

**PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **CHARLES FRANCIS LAMPRON**, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an **R-1** zone to an **R-2** zone, for the following reasons:

To up-date this boatyard to todays standards, and provide better service in a more attractive atmosphere. Also to reside here and make this my livelihood and home.

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 boatyard and/or Marina.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification 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 Charles F. Lampron Legal Owner  
 Address 8401 Bay Road Pasadena, Md. 21122  
 Petitioner's Attorney Richard A. Dyer Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of October, 1976, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of November, 1976, at 10:15 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

**PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **Charles Francis Lampron**, 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 for a Variance from Section 417.A.10. PERMIT A 12' foot finger

to be constructed on the divisional line and extensions thereof from the main pier to be 6 foot and 8 foot instead of the required 10 foot setback from the divisional line established on the southern boundary.

To design a feasible marina site at this location, it is necessary to maintain, in part, the existing usage of this area.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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 Charles F. Lampron Legal Owner  
 Address 8401 Bay Road Pasadena, Md. 21122  
 Petitioner's Attorney Richard A. Dyer Protestant's Attorney

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Zoning Commissioner of Baltimore County

(over)

**PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **Charles Francis Lampron**, 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 for a Variance from Section 417.A.10. permit a 12' foot finger

to be constructed on the divisional line and extensions thereof from the main pier to be 6 foot and 8 foot instead of the required 10 foot setback from the divisional line established on the southern boundary.

To design a feasible marina site at this location, it is necessary to maintain, in part, the existing usage of this area.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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 Charles F. Lampron Legal Owner  
 Address 8401 Bay Road Pasadena, Md. 21122  
 Petitioner's Attorney Richard A. Dyer Protestant's Attorney

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Zoning Commissioner of Baltimore County

(over)

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**



**PETITION AND SITE PLAN EVALUATION COMMENTS**

**BALTIMORE COUNTY ZONING ADVISORY COMMITTEE**

November 10, 1976

COUNTY OFFICE BLDG  
 111 S. CHESAPEAKE AVE.  
 TOWSON, MARYLAND 21286

Nicholas B. Commodari  
 Acting Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF PUBLIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Mr. Charles Francis Lampron  
 8401 Bay Road  
 Pasadena, Maryland 21122

RE: Variance Petition  
 Item 46  
 Charles F. Lampron - Petitioner

Dear Mr. Lampron:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

This site, currently zoned D.R. 5.5 and improved with a non-conforming boat yard/marina and small building utilized for toilet facilities, is located on the southeast side of Hilltop Avenue, 314 feet northeast of Valley Avenue, in the 15th Relection District of the county. Adjacent and neighboring properties along Hilltop and Oakfield Avenues are presently improved with one story dwellings, while boat yards exist northeast of this site on both the north and south sides of Hilltop Avenue.

Both the Special Exception and Variances are necessitated by the proposal to raise the existing pier and construct two large piers, with a maximum length of 120 feet from mean low tide and a small 12 foot pier

Mr. Charles Francis Lampron  
 Re: Item 46  
 November 10, 1976  
 Page 2

along the southerly property line. In addition, the proposal to locate the boat repair/office building within 30 feet of the front property line in lieu of the required 40 feet has been included within the Variance request.

Particular attention should be given to the comments of the Health Department and the May 26, 1976 comments of the Bureau of Engineering concerning the drainage facilities and method of sewage disposal.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

*Nicholas B. Commodari*

NICHOLAS B. COMMODARI,  
 Acting Chairman, Zoning  
 Plans Advisory Committee

NBC:JD

Enclosure

cc: rctco engineering co. inc.  
 313-14 Keyser Building  
 Baltimore, Md. 21201

Baltimore County  
 Department of Public Works  
 TOWSON, MARYLAND 21286  
 THORNTON M. MOURNING, P.E.  
 DIRECTOR

October 4, 1976

Mr. S. Eric DiMenna  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21286

Re: Item #46 (1976-1977)  
 Property Owner: Charles F. Lampron  
 S/ES Hilltop Ave., 314.60' N/E Valley Ave.  
 Existing Zoning: D.R. 5.5  
 Proposed Zoning: Special Exception for a boatyard and variance to permit a 12' pier to be built on the division line and extensions from main pier to be 6' and 8' in lieu of the required 10' and to permit a front setback of 30' in lieu of the required 40' from the front property line for a principal building.  
 Acres: 1.9 District: 15th

Dear Mr. DiMenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments supplied in connection with the Zoning Advisory Committee review of this site for Item #207 (1975-1976) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #46 (1976-1977).

Very truly yours,

*Thornton M. Mourning*  
 THORNTON M. MOURNING, P.E.,  
 Chief, Bureau of Engineering

END:EM/PWR:es

1-SE Key Sheet  
 3 NE 2<sup>nd</sup> Pos. Sheet  
 NE 2 1 Topo  
 97 Tax Map

Baltimore County  
 Department of Health  
 TOWSON, MARYLAND 21286  
 DONALD J. ROOF, M.D., M.P.H.  
 DEPUTY STATE AND COUNTY HEALTH OFFICER

September 29, 1976

Mr. S. Eric DiMenna, Zoning Commissioner  
 Office of Planning and Zoning  
 County Office Building  
 Towson, Maryland 21206

Dear Mr. DiMenna:

Comments on Item #46, Zoning Advisory Committee, September 7, 1976, are as follows:

Property Owner: Charles F. Lampron  
 Location: S/ES Hilltop Ave. 314.60' NE Valley Ave.  
 Existing Zoning: D.R. 5.5  
 Proposed Zoning: Special Exception for a boatyard and variance to permit a 12' pier to be built on the division line and extensions from main pier to be 6' and 8' in lieu of the required 10' and to permit a front setback of 30' in lieu of the required 40' from the front property line for a principal building.  
 Acres: 1.9  
 District: 15th

If this Special Exception is granted, this boatyard must comply with the Marina Regulations of Baltimore County. Metropolitan water and sewer are available.

Very truly yours,

*Thomas B. Devlin*  
 THOMAS B. DEVLIN, Director  
 BUREAU OF ENVIRONMENTAL SERVICES

TDB:DR-2/S

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 592.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for a boat yard and/or marina should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of November, 1976, that the herein Petition for the aforementioned Special Exception should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of November, 1976, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner...

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a 12 foot pier to be constructed on the divisional line and extensions thereof from the main pier to be 6 feet and 8 feet in lieu of the required 10 foot setback from the divisional line established on the southern boundary should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of November, 1976, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of November, 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner...

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a 12 foot finger pier to be constructed on the divisional line and extensions thereof from the main pier to be 6 feet and 8 feet in lieu of the required 10 foot setback from the divisional line established on the southern boundary should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of November, 1976, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of November, 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Baltimore County Department of Public Engineering TOWSON, MARYLAND 21284

Mr. Eric S. DiNenna Zoning Commissioner County Office Building Towson, Maryland 21284

September 22, 1976

Re: Item 46 - ZAC - September 7, 1976 Property Owner: Charles F. Lampron Location: SE/S Hilltop Ave. 314.60' NE Valley Ave. Existing Zoning: D.R. 5.5 Proposed Zoning: Special Exception for a boatyard and variance to permit a 12' pier to be built on the division line and extension from main pier to be 6' and 8' in lieu of req. 10' and to permit a front setback of 30' in lieu of req. 40' from the front property line for a principal building.

Acres: 1.9 District: 15th

Dear Mr. DiNenna:

Some traffic congestion can be expected when boats are moved into or out of this site due to the narrow roads in the area. All two way driveways must be a minimum of 20 feet wide and the fence along Hilltop Avenue should be moved behind the right of way.

Very truly yours, Michael F. Flanigan Traffic Engineer Associate

MF:inc

Baltimore County Department of Permits and Licenses TOWSON, MARYLAND 21284

August 31, 1976

Mr. S. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21284

Dear Mr. DiNenna:

Comments on Item #46, Zoning Advisory Committee Meeting, September 7, 1976, are as follows:

Property Owner: Charles F. Lampron Location: SE/S Hilltop Ave. 314.60' NE Valley Ave. Existing Zoning: D.R. 5.5 Proposed Zoning: Special Exception for a boatyard and variance to permit a 12' pier to be built on the division line & extensions from main pier to be 6' & 8' in lieu of the required 10' and to permit a front setback of 30' in lieu of the required 40' from the front property line for a principal building.

The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (B.O.C.) 1970 Edition and the 1971 Supplement and other applicable codes, for proposed use.
B. A building permit shall be required before construction can begin, should alterations be necessary to make structure conform.
C. Three sets of construction drawings will be required to file an application for a building permit.
D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal shall be required to file an application for a building permit, should a permit be required.
E. Wood frame walls are not permitted within 3'00" of a property line. Contact Building Department if distance is between 3'00" and 6'00" of property line.
F. No comment.
G. Requested setback variance conflicts with the Baltimore County Building Code. See Section

Very truly yours,

Charles E. Durban Plans Review Chief

Baltimore County Office of Planning and Zoning TOWSON, MARYLAND 21284

September 27, 1976

Mr. S. Eric DiNenna, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21284

Dear Mr. DiNenna:

Comments on Item #46, Zoning Advisory Committee Meeting, September 7, 1976, are as follows:

Property Owner: Charles F. Lampron Location: SE/S Hilltop Ave. 314.60' NE Valley Ave. Existing Zoning: D.R. 5.5 Proposed Zoning: Special Exception for a boatyard and variance to permit a 12' pier to be built on the division line and extension from main pier to be 6' and 8' in lieu of the required 10' and to permit a front setback of 30' in lieu of the required 40' from the front property line for a principal building.

Acres: 1.9 District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

If the road is widened to 40 feet as shown on the site plan, the fence must be moved to the new right of way line.

The parking areas and traffic circulation will be affected by the proposed widening.

Very truly yours,

John L. Wimley Planner III Project and Development Planning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21284

Date: September 2, 1976

Mr. S. Eric DiNenna Zoning Commissioner Baltimore County Office Building Towson, Maryland 21284

Z.A.C. Meeting of: September 7, 1976

Re: Item 46 Property Owner: Charles F. Lampron Location: SE/S Hilltop Ave. 314.60' N.E. Valley Ave. Present Zoning: D.R. 5.5 Proposed Zoning: Special Exception for a boatyard and variance to permit a 12' pier to be built on the division line and extension from main pier to be 6' and 8' in lieu of the required 10' and to permit a front setback of 30' in lieu of the required 40' from the front property line for a principal building.

District: 15th No. Acres: 1.9

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

K. Nick Petrovich, Field Representative.

November 30, 1976

Mr. Charles Francis Lampron 8401 Bay Road Pasadena, Maryland 21122

RE: Petitions for Special Exception and Variance - SE/S of Hilltop Avenue opposite Calfield Avenue - 15th Election District Charles Francis Lampron - Petitioner NO. 77-97-XA (Item No. 46)

Dear Mr. Lampron:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA Zoning Commissioner

SEP/aw

Attachments

cc: John W. Hessian, III, Esquire People's Council

Description For Special Exception

1755 Hilltop Avenue, (Lots 30, 31, 32, 33 & 34 Hilltop Park), 15th Election District, Baltimore County, Maryland.

Beginning for the same on the Southeast side of Hilltop Avenue, 20 feet wide, at the corner of Lots 29 and 30 as shown on the Plat of Hilltop Park and recorded among the Land Records of Baltimore County in Plat Book W.P.C. 8 Page 32, running thence binding on said Southeast side of Hilltop Avenue 1) South 46 degrees 50 minutes West 270.5 feet, thence attil binding on said Hilltop Avenue, 30 feet wide 2) South 36 degrees 43 minutes West 50 feet to the corner of Lots 34 and 35, thence running on the division line of said Lots 3) South 53 degrees 17 minutes East 162.6 feet more or less to the waters of Hopewell Creek, thence binding on the waters of said Hopewell Creek the three following courses and distances 4) in a northerly direction 188 feet more or less, thence 5) in a easterly direction 25 feet more or less, thence 6) in a northerly direction 70 feet more or less to the division line of the aforementioned Lots 29 and 30, thence running with said division line 7) North 27 degrees 46 minutes West 129.6 feet more or less to the place of beginning.

Being known as 1755 Hilltop Avenue and also being known as Lots 30, 31, 32, 33 and 34 Hilltop Park which Plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. 8 Page 32.

-2-



Job Order No. 760224  
February 25, 1976  
des/ROB, SR.

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE AND COUNTY HEALTH OFFICER

September 3, 1976

Mr. Charles F. Lampron  
8401 Bay Road  
Pasadena, Maryland 21122

Dear Mr. Lampron:

Reference is made to a letter to you from Mr. J. I. Neen, Wetland Permits Section, Water Resources Administration, concerning your proposal to add additional slips to your marina and approval of existing on shore sanitary facilities by the Health Department.

This will certify that the Marina has adequate on shore water and sewerage facilities which are connected to the metropolitan systems. Further, the Marina meets all requirements of the Baltimore County Marina Regulations.

If there are any further questions regarding this matter, please contact this office.

Very truly yours,

*William M. Greenwalt*  
William M. Greenwalt, R.S., Chief  
Division of Sanitary Engineering  
BUREAU OF ENVIRONMENTAL SERVICES

WNG:pb

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
and  
PETITION FOR VARIANCE : OF BALTIMORE COUNTY  
51/2 of Hilltop Ave. app. Oakfield Ave.,  
15th District

CHARLES F. LAMPRON, Petitioner : Case No. 77-97-XA

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Koutz, Jr.  
Deputy People's Counsel

John W. Hession, III  
People's Counsel  
County Office Building  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 9th day of November, 1976, a copy of the foregoing Order was mailed to Mr. Charles F. Lampron, 8401 Bay Road, Pasadena, Maryland 21122, Petitioner.

John W. Hession, III



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinenna, Zoning Commissioner Date: November 16, 1976

FROM: Norman E. Gerber, Acting Director of Planning

SUBJECT: Petition #77-97-XA. Petition for Special Exception for a Boat Yard and/or Pier. REF: Petition for Variances for Front Yard and Pier. Southeast side of Hilltop Avenue opposite Oakfield Avenue. Charles Francis Lampron - Petitioner

15th District

HEARING: Wednesday, November 24, 1976 (10:45 A.M.)

Although there are no comprehensive planning factors requiring comment on this petition, this office would like to make note of the following:

1. Would the granting of the variance to Section 417.4 and the ensuing construction preclude full development of adjacent properties for similar uses at some future date?
2. In view of 417.7, can boat storage be permitted on this 1.3-acre tract?
3. Despite compliance with Section 409, the proposal appears to be one that would overcome the intent; this intensity of development would not appear to be desirable, particularly in view of the concerns expressed by the Department of Traffic Engineering.

*Norman E. Gerber*  
Norman E. Gerber  
Acting Director of Planning

NEG:JGH:rw

OFFICE OF



BALTIMORE COUNTY, MD. Nov. 4, 1976

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Special Exception & Variance-Lampron was inserted in THE BALTIMORE COUNTY TIMES, a weekly newspaper printed and published in Baltimore County, Maryland, once a week for one successive weeks before the 24th day of Nov. 1976 that is to say the same was inserted in the issues of Nov. 4, 1976.

STROMBERG PUBLICATIONS, Inc.

By *John Stronberg*

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 3, 1976

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 a week for one time successive weeks before the 24th day of November 1976 the first publication appearing on the 14th day of November 1976.

THE JEFFERSONIAN

*John Stronberg*  
Manager

Cost of Advertisement, \$.....

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

15th DISTRICT

RECORD: Petition for Special Exception for a Boat Yard and/or Pier. REF: Petition for Variances for Front Yard and Pier. Southeast side of Hilltop Avenue opposite Oakfield Avenue. Charles Francis Lampron - Petitioner

TO: S. Eric Dinenna, Zoning Commissioner

FROM: Norman E. Gerber, Acting Director of Planning

SUBJECT: Petition #77-97-XA. Petition for Special Exception for a Boat Yard and/or Pier. REF: Petition for Variances for Front Yard and Pier. Southeast side of Hilltop Avenue opposite Oakfield Avenue. Charles Francis Lampron - Petitioner

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 3rd day of September 1976.

*S. Eric Dinenna*  
S. Eric Dinenna  
Zoning Commissioner

Petitioner: Charles F. Lampron

Petitioner's Attorney  
retco engineering co. inc.  
313-14 Keyser Building  
Baltimore, Md. 21201

Reviewed by *John Stronberg*  
Nicholas B. Combs, Jr.  
Planning & Zoning  
Associate III

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received \* this 26th day of August 1976 Filing Fee \$ 50.00 Received  Cash  Other

*S. Eric Dinenna*  
S. Eric Dinenna  
Zoning Commissioner

Petitioner: Charles F. Lampron Submitted by *John Stronberg*  
Petitioner's Attorney Reviewed by *John Stronberg*

\* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

#77-97-19

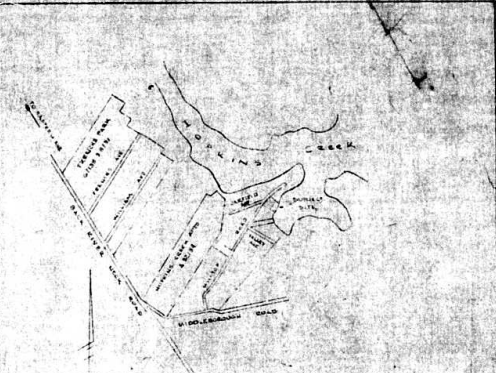
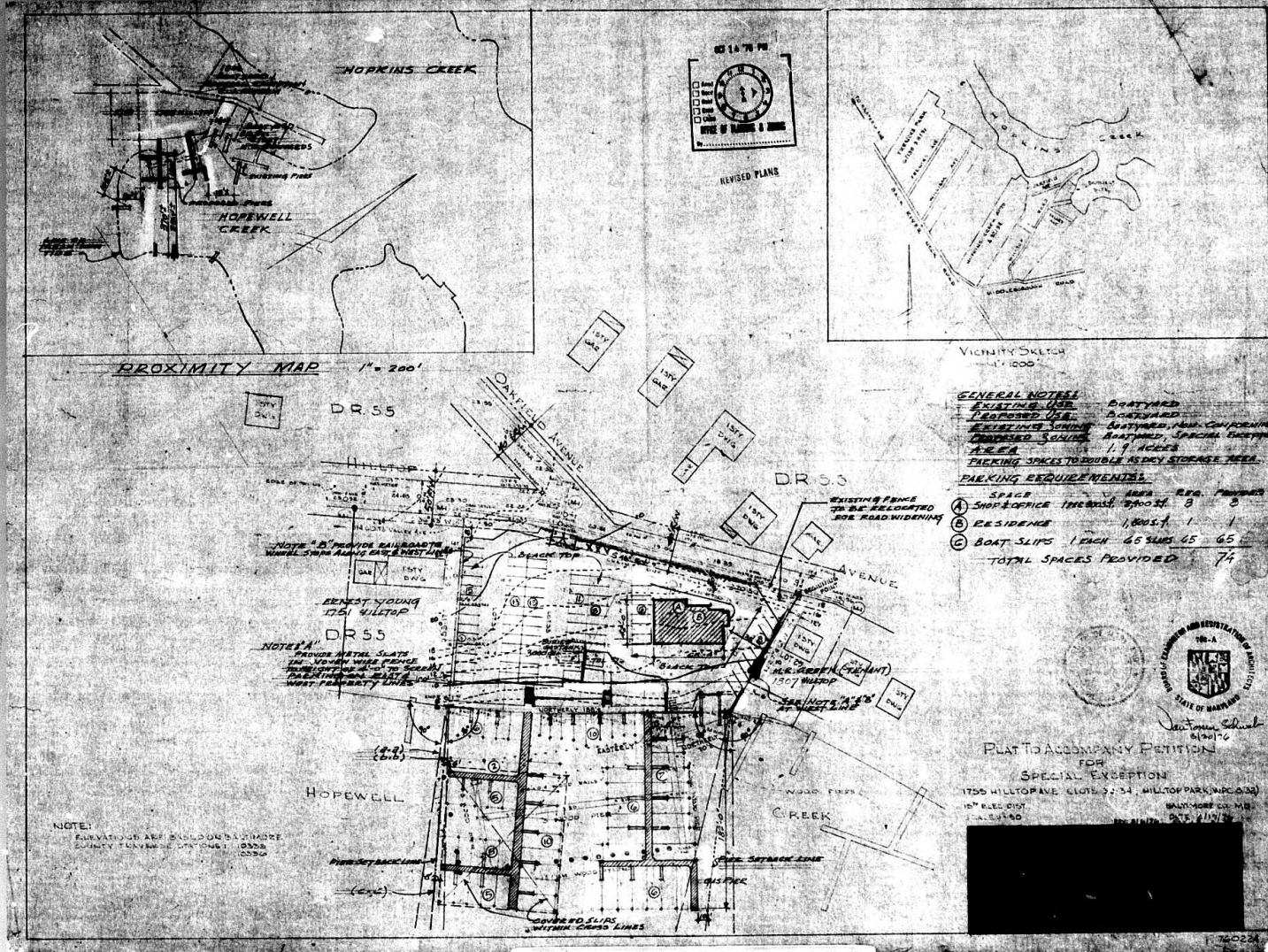
District 155 Date of Posting 11-4-76  
Posted for: Henry Mel. Mer 4th 1976 & W. S. Hill  
Petitioner: Charles F. Sampson  
Location of property: 5616 y. Hilltop av. off Colford av

Location of Signs: 3 sign East S.E. of Hilltop av. off Colford av

Remarks:  
Posted by Paul H. Mer Date of return: 11-11-76

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE, REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 40483  
DATE: Oct. 27, 1976 ACCOUNT: 01-662  
AMOUNT: \$50.00  
RECEIVED FROM: Street Marine, 8101 Bay Road, Pasadena, Md. 21122  
FOR: Petition for Special Exception and Variance for Canoe Launches  
305 R 1201 27 50.00  
VALIDATION OR SIGNATURE OF CARRIER

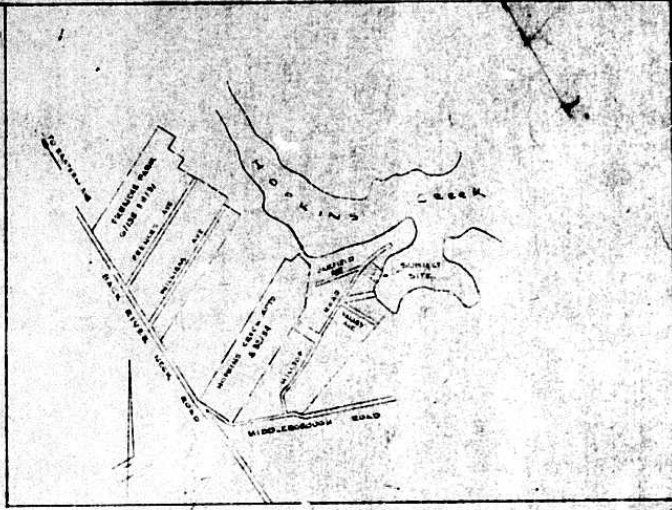
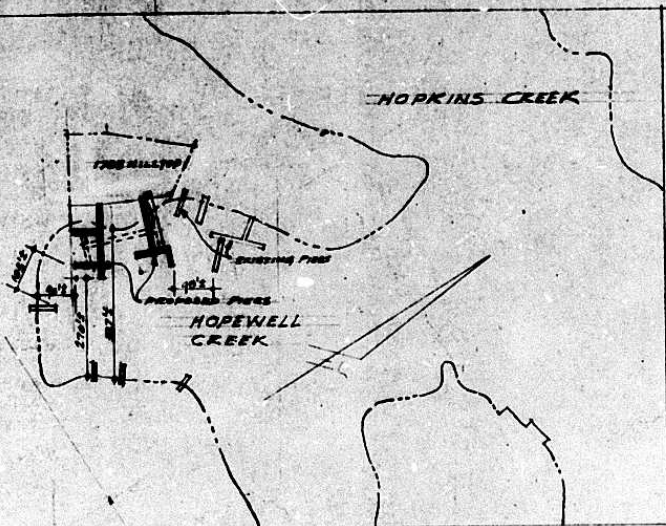
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE, REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 40488  
DATE: Nov 21, 1976 ACCOUNT: 01-662  
AMOUNT: \$77.00  
RECEIVED FROM: Street Marine, 8101 Bay Rd., Pasadena, Md. 21122  
FOR: Advertising and posting of property #77-97-19  
305 R 1201 25 77.00  
VALIDATION OR SIGNATURE OF CARRIER



**GENERAL NOTES**  
EXISTING USE: BOATYARD  
PROPOSED USE: BOATYARD  
EXISTING ZONING: ANTYMRES, PDR, CONFORMING  
PROPOSED ZONING: ANTYMRES, SPECIAL BOATYARD  
LOT AREA: 1.9 ACRES  
PARKING SPACES TO DOUBLE ASSEY STORAGE NEED  
**PARKING REQUIREMENTS**  
EXISTING SPACES TO BE RELOCATED WITH ROAD WIDENING  
RESIDENCE  
BOAT SLIPS 1 EACH 65 SPMS 65 65  
TOTAL SPACES PROVIDED 74

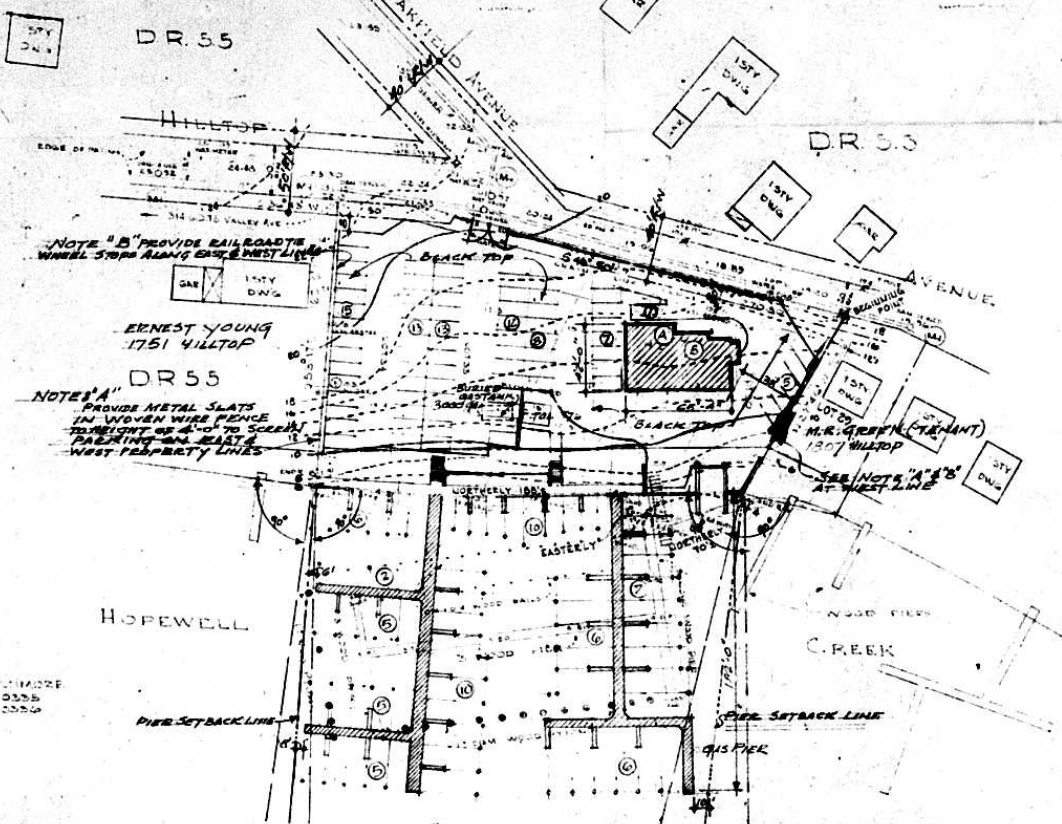
**PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION**  
1755 HILLTOP AVE LOTS 32-34, HILLTOP PARK (P.D. 55)  
16" P.L.C. 2017  
DATE: 11-11-76





VICINITY SKETCH  
1" = 1000'

PROXIMITY MAP  
1" = 200'



**GENERAL NOTES**  
 EXISTING USE: BOATYARD  
 PROPOSED USE: BOATYARD  
 EXISTING ZONING: BOATYARD, NON-CONFORMING  
 PROPOSED ZONING: BOATYARD, SPECIAL EXCEPTION  
 AREA: 1.9 ACRES  
 PARKING SPACES TO DOUBLE AS DRY STORAGE AREA

**PARKING REQUIREMENTS:**

	SPACE	AREA REQ.	PROVIDED
(A) SHOP & OFFICE	1 PER 200 SF.	2,400 SF.	8
(B) RESIDENCE		1,800 SF.	1
(C) BOAT SLIPS	1 EACH	65 SLIPS	65
<b>TOTAL SPACES PROVIDED</b>			<b>74</b>

NOTE "B" PROVIDE RAILROAD TIE WHIRL STOPS ALONG EAST & WEST EASEMENTS

NOTE "A" PROVIDE METAL SLATS IN WOVEN WIRE FENCE TO HEIGHT OF 4'-0" TO SCREEN EXISTING BOATYARD WEST PROPERTY LINES

NOTE:  
 ALL V.L.'S ARE BALDWIN'S SHARE  
 SURVEY DRAWING NO. 0325  
 1955

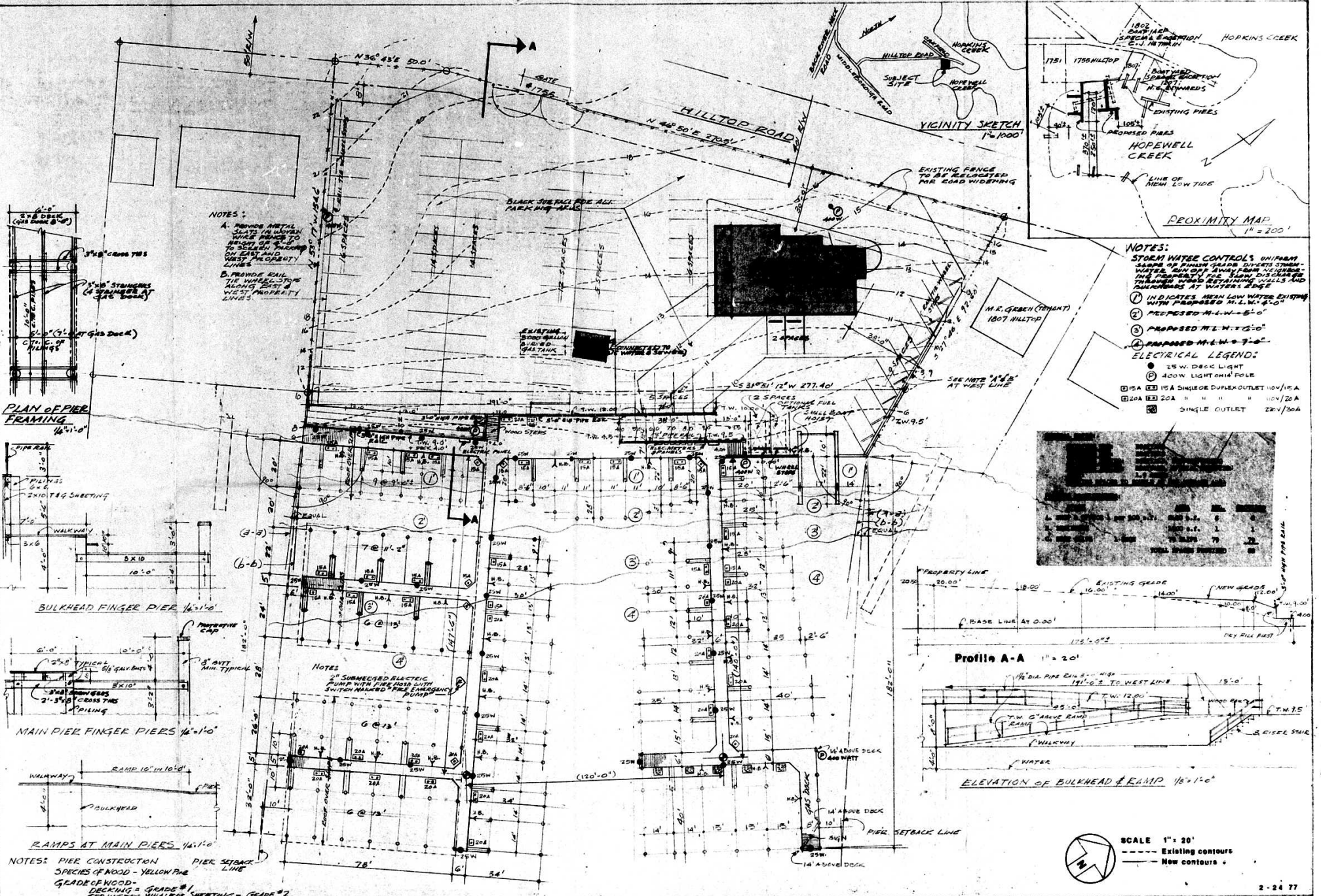


Jean Thomas School  
 5/10/76

PLAT TO ACCOMPANY PETITION  
 FOR  
 SPECIAL EXCEPTION

1755 HILLTOP AVE. PLOTS 30-34, HILLTOP PARK, WDC 0325  
 15<sup>TH</sup> ELEC. DIST.  
 BALTIMORE CO., MD.  
 DATE: 5/10/76

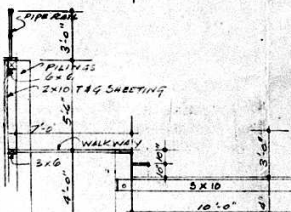




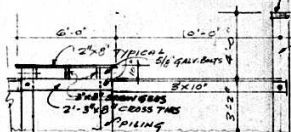
**NOTES:**

- A. PROVIDE METAL SLATS IN WORKING WALKWAYS TO HEIGHT OF 4" ABOVE DECK AND WEST PROPERTY LINE
- B. PROVIDE RAIL TIE WALKWAYS ALONG EAST & WEST PROPERTY LINES

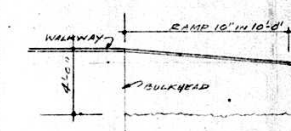
**PLAN OF PIER FRAMING**  
1/2" = 1'-0"



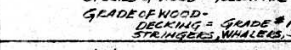
**BULKHEAD FINGER PIERS** 1/2" = 1'-0"



**MAIN PIER FINGER PIERS** 1/2" = 1'-0"



**RAMP AT MAIN PIERS** 1/2" = 1'-0"



ALL CUT LUMBER C&A TREATED  
ALL BOLTS 3/8" & GALVANIZED

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: *[Signature]*  
DATE: 7-22-77  
77-97

NON FOSSEN SOMMER  
ARCHITECTURE

**Essex Marina Boatyard**  
1755 HILLTOP AVENUE  
BALTIMORE COUNTY, MARYLAND  
Frank Lampron, Owner

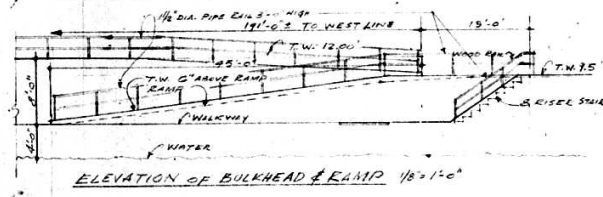
**NOTES:**  
STORM WATER CONTROL'S ON PIER AND  
GRADE OF FINISH GRADE DIRECTS STORM-  
WATER TO GRADE AND PUMP OUTSIDE  
THE PROPERTY FOR SLOW DISCHARGE  
TO HILLTOP CREEK THROUGH WALLS AND  
RAILROADS AT WATER'S EDGE

- ① INDICATES MEAN LOW WATER EXISTING WITH PROPOSED M.E.W. @ 5'-0"
- ② PROPOSED M.E.W. @ 5'-0"
- ③ PROPOSED M.E.W. @ 7'-0"

**ELECTRICAL LEGEND:**  
● 25 W. DECK LIGHT  
● 400W LIGHTING POLE  
□ 15A □ 15A SINGLE PHASE OUTLET 110V/15A  
□ 20A □ 20A " " " " 110V/20A  
□ SINGLE OUTLET 220V/30A

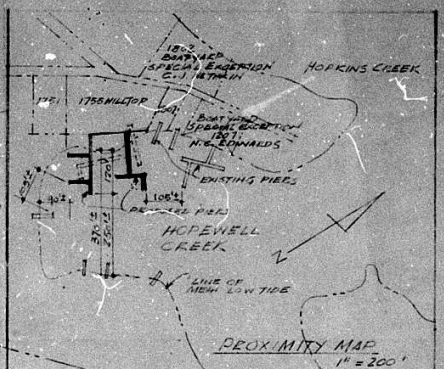
NO.	DESCRIPTION	QTY.	UNIT	TOTAL
1	25 W. DECK LIGHT	1	EA	1
2	400W LIGHTING POLE	1	EA	1
3	15A SINGLE PHASE OUTLET 110V/15A	1	EA	1
4	20A " " " " 110V/20A	1	EA	1
5	SINGLE OUTLET 220V/30A	1	EA	1
TOTAL QUANTITIES				5

**Profile A-A** 1" = 20'



**ELEVATION OF BULKHEAD & RAMP** 1/2" = 1'-0"

SCALE 1" = 20'  
- - - Existing contours  
- - - New contours



NOTES:  
 A. PROVIDE METAL CLIP TO HOLD PIPE FROM TO HEAVY OR WOOD TO LIGHT OR WOOD ON END TO PREVENT VOID SPACE  
 B. PROVIDE CAL. 1/8" WELLS TO ALLOW FOR SETTLEMENT  
 C. PROVIDE METAL CLIP TO HOLD PIPE FROM TO HEAVY OR WOOD TO LIGHT OR WOOD ON END TO PREVENT VOID SPACE

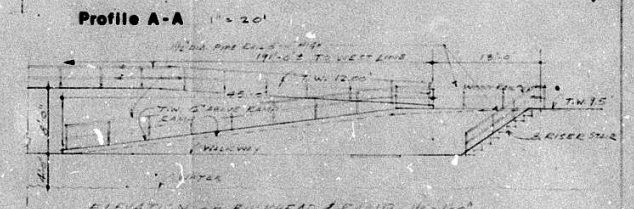
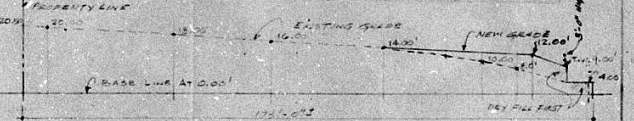
NOTES:  
 STORM WATER CONTROLS UNIFORM SPACING OF PIER AND CROSS STORM WATER RUN OFF AWAY FROM NEIGHBORING PROPERTY TO BE SAVED THROUGH WOOD RETAINING WALLS AND BULKHEADS AT WATER'S EDGE  
 ① INDICATES MEAN LOW WATER EXISTING WITH PROPOSED M.L.W. + 5'-0"  
 ② PROPOSED M.L.W. + 5'-0"  
 ③ PROPOSED M.L.W. + 6'-0"  
 ④ PROPOSED M.L.W. + 7'-0"  
 ELECTRICAL LEGEND:  
 ● 25 W. DUCK LIGHT  
 ○ 400 W. LIGHT ON POLE  
 □ 15A □ 15A SINGLE OR DOUBLE OUTLET 110V/15A  
 □ 20A □ 20A " " " " 110V/20A  
 □ SINGLE OUTLET 220V/50A

SPECIAL NOTES:  
 ALL SPACES TO DOUBLE AS BOAT STORAGE AREA

SPACE	AREA	NO.	PROVIDED
A. SHOP & OFFICE	1 per 300 s.f.	2600 s.f.	0
B. RESIDENCE	1500 s.f.	1	1
C. BOAT SLIPS	1 EACH	79 SLIPS	79
		TOTAL SPACES PROVIDED	80

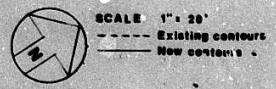
PARKING REQUIREMENTS:

SPACE	AREA	NO.	PROVIDED
A. SHOP & OFFICE	1 per 300 s.f.	2600 s.f.	0
B. RESIDENCE	1500 s.f.	1	1
C. BOAT SLIPS	1 EACH	79 SLIPS	79
		TOTAL SPACES PROVIDED	80



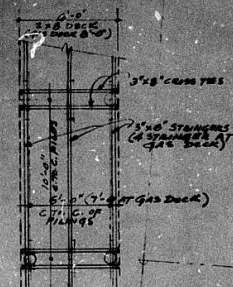
NOTES:  
 PIER STARTS ON SPECIES OF WOOD - YELLOW PINE  
 3x8x8 CROSS TIES  
 2x4x8 STRAINERS  
 ALL BOLTS 5/8" AND 3/4" UNLESS NOTED OTHERWISE

PLANS APPROVED  
 OFFICE OF PLANNING & ZONING  
 BY *[Signature]*  
 DATE 6-21-74  
 77-97 XA

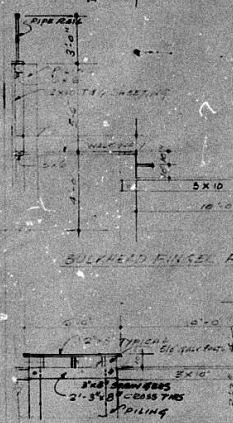


VAN FOSSEN SCHWAB  
 Incorporated  
 701 California St  
 Baltimore 21201  
 ARCHITECTURE

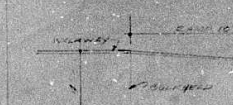
Essex Marina Boatyard  
 1755 HILLTOP AVENUE  
 BALTIMORE COUNTY, MARYLAND  
 Frank Lampron, Owner



PLAN OF PIER FRAMING



MAIN PIER FINGER PIERS



RAMPS AT MAIN PIER

NOTES:  
 1. FINISH THE SURFACE WITH 1/2" SAND ON EXISTING OR NEW CONCRETE SLABS.  
 2. FINISH THE SURFACE WITH 1/2" SAND ON EXISTING OR NEW CONCRETE SLABS.  
 3. FINISH THE SURFACE WITH 1/2" SAND ON EXISTING OR NEW CONCRETE SLABS.

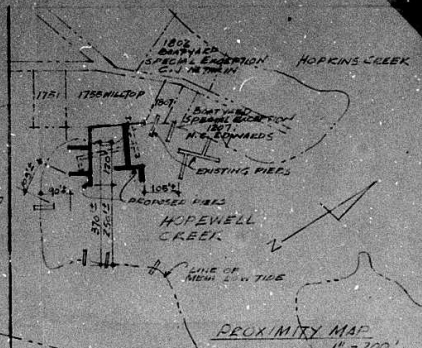
ALL CUT LIMBS TO BE TREATED.  
 ALL BOLTS 3/4" DIA. 3" LONG.

NOTES:  
 A. FINISH THE SURFACE WITH 1/2" SAND ON EXISTING OR NEW CONCRETE SLABS.  
 B. FINISH THE SURFACE WITH 1/2" SAND ON EXISTING OR NEW CONCRETE SLABS.

SLACK SURFACE FOR ALL PAVING AREAS



SERVICE RESIDENCE



VICINITY SKETCH

PROXIMITY MAP

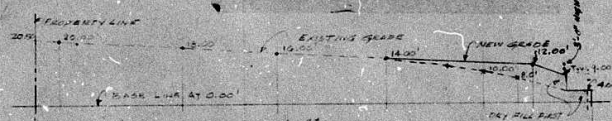
NOTES:  
 1. INDICATES MEAN LOW WATER EXISTING WITH PROPOSED M.L.W. = 5'-0"  
 2. PROPOSED M.L.W. = 5'-0"  
 3. PROPOSED M.L.W. = 6'-0"  
 4. PROPOSED M.L.W. = 7'-0"  
 ELECTRICAL LEGENDS:  
 (S) 25W DECK LIGHT  
 (L) 400W LIGHTNING POLE  
 (S) 15A SINGLE POLE OUTLET 110V/15A  
 (S) 20A 110V/20A  
 (S) SINGLE OUTLET 220V/20A

GENERAL NOTES:

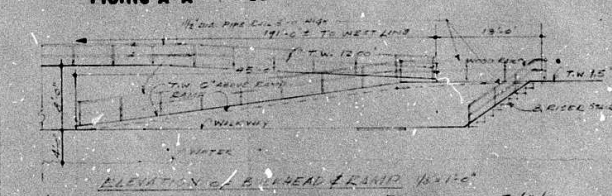
SHADY	BOATWAY
STIPPLE	BOATWAY, NON-PROPOSED
STIPPLE	BOATWAY, SPECIAL EXISTING
STIPPLE	EXISTING BOATWAY

PARKING REQUIREMENTS:

SPACE	AREA	REQ.	PROVIDED
A. SHOP & OFFICE 1 per 300 sq ft.	2400 sq ft.	8	8
B. RESIDENTIAL	1500 sq ft.	1	1
C. BOAT SLIPS 1 each	17 SLIPS 75'	7	7
TOTAL SPACES PROVIDED		16	16

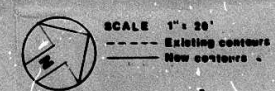


Profile A-A



ELEVATION OF BOATHEAD RAMP

PLANS APPROVED  
 OFFICE OF PLANNING & ZONING  
 BY: [Signature]  
 DATE: 7-27-78



2-24 77

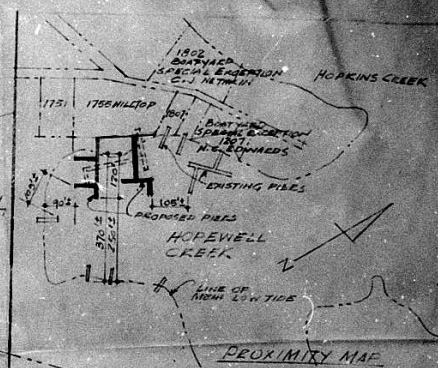
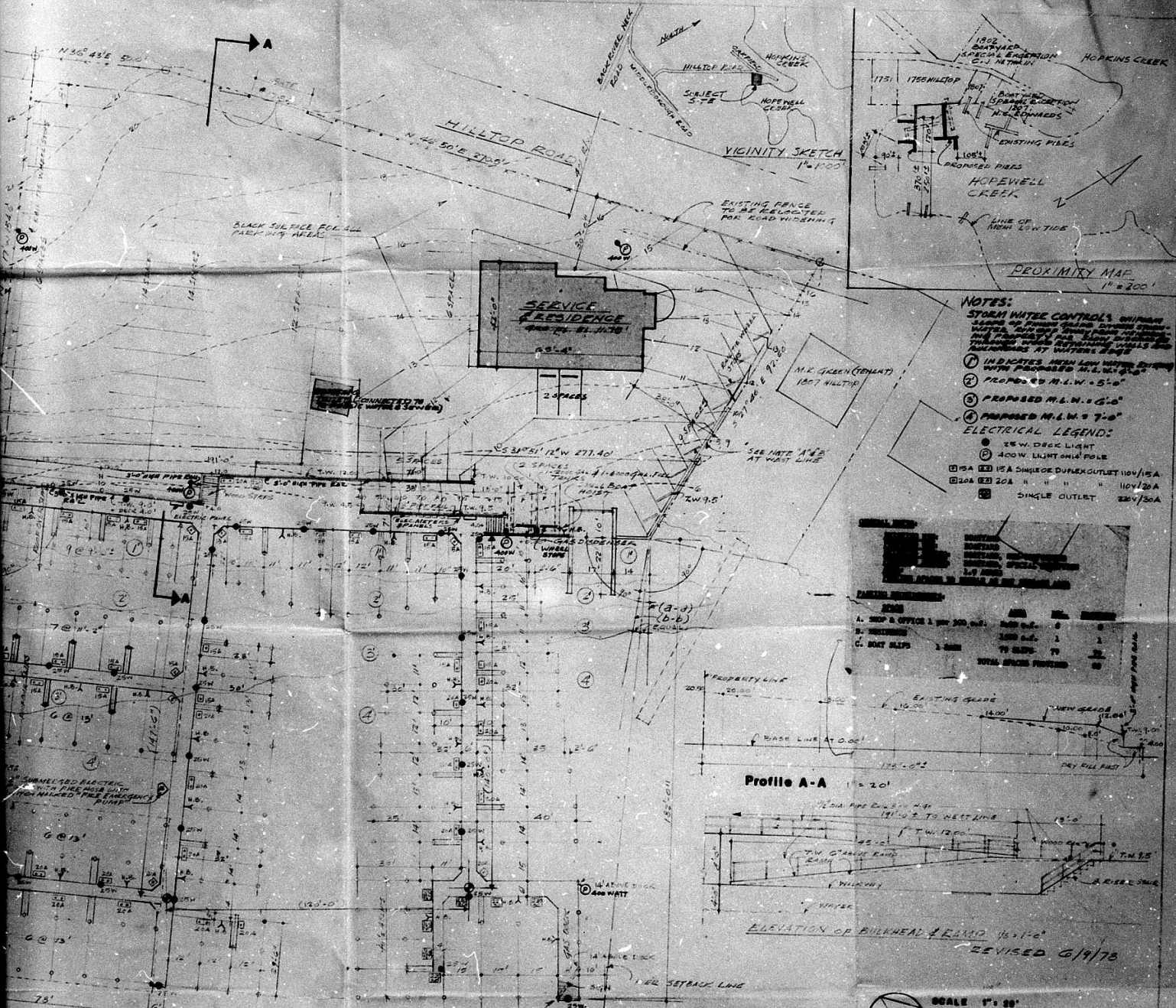


**MAN FOSSEN SCHWAB**  
 Incorporated  
 701 Columbia St.  
 Baltimore 2781  
**ARCHITECTURE**

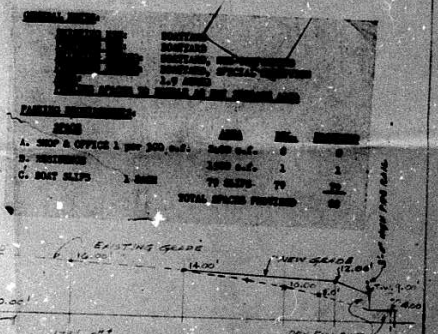
**Essex Marina Boatyard**  
 1788 HILLTOP AVENUE  
 BALTIMORE COUNTY, MARYLAND

Frank Lampson, Owner

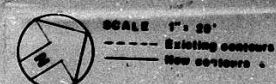




- NOTES:**
- STORM WATER CONTROLS SHOWN  
 BASED ON FLOOD CONTROL DISTRICT SPECIFICATIONS  
 WATER PUMPING STATION SHALL BE INSTALLED  
 IN PROPERTY AND SHALL BE RETAINING WALLS AND  
 FOUNDATIONS AT MINIMUM 1.0 FT
- ① INDICATES WITH LOW WATER SURFACE WITH PROPOSED M.L.W. + 5'-0"
  - ② PROPOSED M.L.W. + 5'-0"
  - ③ PROPOSED M.L.W. + 6'-0"
  - ④ PROPOSED M.L.W. + 7'-0"
- ELECTRICAL LEGEND:**
- ⊙ 25 W. DECK LIGHT
  - ⊙ 400 W. LIGHT ONLY POLE
  - ⊙ 15A 15A SINGLE-DUPLEX OUTLET 110V/15A
  - ⊙ 20A 20A " " " 110V/20A
  - ⊙ SINGLE OUTLET 220V/30A



PLANS APPROVED  
 OFFICE OF PLANNING & ZONING  
 BY: *[Signature]*  
 DATE: 6/9/78

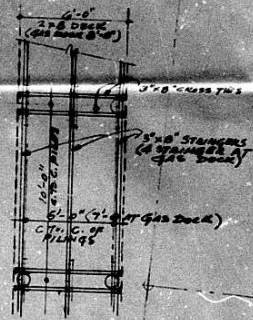


**VAN FOSSEN SCHMID**  
 Incorporated  
 701 Eastwood St  
 Baltimore 21201

**ARCHITECTURE**

*Essex Marina Boatyard*  
 1755 HILLTOP AVENUE  
 BALTIMORE COUNTY, MARYLAND

Frank Lampson, Owner

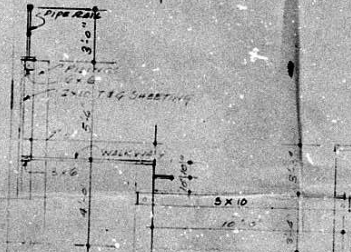


**PLAN OF PIER FRAMING**  
16'-11" 0"

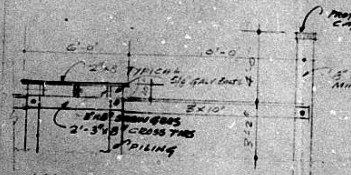
**NOTES**

- A. PROVIDE NORTH TO SOUTH LINE PILES TO WEST OF ALL WEST PROPERTY LINES
- B. PROVIDE EAST TO WEST LINE PILES TO WEST PROPERTY LINE

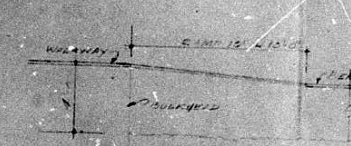
BLACK SHEET PAPER 14x11



**BULKHEAD FINGER PIER 16'-11"**

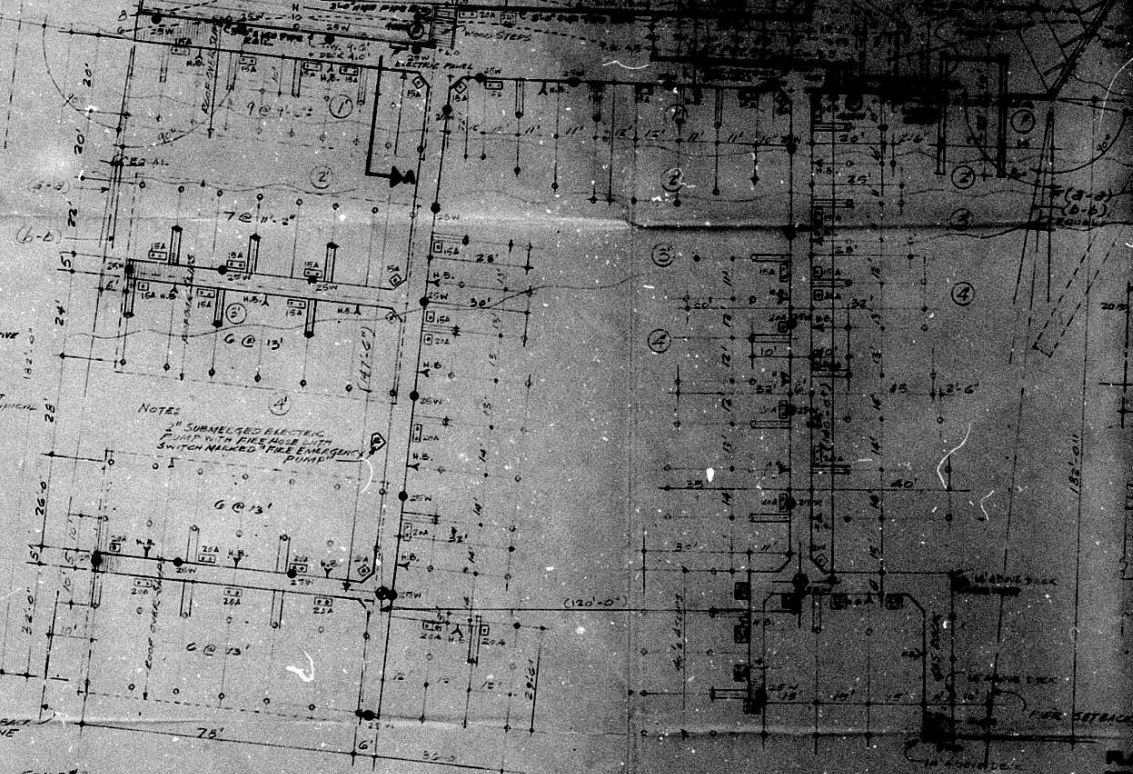


**MAIN PIER FINGER PIER 16'-11"**



**RAMP AT MAIN PIER 16'-11"**

- NOTES:** FIBRE CONSTRUCTION  
SPECIES OF WOOD - YELLOW PINE  
GRADE OF WOOD - DRYING - GRADE #1  
2x8 STRINGERS, SHEATHING - GRADE #2  
ALL CUT LUMBER C&A TREATED  
ALL BOLTS 5/8" AND FULL THREADED



**NOTES**

- 1. SURVEYED ELECTRIC EQUIPMENT PILES AND SWITCH WAREHOUSE FIRE EMERGENCY PUMP

