

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Charles F. 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 Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amended site plan to Case No. 77-97-XA to change location and configuration of shop/office building, caretaker's quarters and to add one additional caretaker's quarters.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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 _____ Address _____

Phone _____ Phone _____

Petitioner's Attorney _____ Protestant's Attorney _____

Address _____

ORDERED By the Zoning Commissioner of Baltimore County, this 11th day of March, 1981, 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 proper notice 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 23rd day of April, 1981, at 9:30 A.M.

[Signature]
Zoning Commissioner of Baltimore County

(over)

ORDER RECEIVED FOR FILING

DATE BY

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond, Zoning Commissioner
FROM: Norman E. Gerber, Director, Office of Planning and Zoning
SUBJECT: Petition No. 81-181-SPH Item 125

Date: April 9, 1981

Petition for Special Hearing
South side of Hilltop Avenue opposite Oakfield Avenue
Petitioner - Charles F. Lampron

Fifteenth District

HEARING: Thursday, April 23, 1981 (9:30 A.M.)

This office has no comment on the subject petition.

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 10, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
C/O
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

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

RE: Item No. 125
Petitioner - Charles F. Lampron
Special Hearing Petition

Dear Mr. Lampron:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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 suitability of the requested zoning.

Because of your proposal to amend the site plan filed with Case #77-97-XA, this Special Hearing is required.

Particular attention should be afforded to the comments from the Health Department and the Department of Permits and Licenses.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:bcc

Enclosures

cc: Retco Engineering Co., Inc.
315-4 Keyser Building
Baltimore, Maryland 21201



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

February 11, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #125 (1980-1981)
Property Owner: Charles F. Lampron
3/8 Hilltop Avenue opposite Oakfield Avenue
Acre: 320.50/260 x 162.6/129.6
District: 15th

Dear Mr. Hammond:

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 conjunction with the Zoning Advisory Committee review of this property for Item 207 (1975-1976) and Item 46 (1976-1977) 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 125 (1980-1981).

Very truly yours,

[Signature]
ROBERT A. MORRISON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

Attachments

I-SE Key Sheet
5 NE 34 Pos. Sheet
NE 2 I Topo
97 Tax Map

May 26, 1976

Mr. S. Eric DiWenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #207 (1975-1976)
Property Owner: Charles F. Lampron
3/23 Hilltop Ave. 314.60' N/E Valley Ave.
Existing Zoning: DR 5.5
Proposed Zoning: Special Exception for boatyard and parking.
Acre: 1.9 District: 15th

Dear Mr. DiWenna:

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.

Highways:

Hilltop Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way and a 40-foot right-of-way west and east of the Oakfield Avenue intersection, respectively. Highway improvements, including highway right-of-way widening and any necessary easements for slopes, will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan must be revised accordingly.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #207 (1975-1976)
Property Owner: Charles F. Lampron
Page 2
May 26, 1976

Storm Drains (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

The property to be developed is located adjacent to the water front. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential and commercial development and other special construction features are required.

Water and Sanitary Sewers

There is an 8-inch public water main and an 8-inch public sanitary sewer in Hilltop Avenue. This property is apparently utilizing some private means of sewage disposal. The submitted plan must be revised to indicate both the method presently employed and the proposed means of servicing this property.

Very truly yours,

[Signature]
ELIZABETH W. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Tranter

I-SE Key Sheet
5 NE 34 Pos. Sht.
and NE 2 I Topo
97 Tax Map

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

Retco Engineering Co., Inc.
315-4 Keyser Building
Baltimore, Md. 21201

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 11th day of March, 1981.

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Charles Lampron
Petitioner's Attorney: _____
Reviewed by: *[Signature]*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Pursuant to the advertisement, posting of prop. rty. and public hearing on the above Petition and it appearing that by reason of the following finding of facts

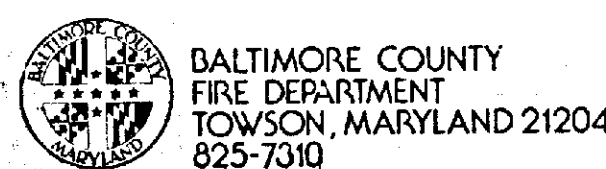
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of _____, 19 __, that the herein Petition for the aforementioned Special Hearing should be and the same is GRANTED, from and after the date of this Order, subject to

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of _____, 19 __, that the herein Petition for the aforementioned Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



PAUL H. REINKE
CHIEF

January 23, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Charles F. Lampron

Location: S/S Hilltop Avenue Opp. Oakfield Avenue

Item No.: 125 Zoning Agenda Meeting of December 30, 1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: *George M. Haggard*
REVIEWER: *Paul H. Reinke* Planning Group
Special Inspection Division

/mb

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #46 (1976-1977)
Property Owner: Charles F. Lampron
S/S 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. DiNenna:

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.

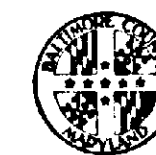
This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #46 (1976-1977).

Very truly yours,

Edmund H. Dwyer
EDMUND H. DWYER, P.E.
Chief, Bureau of Engineering

END:EAM:FWA:SS

1-SE Key Sheet
5 NE 34 Pos. Sheet
NE 2 I Topo
97 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERDER
DIRECTOR

March 5, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #125, Zoning Advisory Committee Meeting, December 30, 1980, are as follows:

Property Owner: Charles F. Lampron
Location: S/S Hilltop Avenue opp Oakfield Avenue
Acres: 320.50/260 X 162.6/129.6
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.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

JLW:rh



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

January 26, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #125, Zoning Advisory Committee Meeting of December 30, 1980, are as follows:

Property Owner: Charles F. Lampron
Location: S/S Hilltop Ave. Opp. Oakfield Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to amend Case #77.97 1A to change location and configuration of shop/office building and caretaker's quarters to add one additional caretaker's quarters.
Acres: 320.50/260 X 162.6/129.6
District: 15th

The marina is presently served by metropolitan water and sewer.

The proposed alterations and additions to the marina must be in compliance with all requirements as set forth by Article VIII (Sanitary Requirements for Boat Marinas), Section 13-94 thru 13-101 of the Baltimore County Code, 1978 Edition. Also, note that Section 13-96 (Toilet Facilities at Marinas) specifies number and location of onshore toilet facilities depending upon location of docks and number of boating slips. It is recommended that prior to application for a building permit, the owner contact the Eastern Regional Health Center, Environmental Service Division (687-6500) and arrange for an inspection to determine the number of toilet facilities required.

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
S/S of Hilltop Ave. opposite :
Oakfield Ave., 15th District : OF BALTIMORE COUNTY

CHARLES F. LAMPRON, Petitioner : Case No. 81-181-SPH

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.

Peier Max Zimmerman
Peier Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 23rd day of March, 1981, a copy of the foregoing Order was mailed to Mr. Charles F. Lampron, 8401 Bay Road, Pasadena, Maryland 21122, Petitioner.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 5, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: December 30, 1980

RE: Item No: 122, 123, 124, 125, 126
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

TED ZALEWSKI JR.
DIRECTOR

January 16, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #125 Zoning Advisory Committee Meeting, December 30, 1980 are as follows:

Property Owner: Charles F. Lampron
Location: S/S Hilltop Avenue Opp. Oakfield Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to amend Case #77.97 1A to change location and configuration of shop/office building and caretaker's quarters to add one additional caretaker's quarters.
Acres: 320.50/260 X 162.6/129.6
District: 15th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Age, and other applicable Codes.

X B. A building permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.

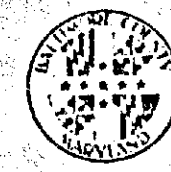
X I. Comments - All floor levels shall be above elevation 10'- See Section 319.0 in Bill 199-79 limiting construction in Tidal Flood areas.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burrows
Charles E. Burrows, Chief
Plans Review

CEB:rrj



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 18, 1981

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

RE: Petition for Special Hearing
S/S of Hilltop Ave. opposite Oakfield
Ave. - 15th Election District
Charles F. Lampron - Petitioner
NO. 81-181-SPH (Item No. 125)

Dear Mr. Lampron:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. William L. Callahan
200 West Road
Baltimore, Maryland 21221

Mr. Edward Gruss
1800 Hilltop Avenue
Baltimore, Maryland 21221

John W. Hessian, III, Esquire
People's Counsel

RE: PETITION FOR SPECIAL HEARING
S/S of Hilltop Ave. opposite Oakfield
Ave. - 15th Election District
Charles F. Lampron - Petitioner
NO. 81-181-SPH (Item No. 125)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

... ..

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts that to amend the site plan filed in Case No. 77-97-XA to change the location and configuration of the shop/office building/caretaker's quarters and to add one additional caretaker's quarters would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 18th day of August, 1981, that the amendments to the site plan filed in Case No. 77-97-XA to change the location and configuration of the shop/office building/caretaker's quarters and to add one additional caretaker's quarters, in accordance with the site plan prepared by Ritco Engineering Co., Inc., revised March 16, 1981, should be approved and, as such, the herein Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The site plan, under General Notes, shall indicate the parking requirements as follows:

PARKING REQUIREMENTS:

Space	Area	Parking Spaces Required	Provided
A. Shop, office, and bathroom facilities (1 per 300 sq. ft.)	2700 sq. ft.	9	9
B. Residences (2) (1 each)	2024 sq. ft.	2	2
C. Boat slips (1 each)	79 slips	79	79
Total Spaces:		90	90

2. The height of the proposed building shall not exceed 31 feet.
3. At least one resident of each caretakers' quarters shall be in the employ of the boat yard/marina at all times.
4. At least 75% of the required parking spaces must be available for vehicle parking during the months of April through October and at least 35% during the months of November through March.
5. A revised site plan, incorporating the applicable restrictions set forth above, shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning.

Jean M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

retco engineering co. inc.
313-14 Keyser Building, Baltimore, Maryland 21201

LAND SURVEYORS
AND ENGINEERS
(301) 685-6880

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 still 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.

OFFICE COPY

ORDER RECEIVED FOR FILING

DATE August 19, 1981

BY Jean M. H. Jung

ORDER RECEIVED FOR FILING

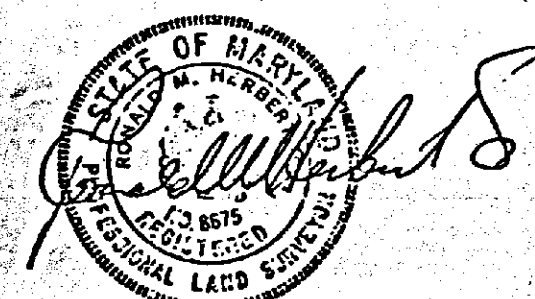
DATE August 19, 1981

BY Jean M. H. Jung

retco engineering co.
313-14 Keyser Building, Baltimore, Maryland 21201

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
dsz/RGH, SR.

RE: PETITION FOR SPECIAL HEARING
S/S of Hilltop Ave. opposite Oakfield
Ave. - 15th Election District
Charles F. Lampron - Petitioner
NO. 81-181-SPH (Item No. 125)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

... ..

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts that to amend the site plan filed in Case No. 77-97-XA to change the location and configuration of the shop/office building/caretaker's quarters and to add one additional caretaker's quarters would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 18th day of August, 1981, that the amendments to the site plan filed in Case No. 77-97-XA to change the location and configuration of the shop/office building/caretaker's quarters and to add one additional caretaker's quarters, in accordance with the site plan prepared by Ritco Engineering Co., Inc., revised March 16, 1981, should be approved and, as such, the herein Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The site plan, under General Notes, shall indicate the parking requirements as follows:

PARKING REQUIREMENTS:

Space	Area	Parking Spaces Required	Provided
A. Shop, office, and bathroom facilities (1 per 300 sq. ft.)	2700 sq. ft.	9	9
B. Residences (2) (1 each)	2024 sq. ft.	2	2
C. Boat slips (1 each)	79 slips	79	79
Total Spaces:		90	90

2. The height of the proposed building shall not exceed 31 feet.
3. At least one resident of each caretakers' quarters shall be in the employ of the boat yard/marina at all times.
4. At least 75% of the required parking spaces must be available for vehicle parking during the months of April through October and at least 35% during the months of November through March.
5. A revised site plan, incorporating the applicable restrictions set forth above, shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning.

Jean M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Charles F. 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 Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amended site plan to Case No. 77-97-XA to change location and configuration of shop/office building/caretaker's quarters and to add one additional caretaker's quarters

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing 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 Rd.
Pasadena, Md. 21122
Phone 432-0881 - Home
765-4877 - Office
Petitioner's Attorney 687-6142 - Marina Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 11th day of March, 1981, 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 19th day of April, 1981, at 9:30 o'clock A. M.

Jean M. H. Jung
Zoning Commissioner of Baltimore County

(over)

SEP 17 1981

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:

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of _____, 19 __, that the herein Petition for the aforementioned Special Hearing should be and the same is GRANTED, from and after the date of this Order, subject to

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 _____

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of _____, 19 __, that the herein Petition for the aforementioned Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Mr. James Dyer
Zoning
Baltimore County
Permit Review
cc: Mr. Charles E. Burnham

Dear Mr. Dyer,

This letter is to express my concern that the cold weather may jeopardize my building construction at the Essex Marina, 1755 Hilltop Avenue, Baltimore, Md.

Please do not think I have procrastinated and am now in a rush. I have made every effort, in a timely manner, and the cycles lapsed time is 16 months to date.

The nature of my business holds us time to spare only in the winter, so I am applying for a separate footing and slab permit in hopes this can be constructed in parallel with your review of the rest of the building.

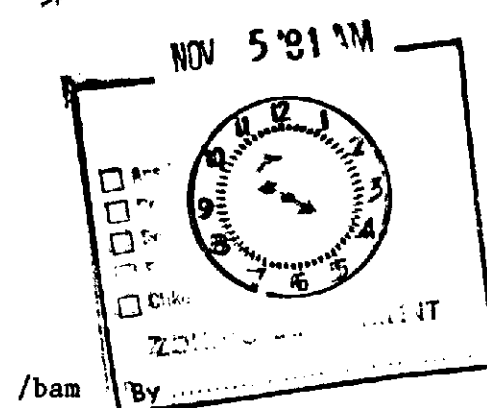
Since this is only the move of a previously approved building and this move has been approved by a hearing, does this require the same departmental routing?

Thank you for your consideration.

Sincerely,

Charles F. Lampron (low)

Charles F. Lampron
8401 Bay Rd.
Pasadena, Md. 21122



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 10, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

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

RE: Item No. 125
Petitioner - Charles F. Lampron
Special Hearing Petition

Dear Mr. Lampron:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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 suitability of the requested zoning.

Because of your proposal to amend the site plan filed with Case #77-97-XA, this Special Hearing is required.

Particular attention should be afforded to the comments from the Health Department and the Department of Permits and Licenses.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

cc: Retco Engineering Co., Inc.
312-14 Keyser Building
Baltimore, Maryland 21201

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISIEL, P.E.
DIRECTOR

February 11, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #125 (1980-1981)
Property Owner: Charles F. Lampron
5/S Hilltop Avenue opposite Oakfield Avenue
Acres: 320.50/260 x 162.6/129.6
District: 15th

Dear Mr. Hammond:

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 conjunction with the Zoning Advisory Committee review of this property for Item 207 (1975-1976) and Item 46 (1976-1977) 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 125 (1980-1981).

Very truly yours,

ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:SS

cc: Jack Wimbley

Attachments

1-SE Key Sheet
5 NE 34 Pos. Sheet
NE 2 I Topo
97 Tax Map

May 25, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #207 (1975-1976)
Property Owner: Charles F. Lampron
5/S Hilltop Ave. 314.60' W/E Valley Ave.
Existing Zoning: DR 5.5
Proposed Zoning: Special Exception for boatyard and marina.
Acres: 1.9 District: 15th

Dear Mr. DiNenna:

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.

Highways:

Hilltop Avenue, an existing public road, is proposed to be improved in the future as a 10-foot closed section roadway on a 50-foot right-of-way and a 40-foot right-of-way west end east of the Oakfield Avenue intersection, respectively. Highway improvements, including highway right-of-way widening and any necessary reversible easements for slopes, will be reviewed in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan must be revised accordingly.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through striping, grading and stabilization would result in a sediment pollution problem, changing private and public holdings down-stream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Storm Drainage:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #207 (1975-1976)
Property Owner: Charles F. Lampron
Page 2
May 25, 1976

Storm Drainage (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Construction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

The property to be developed is located adjacent to the water front. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential and commercial development and other special construction features are required.

Water and Sanitary Sewers:

There is an 8-inch public water main and an 8-inch public sanitary sewer in Hilltop Avenue. This property is apparently utilizing some private means of sewage disposal. The submitted plan must be revised to indicate both the method presently employed and the proposed means of sewerage this property.

Very truly yours,
MICHAEL W. DRYER, P.E.
Chief, Bureau of Engineering

END:RAM:FWR:SS

cc: J. Trenner

1-SE Key Sheet
5 NE 34 Pos. Sheet
NE 2 I Topo
97 Tax Map

October 4, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #45 (1976-1977)
Property Owner: Charles F. Lampron
5/S Hilltop Ave., 314.60' W/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. DiNenna:

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 #45 (1976-1977).

Very truly yours,

MICHAEL W. DRYER, P.E.
Chief, Bureau of Engineering

END:RAM:FWR:SS

1-SE Key Sheet
5 NE 34 Pos. Sheet
NE 2 I Topo
97 Tax Map

January 25, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #125, Zoning Advisory Committee Meeting of December 30, 1980, are as follows:

Property Owner: Charles F. Lampron
Location: 5/S Hilltop Ave. Opp. Oakfield Ave.
District: 15th
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception to amend Case #77-97-XA to change location and configuration of shop/office building and caretaker's quarters to add one additional caretaker's quarters.
Acres: 320.50/260 x 162.6/129.6
District: 15th

The marina is presently served by metropolitan water and sewer.

The proposed alterations and additions to the marina must be in compliance with all requirements as set forth by Article VII (Sanitary Requirements for Boat Marinas), Section 13-04, Item 13-01 of the Baltimore County Code, 1976 Edition. Also, note that Section 13-06 (Boat Facilities) depending upon location of docks and number of boating slips. It is recommended that prior to application for a building permit, the owner contact the Eastern Regional Health Center, Environmental Service Division (687-6500) and arrange for an inspection to determine the number of toilet facilities required.

Very truly yours,

LEE J. ADAMS, Director
BUREAU OF ENTERPRISE SERVICES

LJF/am/BJP



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

January 26, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Charles F. Lampron

Location: N/S Hilltop Avenue Opp. Oakfield Avenue

Item No.: 125 Zoning Agenda: Meeting of December 30, 1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED: *George M. McGehee* Noted and Approved: *George M. McGehee*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

1.0 ZAFESKI JR.
DIRECTOR

January 16, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #125 Zoning Advisory Committee Meeting, December 30, 1980 are as follows:

Property Owner: Charles F. Lampron
Location: S/S Hilltop Avenue Opp. Oakfield Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to amend Case #77-97 XA to change location and configuration of shop/office building and caretaker's quarters to add one additional caretaker's quarters.

Acres: 320.50/260 X 162.6/129.6

District: 15th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Sanicapped and Aged, and other applicable Codes.

X B. A building/ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

X I. Comments - All floor levels shall be above elevation 10'- See Section 319.0 in Bill 199-79 limiting construction in Tidal Flood areas.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

PETITION FOR SPECIAL HEARING

15th District

ZONING: Petition for Special Hearing

LOCATION: South side of Hilltop Avenue opposite Oakfield Avenue

DATE & TIME: Thursday, April 23, 1981 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amended site plan to Case No. 77-97-XA to change location and configuration of shop/office building/ caretaker's quarters and to add one additional caretaker's quarters

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Charles F. Lampron, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, April 23, 1981 at 9:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

TAA Inc.

Baltimore: 301-423-7432
102 W. Pennsylvania St.,
Towson, Md. 21204
Washington: 202-337-4447
2024 M St. N.W.,
Washington, D.C. 20007

Peter G. Christie, R.E.A.
Van Fossen Schwab, F.A.I.A.
J. Richards Andrews

The Architectural Affiliation

September 22, 1918

Ms. Jean M.H. Jung
Deputy Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

Re: Charles F. Lampron
S/S Hilltop Ave.
No. 81-181-SPH (ITEM No. 125)

Dear Ms. Jung:

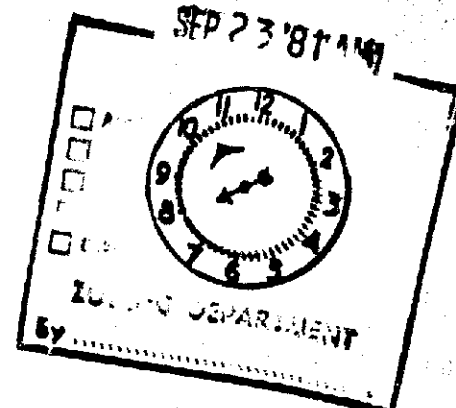
In accordance with your suggestion, we are submitting this letter as confirmation of our discussion in your office with Mr. Douglas Swan of your department. We are proceeding with the design and preparation of Construction Documents for the new building at the Essex Marina on Hilltop Road on the basis of an overall building height of 31 feet as measured from the grade at the northwest corner to the highest point of the roof.

Your clarification of this matter is appreciated.

Very truly yours,

Van Fossen Schwab
Van Fossen Schwab
TAA Inc.
/saf

cc: Mr. Lampron



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 14, 1981

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

RE: Petition for Special Hearing
S/S Hilltop Avenue opposite
Oakfield Avenue
Case No. 81-181-A

This is to advise you that \$71.88 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 097233

DATE: 4/23/81 ACCOUNT: 01-662

AMOUNT: \$71.88

RECEIVED FROM: Charles F. Lampron

FOR: Advertising and Posting of Case #81-181-A

2566424 23

7188.4

VALIDATION ON SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
FROM: Petition No. 81-181-SPH Item 125
SUBJECT: Petition for Special Hearing

Petition for Special Hearing
South side of Hilltop Avenue opposite Oakfield Avenue
Petitioner: Charles F. Lampron

Fifteenth District

HEARING: Thursday, April 23, 1981 (9:30 A.M.)

This office has no comment on the subject petition.

NEG:JGH:ab

PETITION FOR SPECIAL HEARING-15th DISTRICT

ZONING: Petition for Special Hearing
LOCATION: South side of Hilltop Avenue opposite Oakfield Avenue
DATE & TIME: Thursday, April 23, 1981 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amended site plan to Case No. 77-97-XA to change location and configuration of shop/office building/ caretaker's quarters and to add one additional caretaker's quarters

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Charles F. Lampron, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, April 23, 1981 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order of
WILLIAM E. HAMMOND
Zoning Commissioner of Baltimore County

APR 23 1981

DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD. April 2, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md.

of one time successive weeks before the 23rd day of April, 1981, the first publication appearing on the 2nd day of April, 1981.

THE JEFFERSONIAN,
L. Frank Smith
Manager.

Cost of Advertisement, \$ 19.75

PETITION FOR SPECIAL HEARING-15th DISTRICT

ZONING: Petition for Special Hearing
LOCATION: South side of Hilltop Avenue opposite Oakfield Avenue
DATE & TIME: Thursday, April 23, 1981 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amended site plan to Case No. 77-97-XA to change location and configuration of shop/office building/ caretaker's quarters and to add one additional caretaker's quarters

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Charles F. Lampron, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, April 23, 1981 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order of
WILLIAM E. HAMMOND
Zoning Commissioner of Baltimore County

APR 23 1981

CERTIFICATE OF PUBLICATION

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of one time successive weeks before the 23rd day of April, 1981, the first publication appearing on the 2nd day of April, 1981.

THE JEFFERSONIAN,
L. Frank Smith
Manager.

Cost of Advertisement, \$

Petition for Special Hearing
15th District
Zoning: Petition for Special Hearing
Location: South side of Hilltop Avenue, opposite Oakfield Avenue
Date & Time: Thursday, April 23, 1981 at 9:30 a.m.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Commissioner of Baltimore County, by authority of the Zoning Regulations of Baltimore County, will hold a public hearing.
Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commission and/or Deputy Zoning Commissioner should approve an amended site plan to Case No. 77-97-XA to change location and configuration of shop/office building, caretaker's quarters and to add one additional caretaker's quarters.
All that parcel of land in the Fifteenth District of Baltimore County, 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 50 minutes West 270.5 feet thence still binding on said Hilltop Avenue, 40 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.
Going the property of Charles F. Lampron, as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, April 23, 1981 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
BY ORDER OF
William E. Hammond
Zoning Commissioner
for Baltimore County

The Essex Times
Essex, Md., April 9, 1981
This is to Certify, That the annexed
Petition
was inserted in The Essex Times, a newspaper
printed and published in Baltimore County, once in
each of one successive
weeks before the 9th day of
April, 1981
Publisher.

81-181-SPH
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 15 Date of Posting: 3/29/81
Posted for: Petition for Special Hearing
Petitioner: Charles F. Lampron
Location of property: S/S Hilltop Ave. opp. Oakfield Ave.
Location of Signs: facing intersection of Hilltop & Oakfield
Remarks: none
Posted by: William E. Hammond Date of return: 4/10/81
Number of Signs: 1

retco engineering co. inc. LAND SURVEYORS AND ENGINEERS
313-14 Keyser Building, Baltimore, Maryland 21201 (301) 685-6800
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 still 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.

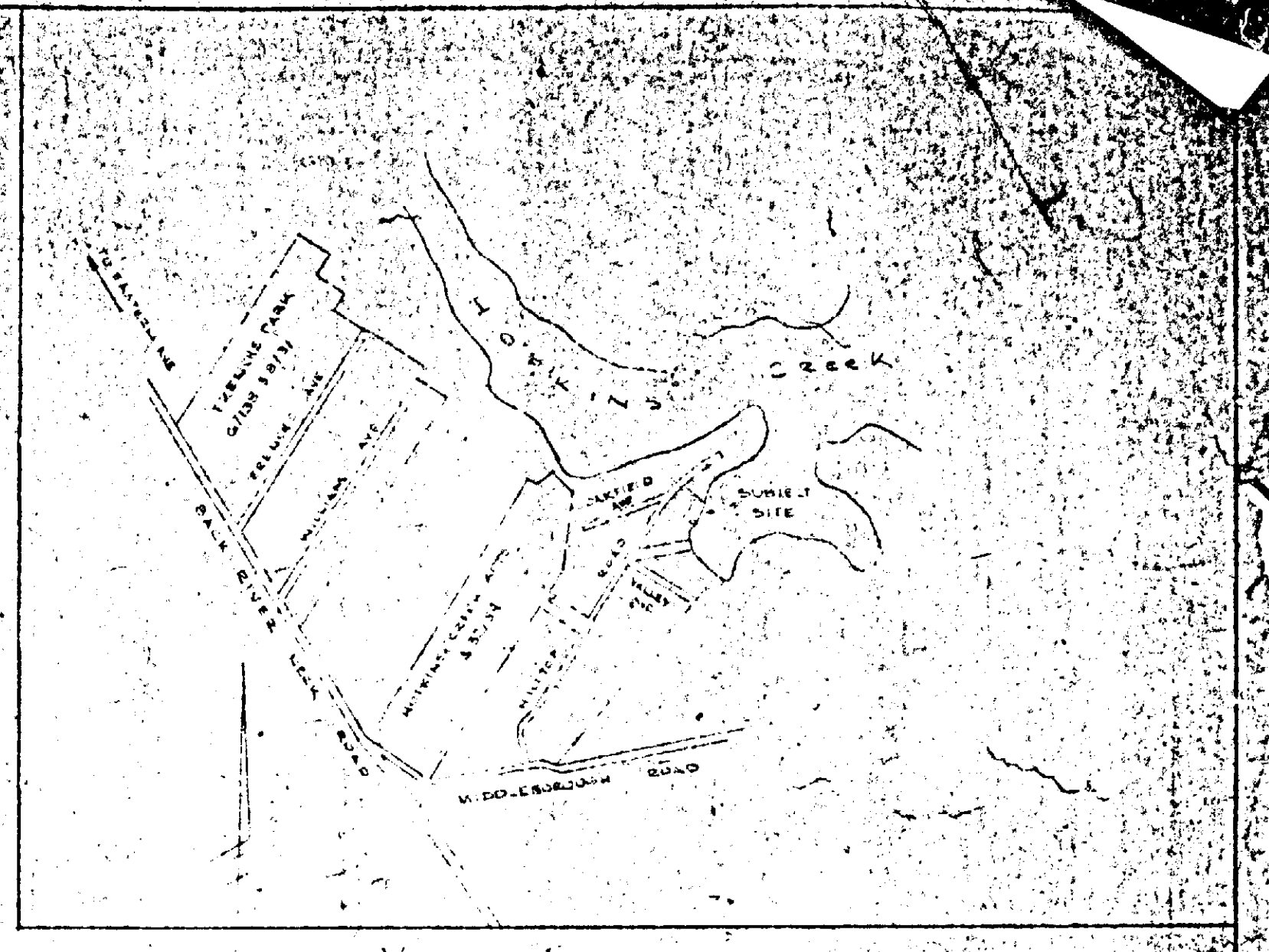
retco engineering co. inc.
313-14 Keyser Building, Baltimore, Maryland 21201
Being known as 1755 Hilltop Avenue and also being known as Lots 30, 31, 32, 33 and 34 Hilltop Park which Plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. 8 Page 32.
-2-
Job Order No. 760224
February 25, 1976
daz/RMH, SR.

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>DI</u>					Revised Plans: Change in outline or description <u> </u> Yes <u> </u> No					
Previous case: <u>77-97XA</u>					Map # <u> </u>					

PETITION FOR SPECIAL HEARING
15th District
ZONING: Petition for Special Hearing
LOCATION: South side of Hilltop Avenue opposite Oakfield Avenue
DATE & TIME: Thursday, April 23, 1981 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amended site plan to Case No. 77-97-XA to change location and configuration of shop/office building/ caretaker's quarters and to add one additional caretaker's quarters
All that parcel of land in the Fifteenth District of Baltimore County
Being the property of Charles F. Lampron, as shown on plat plan filed with the Zoning Department
Hearing Date: Thursday, April 23, 1981 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue Towson, Maryland
BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

March 13, 1981
Mr. Charles F. Lampron
8401 Bay Road
Pasadena, Maryland 21122
NOTICE OF HEARING
RE: Petition for Special Hearing - S/S Hilltop Avenue opposite Oakfield Avenue - Case No. 81-181-SPH
TIME: 9:30 A.M.
DATE: Thursday, April 23, 1981
PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND
ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received this 19th day of December, 1980.
Filing Fee \$25.00 Received: ☒ Check ☐ Cash ☐ Other
No. 097202
DATE: March 13, 1981 ACCOUNT: 01-642
AMOUNT: \$25.00
RECEIVED FROM: Lampron Enterprises, Inc.
FOR: Filing Fee for Case No. 81-181-SPH
2500 MAR 16 1981 2500 MAR 16
VALIDATION OR SIGNATURE OF CASHIER



VICINITY SKETCH
1:1000

GENERAL NOTES:
EXISTING USE BOATYARD - NO CHANGE
PROPOSED USE BOATYARD - NO CHANGE
EXISTING ZONING BOATYARD - NO CHANGE
ADDITIONAL COMMENTS ADDED PARKING PAVES TO NO
 AN ADDITIONAL RESERVES FOR CEMENTED DRIVEWAYS
 MORE CENTRAL LOCATION FOR THE BUILDINGS
PARKING SPACES TO DOUBLE AS DRY STORAGE AREA

PARKING REQUIREMENTS		PARKING SPACES REQUIRED	
(A) SPACE SHOP & OFFICE - 1700 SQ. FT.	1700 S.F.	7	7
(B) RESIDENCES (2) (1 EACH)	2700 S.F.	2	2
(C) BOAT SLIPS (1 EACH)	770 SLIPS	79	79
TOTAL SPACES PROVIDED		88	88

 12"x20" INDICATES SPACE FOR HANDICAPPEE

MAPI: 4B
NEET
ELECTR
DIST: 15
D-I: 1/23/81
TY: 34
K-2: 11B
CY: 16
FR-2: 16
S-1: 16

[Faint circular stamp]

BOARD OF EXAMINERS AND REGISTRATION OF ACCOUNTANTS
206-A

STATE OF MARYLAND

OLD RPT Jonathan Schuch

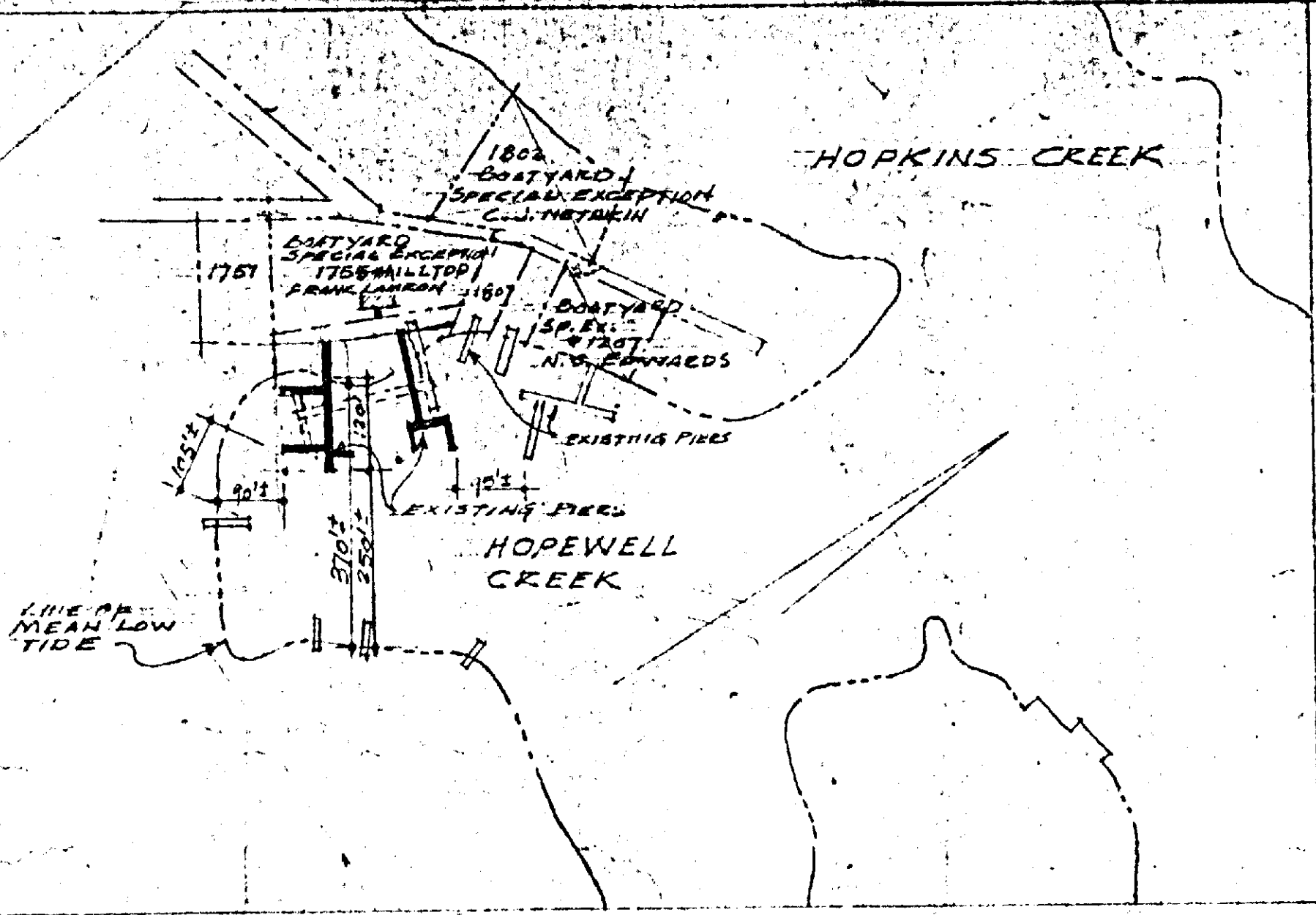
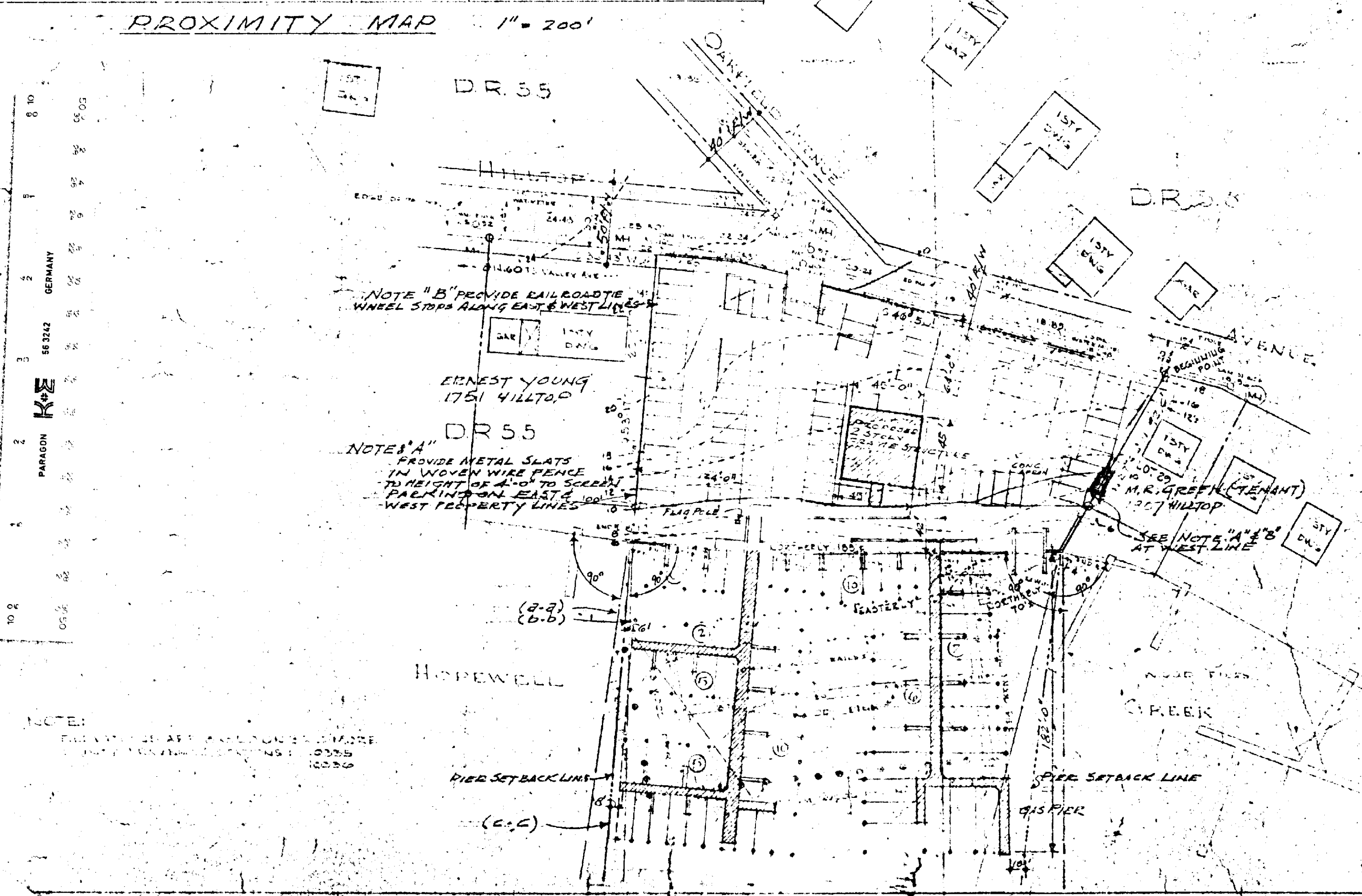
PLAT TO ACCOMPANY PETITION 11/12/80
FOR
SPECIAL EXCEPTION

1755 HILLTOP AVE. ACCTS. 30-34, HILLTOP PARK, WPC 8, 22)
157' ELEC. DIST.
SCALE 1" = 50' BALTIMORE CL. MAP
DATE 2/12/72



retco engineering co., inc.

1515 14th Street, N.W.
 Atlanta, Georgia 30309
 (404) 525-1100



VICINITY SKETCH
1:1000

GENERAL NOTES:
EXISTING USE: BOATYARD - NO CHANGE
PROPOSED USE: BOATYARD - NO CHANGE
EXISTING ZONING: BOATYARD/RECREATION, RESIDENTIAL
PROPOSED ZONING: BOATYARD/RECREATION, RESIDENTIAL
NO ADDITIONAL REQUIREMENTS FOR CIRCUMSTANCES OF PROPOSED USE
MORE CENTRAL LOCATION FOR THE BUILDINGS
PARKING SPACES TO DOUBLE AS DRY STORAGE AREA

PARKING REQUIREMENTS:		PARKING SPACES REQUIRED	
SPACE	AREA	SPACE	AREA
(A) SHOP & OFFICE - 1 PRG BOSTL	2,025 SF	7	7
(B) RESIDENCES (2) (TRACH)	270 SF	2	2
(C) BOAT SLIPS (1 LENGTH)	79 SLIPS	79	79
<u>TOTAL SPACES PROVIDED</u>		<u>88</u>	<u>88</u>

 INDICATES SPACE FOR HANDICAPPED

1.01 Ac

708-A

BOARD OF EXAMINERS AND REGISTRATION
STATE OF MARYLAND

1223 (10/10)

PLAT TO ACCOMPANY PETITION 11/12/00

SPECIAL EXCEPTION
1755 HILLTOP AVE. CLUTE 30-34 HILLTOP PARK WIPED 332

157 BUREAU DIST. BALTIMORE CO. MD.
SCALE 1:50 DATE 3/17/70

Auto Engineering Co., Inc.
1000 Broadway
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Telephone: 675-2211

