest side of the aforesaid Cape May Road, thence crossing said road southeasterly 46 feet, more or less, to a point on the southeast side of Cape May Road thence leaving said road and running South 21 degrees 34 minutes 23 seconds East 233.00 feet, thence South 69 degrees 30 minutes 30 seconds West 110.00 feet, thence North 58 degrees 01 minute 23 seconds West 144.77 feet, thence South 87 degrees 05 minutes 26 seconds West 147.85 feet, thence North 16 degrees 17 minutes 33 seconds West 130.00 feet to the place of beginning.

L. ALAN EVANS
LAND SURVEYOR
REG. NO. 5887

J. CARROLL HAGAN
LAND SURVEYOR
REG. NO. 5886

LEON A. FOSCOLAK
LAND SURVEYOR
REG. NO. 4794

NORMAN C. EMERICK
ENGINEERING CONSULTANT
REG. NO. 4795 P.E.

JESSE W. HURLEY
CARTOGRAPHER
BUSINESS RELATIONS

RICHARD L. HOLT
WESTMINSTER
BUSINESS RELATIONS

Page 2

Description of 5 Acre Parcel to be Rezoned from E-6

Saving and excepting the bed of Cape May Road containing 5.00 acres of land.

Note: The above description is for zoning purposes and is not intended to be used for conveyance.



S. M. Evans

#68-28-X
MAP
4-B
EASTERN
AREA
NE-1-J
"X"

Re: PETITION FOR SPECIAL EXCEPTION For Outdoor Recreation Club (Boat Club) S/E Side Cape May Road 1710' E, Carvel Grove Road, 15th District Arlo Dorff and Helen Dorff, Petitioners

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 68-28-X

The petitioner has requested a special exception for Outdoor Recreation Club (boat club) on the southeast side of Cape May Road 1718 feet east of Carvel Grove Road, in the Fifteenth District of Baltimore County.

The petitioner has met all requirements of Section 502.1 of the Baltimore County Zoning Regulations, therefore, the special exception should be granted.

It is this 26th day of October, 1967, by the Zoning Commissioner of Baltimore County, ORDERED that the special exception for Outdoor Recreation Club (boat club) should be and the same is granted from and after the date of this Order, subject to the following restrictions:

1. That no gas or storage tanks, and/or pumps be located on the premises and/or piers.
2. That there shall be no storage of boats on land and/or in boat-houses and/or floating boat-houses in the water.
3. No floating barges or boat-houses to be moored at or near the premises including the piers.
4. That there shall be no launching ramps, travel lifts or marine railway.
5. That they would be restricted to 80 boat slips which shall include permanent and/or temporary slips.
6. That there shall be no boat repairs on land.
7. That there shall be no construction of boats on land or water.

ORDER RECEIVED FOR FILING

DATE 10/26/67

BY J. C. Hagan

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 19, 1967

FROM: George E. Goyvelis, Director

SUBJECT: Petition #68-28-X, Petition for Special Exception for Outdoor Recreation Club, Southeast side of Cape May Road 1710 feet East of Carvel Grove Road. Being the property of Arlo Dorff.

15th District

HEARING: Wednesday, August 2, 1967 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for Outdoor Recreation Club and has the following advisory comments to make with respect to pertinent planning factors:

1. After discussing this petition with a representative of the Bureau of Traffic Engineering we must conclude that the use proposed would create traffic congestion. While it may not be inappropriate that can approach or leaving the boat club would be forced off the road to pass each other, aggravating such a condition for the present residents does not seem warranted. It would, in fact, be detrimental to the general welfare of the locality involved.
2. If it should be decided to grant this petition, we request that the grant be conditioned upon approval of the site plan by this office.

GEG:ms

February 3, 1967

Norman W. Lauenstein, Esquire
809 Eastern Boulevard
Baltimore, Maryland (21221)

Dear Norman:

I have been requested by the Crescent Boat Club, Inc. to forward to you a list of the restrictions that our clients would be willing to agree with in the event their application for re-zoning part of the Dorff property for a boatyard be granted. The restrictions are as follows:

1. That no gas or oil storage tanks be located on the premises.
2. That there would be no storage of boats on land.
3. That there would be no launching ramps, travel lifts or marine railway.
4. That they would be restricted to eighty (80) boat slips.
5. That there would be no boat repairs on land.
6. That there would be no construction of boats.
7. That there will be no sales office of selling of boat accessories.
8. That there will be no general service of marine craft of any type on land.

If your clients require any further clarification to these restrictions, please do not hesitate to call.

1. That no gas or storage tanks, and/or pumps be located on the premises and/or piers.
2. That there will be no storage of boats on land and/or in boat-houses and/or floating boat-houses in the water.
3. No floating barges or boat-houses to be moored at or near the premises including the piers.
4. That there will be no launching ramps, travel lifts or marine railway.
5. That they would be restricted to 80 boat slips which shall include permanent and/or temporary slips.
6. That there will be no boat repairs on land.
7. That there will be no construction of boats on land or water.
8. That there will be no selling of boat accessories on the premises including the piers.
9. Eastside of club property shall be fenced and screened, and Westside of said property shall be fenced and screened.
10. That the number of piers shall be restricted to two, as more particularly set out on the amended site plan, which has been introduced and made a part of the Zoning file.
11. That the club is to erect a fence along their Western most property line and shall run along said line from the shore line to the mean low tide water line.
12. No buildings, shacks of any kind to be placed and/or erected on the piers, except storage lockers or any buildings as required by the Baltimore County Health Department.
13. There should be no dredging for boats or piers.
14. No boats to be permanently moored in front of "T" at end of piers.

ORDER RECEIVED FOR FILING

DATE 10/26/67

BY J. C. Hagan

#68-28-X
MAP
4-B
EASTERN
AREA
NE-1-J
"X"

8. That there shall be no selling of boat accessories on the premises including the piers.
9. East side of club property shall be fenced and screened, and west side of said property shall be fenced and screened within a reasonable time.
10. That the number of piers shall be restricted to two, as more particularly set out on the amended site plan, which has been introduced and made a part of the zoning file, attached hereto marked Exhibit "A".
11. That the club shall erect a fence along the westernmost property line and shall run along said line from the shore line to the mean low tide water line.
12. No buildings, shacks of any kind to be placed and/or erected on the piers, except storage lockers or any buildings as required by the Baltimore County Health Department.
13. There shall be no dredging for boats or piers, in excess of a depth of 3 feet of water.
14. No boats to be permanently moored to front of "T" at end of piers.

The site plan for the development of said property is subject to approval of the Bureau of Public Services and the Office of Planning and Zoning.

J. C. Hagan
Zoning Commissioner of
Baltimore County

May 9, 1967

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Robert J. Rosandis, Esq.
809 Eastern Blvd.
Baltimore, Maryland 21221

SUBJECT: Special Exception - Outdoor
Recreation Club (Boat Club)
for Arlo Dorff, located
S/E side of Cape May Road,
East side of Carvel Grove Road
15th District
(Item 7 May 9, 1967)

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

BUREAU OF ENGINEERING:
Sewer - An extension of 1700' more or less would be required to serve this property from the existing 12" sewer line in Cape May Road.
Sewer - Sanitary sewer is not available.
Road - Cape May Road is to be developed as a minimum 30' road on a 50' 1/2" v/s.

HEALTH DEPARTMENT: Before the Department of Health can approve an operation of this nature, soil percolation tests must be conducted on the property to determine if it is suitable for underground sewage disposal. If the soil is suitable, the Department of Health will determine how many toilets and wash basins are needed and where they shall be located. The location of these facilities, as well as the water well, should be shown on the plan. Also, all existing water wells and sewerage systems serving buildings on this property, as well as the two houses on the adjacent property, N/E side, should be shown on the plan.

This information should be available prior to a hearing date being assigned.

BUREAU OF TRAFFIC ENGINEERING: Cape May Road exists as a 15' pavement section. This road does not appear adequate to handle this type of traffic generator.

ZONING ADMINISTRATION DIVISION: Prior to a hearing date being assigned, the Health Department requirements must be complied with.

If the petition is granted, an occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are fully aware of the problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commission's hearing.

The following members had no comment to offer:

Project Planning Division
Bureau of Fire Prevention
State Roads Commission
Building Engineer
Board of Education
Industrial Development

Yours very truly,
James S. Hines
JAMES S. HINES, Principal
Zoning Technician

cc - Mr. J. Rosandis, Esq.,
William Greenwalt, Health Dept.,
C. P. McNamee, Traffic Eng.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

District: 15th Date of Posting: July 13, 1967

Posted for: Arlo Dorff, Esq., 809 Eastern Blvd., Baltimore, Md. 21221

Petitioner: Arlo Dorff

Location of property: S/E side of Cape May Road, East side of Carvel Grove Road, 15th District

Location of Signs: 2 signs each side of Cape May Road, 99 ft. 1200 ft. from Carvel Grove Rd.

Remark: None

Posted by: David A. Hines, Principal
Signature: Date of return: July 20, 1967

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

DATE: Aug. 2, 1967

TO: Crescent Boat & Social Club, Inc.
17 Fox Hill Court
Perry Hall, Maryland
21123

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

REPORT TO ACCOUNT NO. 01-622

QUANTITY: 1

ADVERTISING AND POSTING OF PROPERTY FOR Arlo Dorff
#03-25-X

TOTAL AMOUNT: \$50.76

PAID

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

DATE: July 10, 1967

TO: Robert J. Rosandis, Esq.,
809 Eastern Blvd.,
Baltimore, Md. 21221

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

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BALTIMORE COUNTY DEPARTMENT OF HEALTH
JEFFERSON BUILDING
105 - 107 WEST CHEESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TELEPHONE VALLEY 3-3000
Community Health Through Individual Effort

June 30, 1967

Mr. Bruce G. Green
17 Fox Hill Court
Perry Hall, Maryland 21123

Re: Proposed private boat club (max. 100 members) on Cape May Beach Property - at end of Cape May Beach Road Election District 15

Dear Mr. Green:

Percolation tests conducted on the subject property by a representative of this office resulted in the following:

TEST HOLE	DEPTH	SOIL
1	0 feet	Sedimentary clay 0 - 14.75 ft.
2	6 minutes 45 seconds	Sedimentary clay 0 - 9 ft., sand 9 - 13 ft.
same hole	3 minutes 45 seconds	Sedimentary clay 7 - 8 ft., sand 8 - 13 ft.

Attached, herewith, is a rough sketch showing test pit locations.

Test pit #2 proved a stratum of sand from 5 to 13 feet with the exception of a one (1) foot seam of clay between the 7 and 8 foot levels. From examination of the soil strata on the side of the terrace filling stratum is between the house and the beach and this area only should be used for seepage pits. Further, no seepage pit should be located closer than 15 feet to the top of the terrace.

The proximity of the existing water supply (potable) to the proposed seepage area is not desirable. To maintain pollution of the water supply, we recommend that the existing well be abandoned and properly backfilled. A new well should be drilled approximately 75 feet off center line of Cape May Road.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Robert J. Rosandis, Esq.
809 Eastern Blvd.,
Baltimore, Maryland 21221

County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

Your petition has been received and accepted for filing this
23rd day of May 1967

John G. Rose,
Zoning Commissioner

Petitioner: Arlo Dorff

Petitioner's Attorney: Robert J. Rosandis

Reviewed by: Chairman of Advisory Com.

PETITION FOR SPECIAL EXCEPTION
ZONING: Petition for Special Exception for Outdoor Recreation Club.
LOCATION: Southeast side of Cape May Road 1710 feet East of Carvel Grove Road, DATE & TIME: WEDNESDAY, AUGUST 2, 1967 at 10:30 A.M.
The Zoning Commission of Baltimore County, by authority of the Board of Commissioners, will hold a public hearing on the petition for Special Exception for Outdoor Recreation Club (Boat Club) on the property of Arlo Dorff, Esq., located on the southeast side of Cape May Road 1710 feet East of Carvel Grove Road, on Wednesday, August 2, 1967 at 10:30 A.M. in the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The Zoning Commission of Baltimore County, by authority of the Board of Commissioners, will hold a public hearing on the petition for Special Exception for Outdoor Recreation Club (Boat Club) on the property of Arlo Dorff, Esq., located on the southeast side of Cape May Road 1710 feet East of Carvel Grove Road, on Wednesday, August 2, 1967 at 10:30 A.M. in the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The Zoning Commission of Baltimore County, by authority of the Board of Commissioners, will hold a public hearing on the petition for Special Exception for Outdoor Recreation Club (Boat Club) on the property of Arlo Dorff, Esq., located on the southeast side of Cape May Road 1710 feet East of Carvel Grove Road, on Wednesday, August 2, 1967 at 10:30 A.M. in the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 13, 1967

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once in each of 2 successive weeks before the 2nd day of August, 1967, the first publication appearing on the 13th day of July 1967.

THE JEFFERSONIAN
David A. Hines, Manager

Cost of Advertisement, \$50.00

Mr. Bruce G. Green
June 30, 1967

Based on the above data, the minimum recommended coverage system would consist of the following:

- A 3000 gal. (3 compartment concrete) septic tank.
- Distribution box.
- Four (4) ft. by 15 ft. seepage pits (minimum 12 ft. below inlet) to be constructed in vicinity of test hole #2.

Pit facilities must be provided for the two pits located to the southeast of the property which will make available, approximately 32 sq. ft. of area. These facilities must be located on the southeast side of the existing building which will be converted to a club house. Based on the number of boat slips there shall be 3 toilets, 3 lavatories and 1 urinal for men and 3 toilets and 3 lavatories for women and must be available at all times to persons using boats.

Also, adequate toilet facilities must be provided for the club house. We understand that the easternmost pier is proposed and will not be constructed at this time. If construction is given to construct this pier it will be necessary to conduct additional percolation tests and provide additional toilet facilities.

A plot plan shall be submitted for approval incorporating the above. Please contact Mr. Philip Kraus of this office to state out the locations of the proposed seepage pits on the site.

Under Section 201.5, Baltimore County Planning Code, a planning permit is required for the installation of the system.

Very truly yours,
Timothy W. Margerum
Timothy W. Margerum, Chief
Division of Engineering & Urban Development
SECTION OF ENVIRONMENTAL HEALTH

cc - Mr. Andrew Cravets, Chief Planning Inspector
Mr. Robert Rosandis
Mr. John Rose

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

DATE: July 10, 1967

TO: Robert J. Rosandis, Esq.,
809 Eastern Blvd.,
Baltimore, Md. 21221

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

REPORT TO ACCOUNT NO. 01-622

QUANTITY: 1

PETITION FOR SPECIAL EXCEPTION FOR Arlo Dorff
#03-25-X

TOTAL AMOUNT: \$50.00

PAID

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD. July 12, 1967

THIS IS TO CERTIFY, that the annexed advertisement of "Arlo Dorff" was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive week before the 11th day of July 1967; that is to say, the same was inserted in the issues of 7-18-67

Stromberg Publications, Inc.
Publisher.

By Mrs. Palmer Price
Mrs. Palmer Price

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

DATE: Aug. 2, 1967

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21123

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#03-25-X

TOTAL AMOUNT: \$50.76

PAID

CREEK

NORMAN'S

NE-I-J
4-B
AND
#68-28X

Notes
 Present Zoning — R-G
 Proposed Zoning — R-G
 Proposed Use — Boat Club
 (See BALTIMORE COUNTY ZONING REGULATIONS Sec. 200.15)

ARLO DORFF PROPERTY
CAPE MAY ROAD
BALTIMORE Co., MARYLAND
15th ELECTION DISTRICT

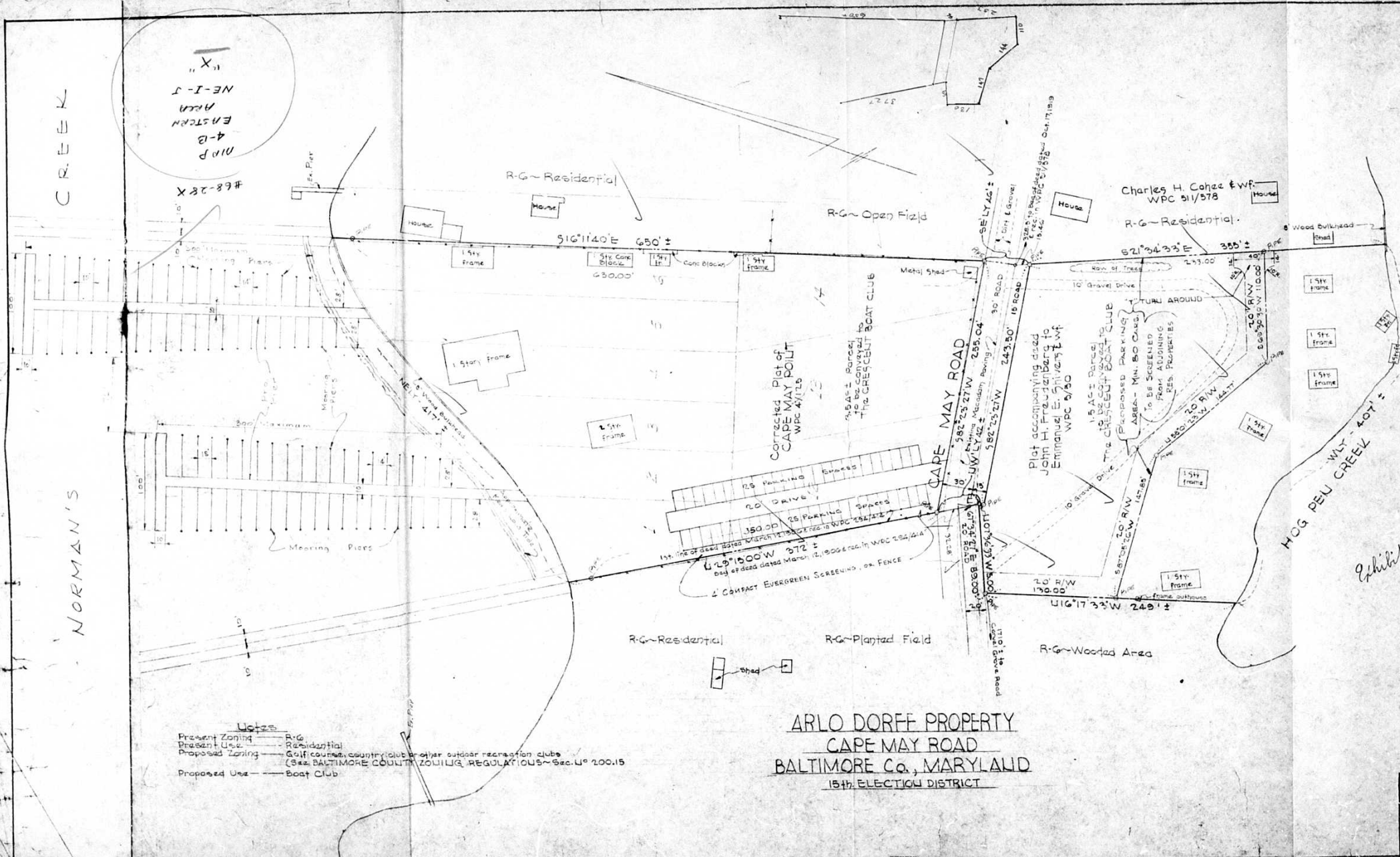


Rev. 11/18/67 Location of Piers & Add Parking G.W.
 Rev. 10/11/67 Location of Piers & Add Parking G.W.



EVANS, HAGAN & ASSOCIATES
 SURVEYING & CIVIL ENGINEERING
 8200 FLSRODE AVE. - PHONE 426-2144
 BALTIMORE, MARYLAND 21214

DATE: *Nov 20, 1967* SCALE: *1"=50'*

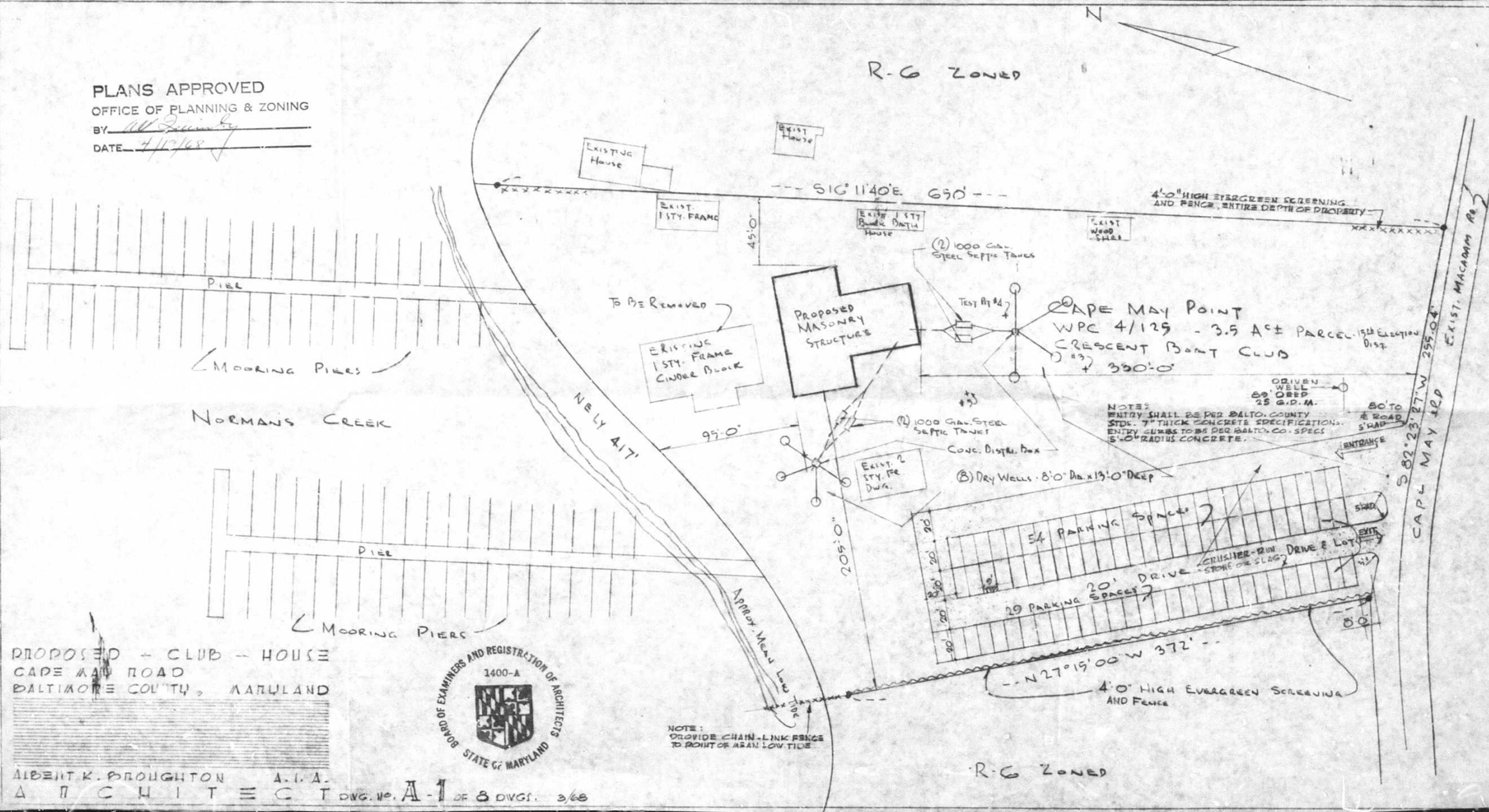


PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY W. J. [Signature]

DATE 4/17/68



PROPOSED - CLUB - HOUSE
CAPE MAY ROAD
BALTIMORE COUNTY, MARYLAND



ALBERT K. BROUGHTON A.I.A.
ARCHITECT DWG. NO. A-1 OF 3 DWGS. 3/68

CREEK

NORMAN'S

HOG PEN CREEK

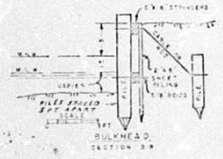
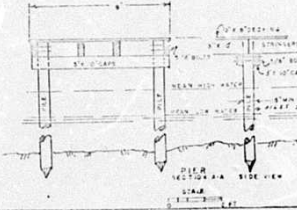
PLANS APPROVED
OFFICE OF PLANNING & ZONING

BY: *[Signature]*
DATE: *5/3/73*

68-28-X

CRESCENT BOAT & PLEASURE CLUB, INC.

CAPE MAY ROAD
BALTIMORE COUNTY MARYLAND
15TH ELECTION DISTRICT



WHITEFORD, FALK & MASK
CONSULTING ENGINEERS & LAND SURVEYORS
JEFFERSON BUILDING, TOWSON MD. 21204