

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a boatyard.

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

I, or we, agree to pay expenses of above 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Alma Hall
(Type or Print Name)
Signature: [Signature]
Address: [Address]
City and State: [City and State]

Signature: [Signature]
(Type or Print Name)
Address: [Address]
City and State: [City and State]

Attorney for Petitioner:
Robert J. Romadka & John B. Gontum, 3010 Salisbury Avenue
Baltimore, MD 21219
Phone No. [Phone No.]

809 Eastern Boulevard
Baltimore, MD 21221
Phone No. [Phone No.]

Attorney's Telephone No.: 686-8274
809 Eastern Boulevard 686-8274
Address: [Address]

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of January, 1983, 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 1st day of March, 1983, at 1:30 o'clock P.M.

[Signature]
Zoning Commissioner of Baltimore County

E.C.O.-No. 1 (over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
N/S of Bay Front Rd., 415' : OF BALTIMORE COUNTY
W of the Centerline of Alma Ave., :
15th District :
Alma Hall, Petitioner : Case No. 83-203-X

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.

Peter Max Zimmerman
Deputy People's Counsel

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 8th day of February, 1983, a copy of the foregoing

Order was mailed to Robert J. Romadka, Esquire and John B. Gontum, Esquire, 809

Eastern Boulevard, Baltimore, MD 21221, Attorneys for Petitioner.

John W. Hession, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 83-203-X
Alma Hall

This office is opposed to the granting of this request. The roads serving this area are, for the most part, narrow, residential streets that do not meet current standards for new development. The character of the immediate area is that of single-family dwellings of medium densities. The subject proposal would not be in keeping with this firmly established character of the neighborhood. Further, this office does not believe that the roads in the area would adequately serve a development of this size and type.

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

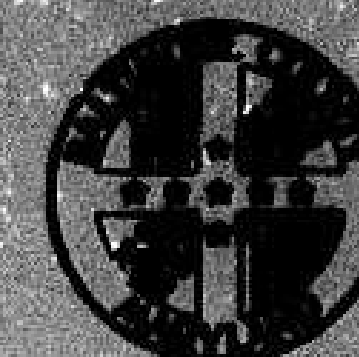
NEC:JGHale

cc: Arlene January
Shirley He:

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Robert J. Romadka, Esquire
John B. Gontum, Esquire
809 Eastern Blvd.
Baltimore, Md. 21221

David W. Dallas, Jr. & Sons
7008 Harford Road
Baltimore, Md. 21234

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 7th day of January, 1983.

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Alma Hall

Petitioner's Attorney: Romadka/Gontum, Esq. Reviewed by: [Signature]
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 18, 1983

Robert J. Romadka, Esquire
John B. Gontum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Item No. 82 - Case No. 83-203-X
Petitioner - Alma Hall
Special Exception Petition

Gentlemen:

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.

The subject property is zoned D.R. 5.5 and is currently improved with four dwellings and a large building that as indicated by you in our previous conversation has been used as an office for a small boatyard operation that existed on the site for a number of years. This fact should be discussed at the hearing. Individual dwellings exist on the north side of Bay Front Road, while vacant land exists on the south side of said road adjacent to this property.

In view of your client's proposal to construct a boat yard operation on this site, this hearing is required.

At the time that you submitted this request, there was some question concerning the design of the proposed buffer area. This area is defined in Council Bill No. 109-82 and is to be located along the easterly property line between the proposed parking area and existing dwellings. If the petition is granted, the design of said area will have to be reviewed and approved when application for the building permits is made. However, in any event the existing dwelling, which is located in the proposed buffer area, will have to be removed.

Item No. 82 - Case No. 83-203-X
Petitioner - Alma Hall
Special Exception Petition
Page 1

Particular attention should be afforded to the comments of the Health Department. For further information or explanation, of these comments, you may contact Mr. Rob Powell at 494-2762.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

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

NEC:bhc

Enclosures

cc: David W. Dallas, Jr. & Sons, Ltd
7008 Harford Road
Baltimore, Md. 21234

ROBERT J. ROMADKA
ATTORNEY AT LAW
809 EASTERN BOULEVARD
BALTIMORE, MARYLAND 21221

ASSOCIATES
CHARLES E. FORD, III
JOHN B. GONTUM
JOHN C. HENNINGSEN
ALFRED M. WALPERT

February 22, 1983

Baltimore County Office
of Planning and Zoning
Zoning Commissioner's Office
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
N/S of Bay Front Road, 415' W of the
C/L of Alma Avenue
Alma Hall - Petitioner
Case No.: 83-203-X

Dear Commissioner:

Please issue subpoenas for the following persons to appear in the case of Alma Hall on Tuesday, March 1, 1983, at 1:30 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204:

Officer William McCluskey
Baltimore County Marine Police Unit
Edgemere Station
Baltimore, Maryland 21219
Baltimore County

James Regal
Chief of Northpoint
Edgemere Fire Department
6800 Old North Point Road
Baltimore, Maryland 21219
Baltimore County

Thank you very much for your cooperation in this matter.

Very truly yours,

[Signature]
John B. Gontum

Mr. Sheriff:

Please issue subpoenas in accordance with the above.

[Signature]
Deputy Zoning Commissioner of Balco. Co.

JBG/mrh

Enclosures

cc: Ms. Alma Hall

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 22nd day of March, 1983, that the Petition for Special Exception for a boat yard, in accordance with the site plan prepared by David W. Dallas, Jr. & Sons, Ltd., revised August 17, 1982, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with Sections 1801.1.B. and 417 of the Baltimore County Zoning Regulations.
2. Compliance with the requirements of the Health and Fire Departments.
3. Acquisition of all required water and land use permits.
4. The building identified as #7200 on Petitioner's Exhibit 1 shall be used as a residence, office, and repair area. Additionally, the location of the public restrooms shall be indicated on the site plan.
5. The parking spaces shall be rearranged to preserve as many of the existing large trees as possible and those trees shall be indicated on the site plan.
6. No gasoline fueling facilities shall be located on the site.
7. The fire hydrant shall be installed on the southeast corner of the site as shown on Petitioner's Exhibit 1.
8. The dwelling identified as #7210 on Petitioner's Exhibit 1 shall be razed.
9. A revised site plan, incorporating the restriction 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



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

December 10, 1982

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

Re: Item #82 (1982-83)
Property Owner: Alma Hall
N/S Bay Front Road 415' W. from
centerline of Alma Avenue
Acres: 1.7856 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:

NEC WAY:

Bay Front Road, an existing public road, is proposed to be improved in the future as a 40 foot closed section roadway on a 60 foot right-of-way, with a standard type roadway termination.

The entrance locations are also 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.

Mr. William E. Hammond

-2-

December 10, 1982

STORM DRAINS:

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

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 tidewater. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed w.r.t. any elevation limitations are placed on the lowest floor (including basements) of residential or commercial development.

WATER AND SANITARY SEWER:

There is an 8 inch public water main and an 8 inch public sanitary sewerage in Bay Front Road.

The Petitioner is responsible for the cost of capping and plugging any water and sanitary service connections not used to serve this property.

Very truly yours,

Robert A. Morton, P.E.
Robert A. Morton, P.E., Chief
Bureau of Public Services

RAN:EAM:FWR:pmj

cc: Jack Wimbley

A-NE Key Sheet
28 and 29 SE 30 and 31 Pos. Sheets
SE 7 and 8 H Typo
111 Tax Map



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REMCKE
FIRE

December 20, 1982

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: Alma Hall

Location: N/S Bay Front Road 415' W. from centerline of Alma Avenue

Item No.: 82 Zoning Agenda: Meeting of November 3, 1982

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 drive and condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

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

(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", 1974 Edition prior to occupancy.

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

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

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

/mb

Owner: Alma Hall
Location: N/S Bay Front Road 415' W. from centerline of Alma Avenue
Item No.: 82
December 20, 1982
Page two

Comment #4: Where piers exceed 250 feet, each should be provided with a two-inch water line extending the length of the pier and should be equipped with 1 1/2 inch hose connections at 75 foot intervals, according to NFPA 303, Section 2-2.3.



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3900

TED J. L. J. JR.
DIRECTOR

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

Dear Mr. Hammond:

Comments on Item #82, Zoning Advisory Committee Meeting

are as follows:

Property Owner: Alma Hall
Location: N/S Bay Front Road 415' W. from centerline of Alma Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception for a boatyard
Acres: 1.7856
District: 15th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Submerged and Aqueous and other applicable Codes.

X B. A building/and other miscellaneous permits shall be required before beginning construction.

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

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

E. In exterior wall erected within 6' of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'-6" of lot line. A firewall is required if construction is on the lot line, see Table 101, line 2, Section 107 and Table 102.

F. Suggested variances conflicts with the Baltimore County Building Code, Section 101.

G. A change of occupancy shall be applied for, along with an alteration permit application, and these required sets of drawings indicating how the change 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, comply with the height/area requirements of Table 101 and the required construction classification of Table 102.

I. Comments: Raising of buildings, piers, bulkheads, paving plus other improvements will all require permits before work proceeds

NOTE: These comments reflect only on the information provided by the drawings 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., 21204.

Very truly yours,
Charles E. Burdick
Charles E. Burdick, Chief
Plans Review

CHB:J
FURN 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Durr, Superintendent Towson, Maryland - 21204

Date: Nov. 3, 1982

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

Z.A.C. Meeting of: Nov. 3, 1982

RE: Item No. 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.
* If the flight patterns of aircraft taking off and landing are such that they must pass over school property we would be deeply concerned since the safety of school children is very important to us.

Very truly yours,
Wm. Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 11, 1983

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

000
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

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Item No. 82
Petitioner - Alma Hall
Special Exception Petition

Dear Mr. Romadka:

In accordance with our recent conversation on the above matter, I am withholding the scheduling of the hearing until you notify me how long the existing office has been in use.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 22, 1983

Robert J. Romadka, Esquire
Germania Federal Building
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Special Exception
N/S of Bay Front Road, 15' W of the
centerline of Alma Avenue - 15th
Election District
Alma Hall - Petitioner
NO. 83-203-X (Item No. 82)

Dear Mr. Romadka:

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

Very truly yours,
JEAN M.H. JUNG
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/srl

Attachments

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

Bethlehem Steel Corporation

SPARROWS POINT PLANT
SPARROWS POINT, MD 21219



February 28, 1983
GS-99-83

Mr. Brian Hall
Bayfront Road
Sparrows Point, Maryland 21219

Dear Mr. Hall,

I have reviewed the plan outlining the use of your property for a marina with associated parking and Bethlehem will not take a position at this time. We do not oppose the marina being proposed by you for this property.

Very truly yours,

C.E. Jagwocki
C. E. Jagwocki, Superintendent
General Services and Plant Protection

CEH:lfb

PETITIONER'S
EXHIBIT 4

February 25, 1983

Dear Planning & Zoning Commissioner:

We live on Bay Front Road in Jones' Creek. We are unable to attend the zoning hearing for a special exception for a boatyard (case # 83-203-X) due to our work schedule, so we are submitting our comments to you in writing.

We have seen the site plan blueprints and have discussed them with Brian Hall. The site plan shows that all parking will be on his property, and not on the street which was a concern to us. The evergreen tree planting and buffer zone gives us more protection than we would ever require.

As boatowners of many years we are familiar with boatyards and marinas of all types. Having seen Mr. Hall's site plan we feel it is well planned. We know from our experience that usually less than half of the boaters in a given yard use their boats at one time, and we feel there will be no appreciable increase in traffic.

We have seen that Brian Hall has cleaned up the waterfront around his family's property and replaced the crumbling wood bulkhead with a concrete seawall. In addition he is rebuilding the house on the front part of the shop so that it is no longer an eyesore.

We feel we are qualified to give our opinion for two reasons:

- 1) We live just over 100 feet from the Hall's property and
- 2) We have experience with boats, boaters and boatyards, and know what we can expect. We support Mr. Hall and recommend that you approve the special exception permits.

Yours truly,

Mrs. & Mrs. Dennis Schultz
7218 Bayfront Rd.

PETITIONER'S
EXHIBIT 5

March 1, 1983

Dear Commissioner:

In response to the public notice in the *Baltimore Eagle* asking for special permission to build a boatyard on Bayfront Road (Case No. 83-203-X) the following are our comments:

a) We purchased our home at 7318 Waldman Avenue in 1969 so that we could build our own pier for our cabin cruiser. Additionally, our two sons would have a place to moor their boats. We are like most people who live on waterfront property in that we enjoy boating and have no objections to come.

b) There are many people in the county who think Jones' Creek is an undesirable place to live or boat due to the industrial air and water pollution that once plagued us. The image projected over the years of an industrial area is a difficult one to change, even though the giant steel mill across from us no longer pollutes as it did in the past. In fact, the water and air are now quite clean.

c) The construction of a well-planned and modern boatyard on our creek will help to confirm our belief that Jones' Creek has become a desirable recreational and living area. In doing so, it will help change its aforementioned "bad image." We are delighted to see that the Hall family is committed to investing in the future of our creek. We see this as a genuinely positive turn, and one that can only upgrade our community.

d) The existing boatyards on Jones' Creek were built right after World War II and have not been expanded since then. They are generally filled to capacity. Of necessity, we have often had to go to a creek

several miles away for our craft's winter lay-up.

In conclusion, we feel there is a definite need for more marine service in our area. This would benefit our community greatly and ask that you consider this petition favorably.

Sincerely yours,
Rita A. Sabowski
Rita A. Sabowski

Mr. & Mrs.
George W. Sabowski
7318 Waldman Avenue
Baltimore, Md. 21219

CERTIFICATION NO. 6661
79-322

STATE OF MARYLAND
DEPARTMENT OF NATURAL RESOURCES
WATER RESOURCES ADMINISTRATION
TANES STATE OFFICE BUILDING
ANNAPOLIS, MARYLAND 21404

WATER QUALITY CERTIFICATION

NAROP-F/3(Hall, Brian & Alma)79-0053-1

PUBL. NOTICE DATE: 29 January 1979

TO: Brian & Alma Hall

7010 Solisbury Avenue

Baltimore, Maryland 21219

This Water Quality Certification is issued pursuant to Section 401 of the Federal Water Pollution Control Act Amendments of 1972 (PL 92-500) and further amendments thereto specified in PL 94-217 (Clean Water Act of 1977) and is required by the Corps of Engineers before issuance of a Department of the Army Permit.

A copy of this Certification has been sent to the Corps of Engineers. This Certification does not relieve the applicant of responsibility for obtaining any other approvals, licenses or permits in accordance with federal law, state law or local ordinances and does not authorize commencement of any proposed work.

The Water Resources Administration has determined from a review of the plans that the construction of this facility and its subsequent operation as noted herein will comply with PL 92-500.

This Certification is issued subject to the following conditions which are designated by an "X" in the box preceding each applicable condition:

- [x] 1. All work shall be performed in accordance with the plan as shown in the Corps of Engineers Public Notice and in a manner which will not violate Maryland's Water Quality Standards.
- [x] 2. The proposed work shall be performed only after the issuance of a State Wetland License, Private Wetland Permit, Notification of Approval, and/or Waterway Construction Permit as applicable by the State of Maryland, and Federal Permit or Letter of Permission as applicable.
- [x] 3. Construction of the bulkhead must be completed prior to filling behind the bulkhead. The bulkhead must be so constructed as to prevent the loss of fill material to the waters of the State. Only clean fill which is free of organic or metallic materials shall be used.
- [x] 4. All fill and construction materials not used in the project shall be removed and disposed of in a manner which will prevent their entry into the waters of the State.

PETITIONER'S
EXHIBIT 10a

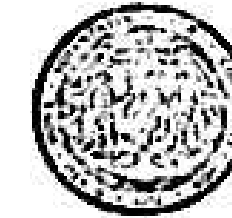
- [x] 15. The disturbance of the bottom of the body of water and sediment transport into the adjacent waters of the State shall be minimized.
- [x] 16. The applicant must obtain a grading and sediment control plan which has been approved by the Baltimore Soil Conservation District, and in which the applicant certifies that the proposed work will be done pursuant to the said plan. This plan must be available at the project site during all phases of construction.
- [17. The spoil disposal area(s), including dikes where applicable, must be so constructed as to limit the suspended solids content in the discharge to the waters of the State to four-hundred (400) parts per million or less.
- [18. The applicant must obtain a grading and sediment control plan which has been approved by the Sediment Control Representative, Division of Wastewater, Department of Public Works of the City of Baltimore, Municipal Office Building, Baltimore, Maryland 21202. This plan must be available at the project site during all phases of construction.
- [19. No dredging shall be done between _____.
- [x] 20. The applicant must submit written notification to the Enforcement Program of this Administration at this address at least ten (10) days before the proposed work begins and again within ten (10) days after the work is completed.
- [x] 21. During the construction period all persons involved in the project shall use sanitary facilities and adhere to sanitary wastewater disposal practices as approved by the local or county health authorities.
- [22.

Failure to comply with these conditions shall constitute reason for cancellation of Certificate and legal proceedings may be instituted against the applicant in accordance with Sections 8-1401 through 8-1501 inclusive of the Natural Resources Article, Annotated Code of Maryland (1974 Volume). In granting this Water Quality Certification, the Administration reserves the right to inspect at any time the operations and records regarding this project.

Certification Approved:
William S. Stippie, Chief
Wetlands Permit Division

3/25/79
Date

State of Maryland



Board of Public Works

Annapolis, Maryland
WETLANDS LICENSE NO. 79-322

Brian & Alma Hall

Harry Hughes
Comptroller
Louis E. Goldstein
Comptroller
William B. Jones
Comptroller
Howard E. Middleton
Secretary

This is in reference to an application for "Wetlands License," dated the 16th day of January 1979. Upon the recommendation of the Wetlands Hearing Examiner of the Board of Public Works, and pursuant to the provisions of Title 9, Natural Resources Article, Annotated Code of Maryland (1974), entitled "Wetlands and Riparian Rights," enacted to provide a State policy for the preservation of wetlands in the State, and to regulate the filling and dredging of wetlands, and for other purposes, you are hereby authorized by the Board of Public Works, for the State of Maryland, to:

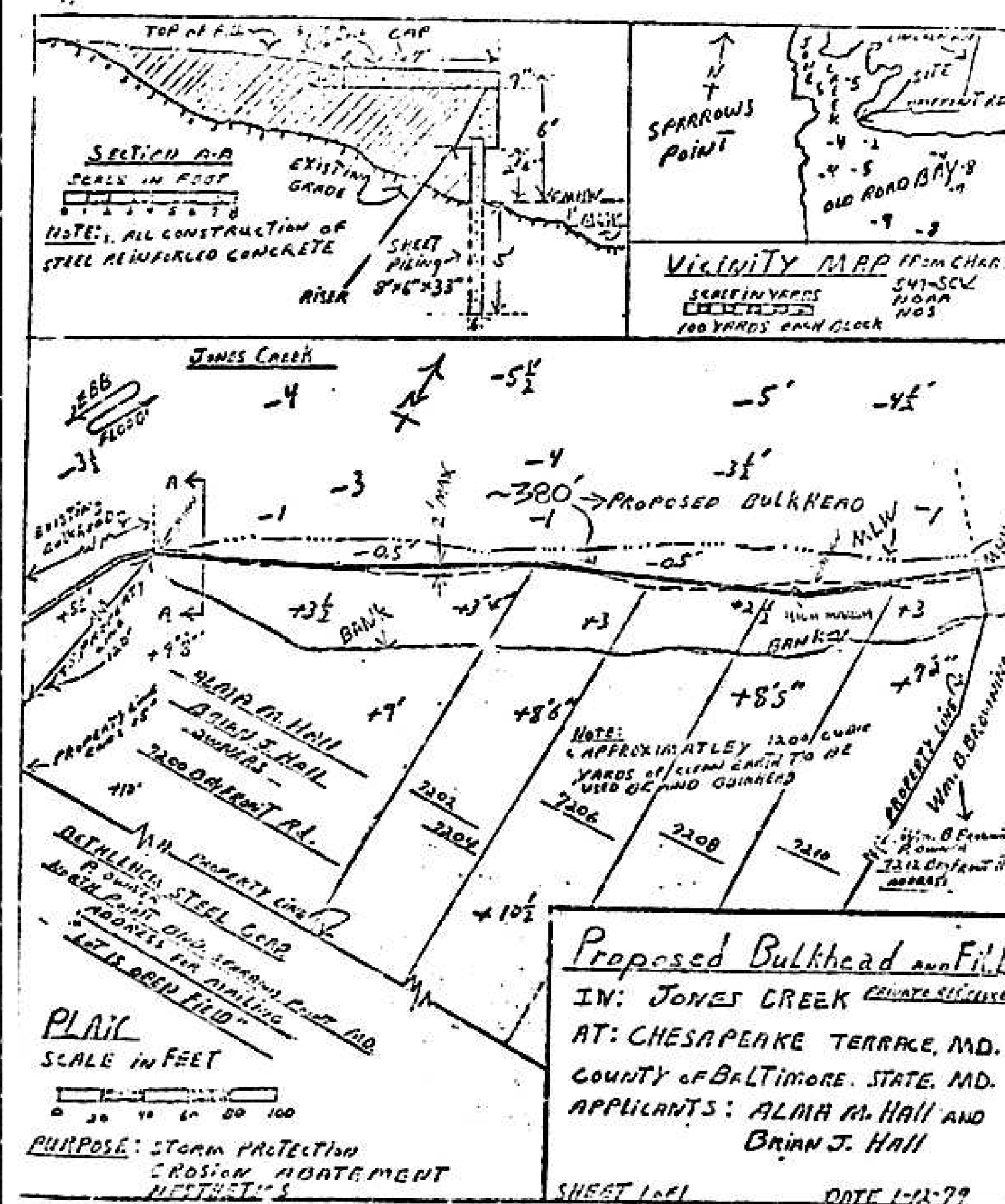
"construct a four-section, 380 foot long bulkhead within a maximum of two (2) feet seaward of the mean high water line; to backfill with 1200 cubic yards of land source borrow - in Jones Creek at Chesapeake Terrace, Baltimore County."

and is subject to the following special conditions:

- A. That all work be performed in accordance with the Certification of Water Quality;
- B. That grading and stabilization plans be approved by Soil Conservation District;

and is to be accomplished in accordance with the plans and drawings attached hereto, dated January 12, 1979.

This license is subject to general conditions and is revocable or subject to modification prior to the completion of the project as described above when such action is deemed to be in the State's interest.



Proposed Bulkhead and Fill
IN: JONES CREEK
AT: CHESAPEAKE TERRACE, MD.
COUNTY OF BALTIMORE, STATE MD.
APPLICANTS: ALMA M. HALL AND BRIAN J. HALL
SHEET 1 OF 1 DATE 1-12-79

A judgement as to whether or not a suspension, modification or revocation is in the best interests of the State involves a consideration of the impact that any such action or the absence of any such action may have on factors affecting the public interest. Such factors include, but are not limited to: ecological, developmental, water quality, economic, aesthetic, and recreational values.

General Conditions

- a. That this instrument does not authorize any injury to private property or invasion of private rights, or any infringement of Federal, State or local laws or regulations, nor does it obviate the necessity of obtaining assent from other State or local agencies required by law for the structure or work authorized.
- b. That the structure or work authorized herein shall be in accordance with the plans and drawings attached hereto and construction shall be subject to the supervision and approval of the Water Resources Administration of the Department of Natural Resources.
- c. The licensee shall comply promptly with any lawful regulations, conditions, or instructions affecting the structure or work authorized herein if and when issued by the State Water Resources Administration, which has jurisdiction to abate or prevent water pollution. Such regulations, conditions or instructions in effect or hereafter prescribed by the State Water Resources Administration are hereby made a condition of this license.
- d. That a copy of this license and the plans and drawings attached hereto shall be available at the construction site.
- e. The licensee will maintain the work authorized herein in good condition in accordance with the approved plans.

DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS
BALTIMORE DISTRICT, BALTIMORE, MARYLAND
NOTICE OF AUTHORIZATION

30 May 1979

A PERMIT TO construct a concrete bulkhead approx. 36' ft. long to extend a maximum of four ft. channelward of the mean high water shoreline, and to place approx. 1200 cu. yds. of earth fill landward of the proposed bulkhead. The work is to be done in Jones Creek

AT Chesapeake Terrace, Baltimore County, Maryland

HAS BEEN ISSUED TO Mr. & Mrs. Brian Hall
3010 Salisbury Avenue
Baltimore, Maryland 21219

ADDRESS OF PERMITTEE

PERMIT NUMBER NAROP-7/1(Hall, Brian & Alma) 79-0053-1

ON 30 May 1979
John P. O'Hagan
Chief, Operations Division
for the District Engineer

THIS NOTICE MUST BE CONSPICUOUSLY DISPLAYED AT THE SITE OF WORK.

It is requested that you indicate your acceptance of the terms and conditions set forth in the enclosed permit by placing your signature and the date signed on page 3 thereof. Upon your acceptance of the terms and conditions, you are authorized to proceed with the construction indicated therein. Your particular attention is invited to conditions (a), (e), (f), and (u) of the permit.

The copy of the permit signed by you should be returned for retention in the records of this office. A self-addressed, franked envelope is inclosed for this purpose. Also inclosed is your NOTICE OF AUTHORIZATION, ENG FORM 4336, which must be conspicuously displayed at the site of the work prior to commencement of construction.

Your early response in this matter would be appreciated.

Sincerely yours,
John P. O'Hagan
Chief, Operations Division

3 Incl
As stated
Attachment: EPA ltr

DP 3
1/79

Permit

NOTE: A SEPARATE PERMIT IS REQUIRED FOR ALL ELECTRICAL & PLUMBING WORK WHICH MUST BE DONE BY AN ELECTRICIAN OR PLUMBER LICENSED IN BALTIMORE COUNTY.

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

DATE 10/26/78

PERMIT NO. 00328

DATE 15 23

NAME J REISINGER DUNDALK

BLDG ADDRESS LOTS 1-2 (7200-7202-7204) BAYFRONT ROAD

CITY BALTO

OWNER ALMA M. HALL AND BRIAN J. HALL

ADDRESS 3010 SALISBURY AVENUE - BALTO. 21219

THE APPLICANT MUST OBTAIN ANY STATE, LOCAL, FEDERAL OR FEDERAL GOVERNMENT ENGINEERING PERMIT REQUIRED...

DATE 10/26/78

CONSTR. 150' OF BULKHEAD JONES CREEK AS PER #09539.

3. OWNERSHIP
1. OWNERSHIP
2. PUBLICLY OWNED
ESTIMATED COST OF MATERIALS \$2,000.00
ESTIMATED COST OF LABOR \$100.00
TOTAL \$2,100.00

THIS PERMIT MUST BE POSTED
SEE OTHER SIDE FOR INSPECTIONS

DP-3
1/79

Permit

NOTE: A SEPARATE PERMIT IS REQUIRED FOR ALL ELECTRICAL & PLUMBING WORK WHICH MUST BE DONE BY AN ELECTRICIAN OR PLUMBER LICENSED IN BALTIMORE COUNTY.

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

LOT 2 - (7706) BAYFRONT ROAD JC
J. REISINGER DUNDALK

DATE ISSUED: 10/26/82

OWNER'S NAME: ALMA M. HALL & BRIAN J. HALL
MAILING ADDRESS: 7010 SALISBURY AVENUE - BALTO. 21219

DATE: 15 23

TRANSFER DESCRIPTION: S/ --- N/C BAYFRONT ROAD

A. TYPE OF IMPROVEMENT
RESIDENTIAL
NEW BUILDING CONSTRUCTION
ADDITION
ALTERATION
REPAIR
REMOVAL
OTHER

C. TYPE OF USE
RESIDENTIAL
ONE FAMILY
TWO FAMILY
THREE AND FOUR FAMILY
FIVE OR MORE FAMILY ENTER NO. UNITS
COMMERCIAL
INDUSTRIAL
STORAGE BUILDING
FARMING GARAGE
REPAIR GARAGE
SERVICE STATION, REPAIR GARAGE
OFFICE, BANK, PROFESSIONAL
PUBLIC UTILITY
SCHOOL, COLLEGE, OTHER EDUCATIONAL
STORE
SPECIFY TYPE
TANK TOWER
TRANSIENT HOTEL, MOTEL AND UNITS
OTHER

CONST. 50' BULKHEAD ON JONES CREEK
AS PER #09540

OWNERSHIP
X INDIVIDUALLY OWNED
PUBLICLY OWNED
1,000.

THIS PERMIT MUST BE POSTED
SEE OTHER SIDE FOR INSPECTIONS

DP-3
1/79

Permit

NOTE: A SEPARATE PERMIT IS REQUIRED FOR ALL ELECTRICAL & PLUMBING WORK WHICH MUST BE DONE BY AN ELECTRICIAN OR PLUMBER LICENSED IN BALTIMORE COUNTY.

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

LOT 5 - 7210 BAYFRONT ROAD JC
J. REISINGER DUNDALK

DATE ISSUED: 10/26/82

OWNER'S NAME: ALMA M. HALL
MAILING ADDRESS: 3010 SALISBURY AVENUE - BALTO. 21219

DATE: 15 23

TRANSFER DESCRIPTION: N/S BAYFRONT ROAD

A. TYPE OF IMPROVEMENT
RESIDENTIAL
NEW BUILDING CONSTRUCTION
ADDITION
ALTERATION
REPAIR
REMOVAL
OTHER

C. TYPE OF USE
RESIDENTIAL
ONE FAMILY
TWO FAMILY
THREE AND FOUR FAMILY
FIVE OR MORE FAMILY ENTER NO. UNITS
COMMERCIAL
INDUSTRIAL
STORAGE BUILDING
FARMING GARAGE
REPAIR GARAGE
SERVICE STATION, REPAIR GARAGE
OFFICE, BANK, PROFESSIONAL
PUBLIC UTILITY
SCHOOL, COLLEGE, OTHER EDUCATIONAL
STORE
SPECIFY TYPE
TANK TOWER
TRANSIENT HOTEL, MOTEL AND UNITS
OTHER

CONST. 50' OF BULKHEAD ON JONES CREEK
AS PER #09542.

OWNERSHIP
X INDIVIDUALLY OWNED
PUBLICLY OWNED
1,000.

THIS PERMIT MUST BE POSTED
SEE OTHER SIDE FOR INSPECTIONS

DP-3
1/79

Permit

NOTE: A SEPARATE PERMIT IS REQUIRED FOR ALL ELECTRICAL & PLUMBING WORK WHICH MUST BE DONE BY AN ELECTRICIAN OR PLUMBER LICENSED IN BALTIMORE COUNTY.

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

LOT 4 - 7208 BAYFRONT ROAD JC
J. REISINGER DUNDALK

DATE ISSUED: 10/26/82

OWNER'S NAME: ALMA M. HALL
MAILING ADDRESS: 3010 SALISBURY AVENUE - BALTO. 21219

DATE: 15 23

TRANSFER DESCRIPTION: N/S BAYFRONT ROAD

A. TYPE OF IMPROVEMENT
RESIDENTIAL
NEW BUILDING CONSTRUCTION
ADDITION
ALTERATION
REPAIR
REMOVAL
OTHER

C. TYPE OF USE
RESIDENTIAL
ONE FAMILY
TWO FAMILY
THREE AND FOUR FAMILY
FIVE OR MORE FAMILY ENTER NO. UNITS
COMMERCIAL
INDUSTRIAL
STORAGE BUILDING
FARMING GARAGE
REPAIR GARAGE
SERVICE STATION, REPAIR GARAGE
OFFICE, BANK, PROFESSIONAL
PUBLIC UTILITY
SCHOOL, COLLEGE, OTHER EDUCATIONAL
STORE
SPECIFY TYPE
TANK TOWER
TRANSIENT HOTEL, MOTEL AND UNITS
OTHER

CONST. 50' OF BULKHEAD ON FRT. PROPERTY
JONES CREEK AS PER #09541

OWNERSHIP
X INDIVIDUALLY OWNED
PUBLICLY OWNED
1,000.

THIS PERMIT MUST BE POSTED
SEE OTHER SIDE FOR INSPECTIONS

I AM A LIFELONG WATERFRONT RESIDENT OF JONES CREEK. I HAVE SEEN THE PLANS FOR THE DEVELOPMENT OF THE PROPOSED MARINA AND I HAVE NO OBJECTIONS TO THE PROJECT AS PRESENTED BY ALMA & BRIAN HALL.

Louis Rehab
7308 WALDMAN AVE.
BALTO. MD. 21219

PETITIONER'S
EXHIBIT 13

ROBERT J. ROMADKA
ATTORNEY AT LAW
809 EIGHTEEN BOULEVARD
BALTIMORE, MARYLAND 21204

February 22, 1983

Baltimore County Office
of Planning and Zoning
Zoning Commissioner's Office
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
N/S of Bay Front Road, 415'W of the
C/L of Alma Avenue
Alma Hall - Petitioner
Case No.: 83-203-X

Dear Commissioner:

Please issue subpoenas for the following persons to appear in the case of Alma Hall on Tuesday, March 1, 1983, at 1:30 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204:

Officer William McCluskey
Baltimore County Marine Police Unit
Edgemere Station
Baltimore, Maryland 21219
Baltimore County

James Regal
Chief of Northpoint
Edgemere Fire Department
6800 Old North Point Road
Baltimore, Maryland 21219
Baltimore County

Thank you very much for your cooperation in this

Very truly yours,
John B. Gontrum
Mr. Sheriff:
Please issue subpoenas in accordance with the above.

JBG/meh
Enclosures
cc: Ms. Alma Hall

Mr. Sheriff:
Please issue subpoenas in accordance with the above.
Deputy Zoning Commissioner of Balto. Co.

David W. Dallas, Jr. and Sons
Registered Professional Engineers & Land Surveyors
7006 HARFORD ROAD - BALTIMORE, MARYLAND 21234
PHONE: (301) 254-4555

David W. Dallas, Jr., P.E., R.L.S.

Michael B. Dallas, P.L.S.

ZONING DESCRIPTION
SPECIAL EXCEPTION FOR BOAT YARD
IN A PR 5.5 ZONE

BEGINNING for the same on the northernmost side of Bay Front Road at a point distant 415 feet westerly from the center of Alma Avenue said point being on the division line between Lots No. 5 and 6 as shown on the Plat of Chesapeake Terrace Section A as recorded among the Land Records of Baltimore County in Plat Book No. 5-34, thence binding on the northernmost side of said Bay Front Road south 86 degrees 48 minutes 18 seconds west 50.00 feet to the end of said road, thence south 3 degrees 37 minutes 34 seconds east 20.00 feet to the southernmost outline of said Plat and to the northernmost side of the United Railway and Electric Company right of way, thence binding on said right of way south 86 degrees 48 minutes 18 seconds west 313.00 feet to the waters of Jones Creek and an existing bulkhead, thence binding on said existing bulkhead and a proposed bulkhead the eleven following courses and distances north 23 degrees 55 minutes 00 seconds west 7.00 feet, north 45 degrees 40 minutes 00 seconds west 8.00 feet, north 11 degrees 55 minutes 00 seconds west 19.50 feet, north 14 degrees 55 minutes 00 seconds west 20.50 feet, north 20 degrees 05 minutes 00 seconds east 20.50 feet, north 24 degrees 35 minutes 00 seconds east 34.00 feet, north 42 degrees 35 minutes 00 seconds east 20.50 feet, north 55 degrees 35 minutes 00 seconds east 81.50 feet, north 53 degrees 05 minutes 00 seconds east 91.50 feet, north 61 degrees 05 minutes 00 seconds east 122.50 feet and north 48 degrees 07 minutes 25 seconds east 78.93 feet, thence leaving said proposed bulkhead and running south 39 degrees 37 minutes 34 seconds east 24.50 feet, thence binding on the division line between Lots No. 5 and 6 as shown on said Plat the two following courses and distances south 11 degrees 11 minutes 38 seconds east 56.00 feet and south 3 degrees 37 minutes 34 seconds east 219.40 feet to the place of beginning.

CONTAINING 1.7856 acres of land more or less.

January 12, 1979

Re: Case # 83-203-X

On February 18, 1983, I was asked by Alma Hall to review her zoning plat site plan for a boatyard and to inspect the site located at 7200-7201 Bayfront Road, bordering on Bethlehem Steel's open tract of land on the south and Jones' Creek to the north, and to prepare comments and recommendations pertaining to public health, safety and welfare. The following are my findings:

1. The fireplug is located 150 feet to the east of the property on Bayfront Road just southeast of Alma Avenue. The hydrant is capable of pumping the water we need for the property, but to pump water to the end of the piers an additional pump could be placed in line. We also have a fireboat at our disposal which can be launched at the site, or any nearby ramp, and which is capable of pumping an unlimited supply of seawater at 400 gallons per minute. Also, the Baltimore County Marine Police Unit is equipped with a fire pump which can draft unlimited amounts of seawater at 400 gallons per minute.

2. The piers are of straightforward design with exceptionally wide channels between the piers, thus allowing plenty of space for pulling burning boats away from the piers and limiting the possibility of a fire spreading from one pier to another. The buffer zone on the land and the buffer zone that projects into the water offers protection to the adjoining property owners' homes and piers.

3. Since no gasoline fuel dock is proposed, the possibility of fire is drastically reduced.

It is my opinion that these plans have been prepared with more than sufficient precautions to avoid fire damage. However, I would recommend that a seawater drafting system (see attached schematic) be installed instead of the proposed hydrant on the site plan. My reasons for this recommendation are as follows:

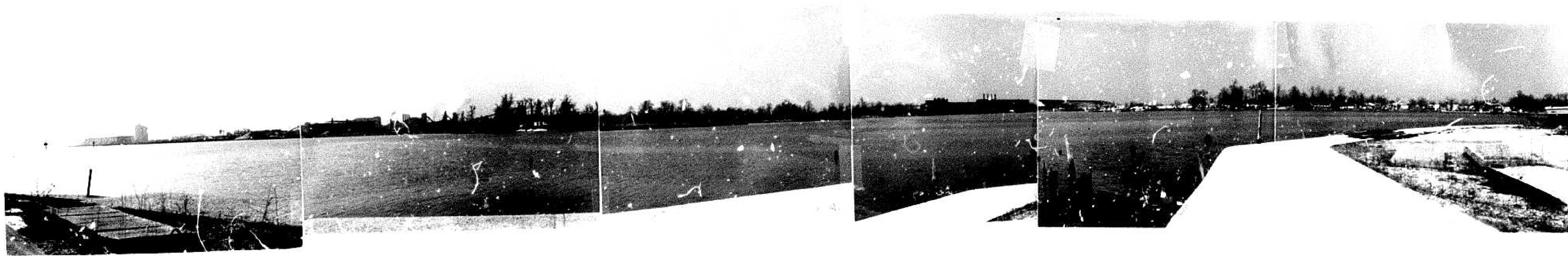
1. A seawater drafting system would allow our pumpers to pump unlimited amounts of seawater, and would be more reliable than the hydrant because the water would be pumped directly from the source and there would be no worry about pressure drops or water-main breaks that could limit the amount or flow of water.

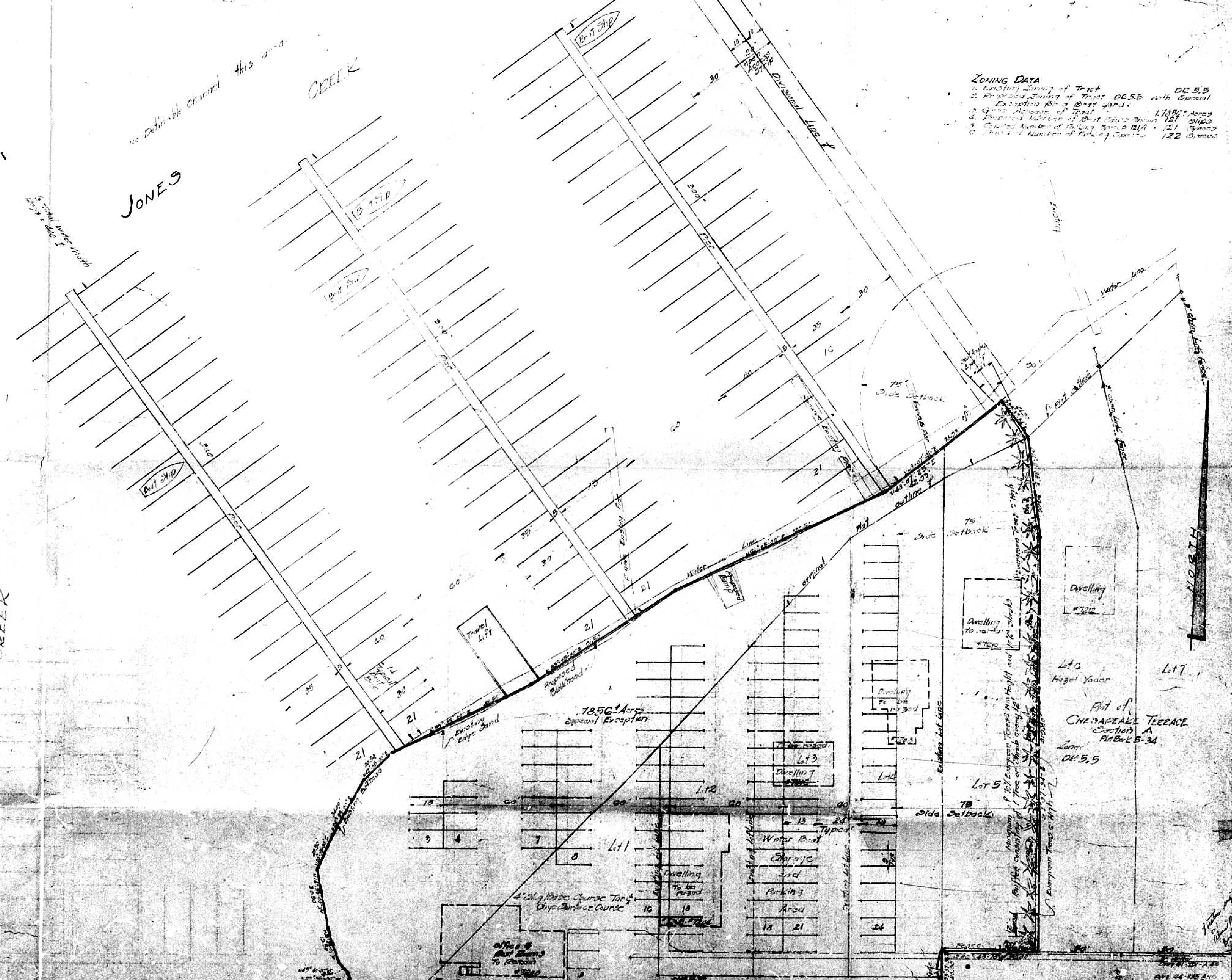
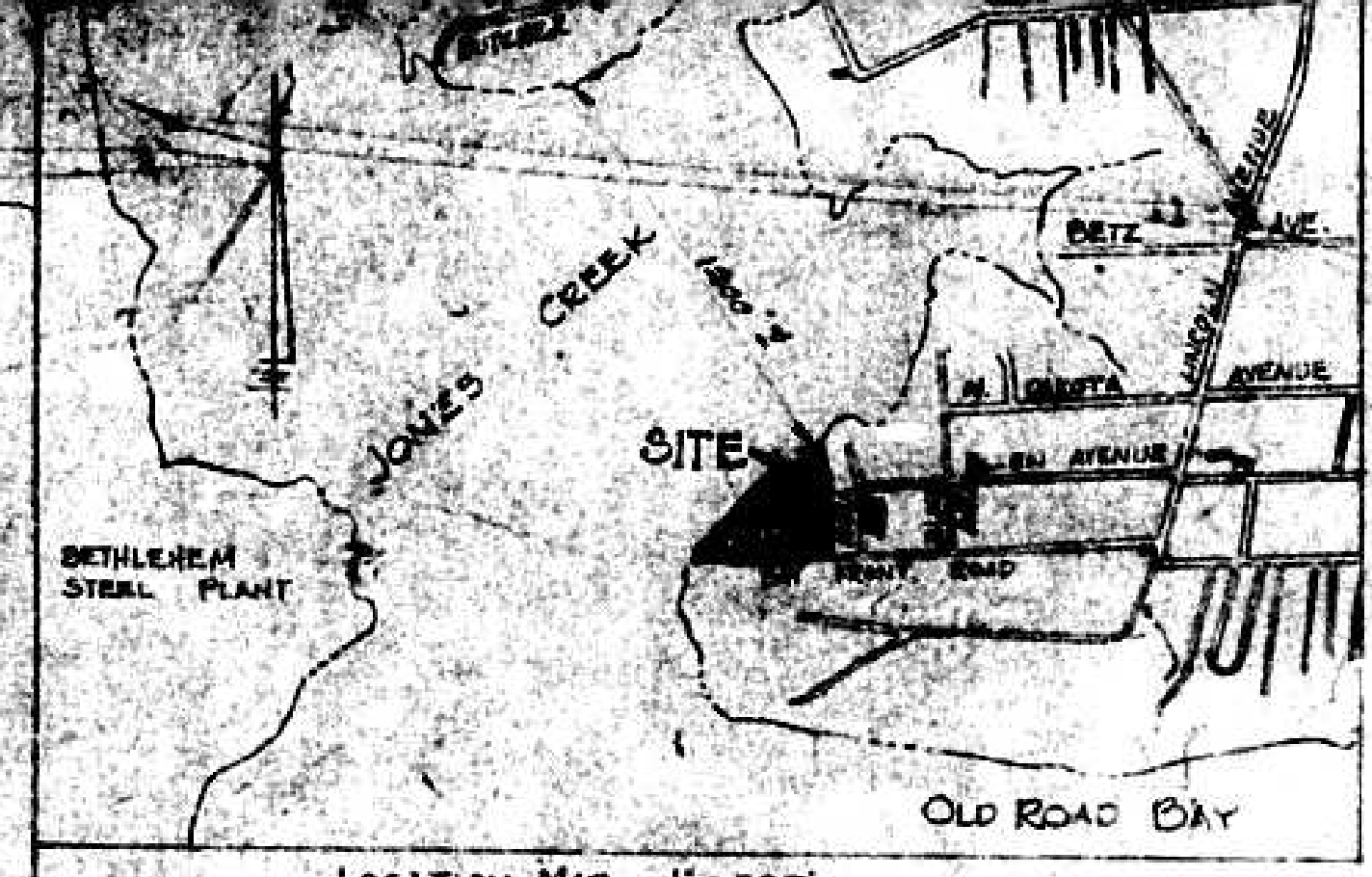
2. The existing concrete bulkhead would allow us to drive the

firefighting vehicles to the water's edge, where they could be hooked to the system with a shorter coupling.

It is my opinion that a seawater drafting system would provide a more efficient firefighting system and increase the safety of the property. In addition to the seawater drafting system, my only other recommendation is that fire extinguishers be placed at the shop and at the head of each pier.

PETITIONER'S
EXHIBIT 13





ZONING DATA

1. Existing Zoning of Tract DE 5.5
 2. Proposed Zoning of Tract DE 5.5 with Special
 3. Existing Area of Tract 17.15 Acres
 4. Proposed Area of Tract 17.15 Acres
 5. Proposed Number of Lots 121 Lots
 6. Proposed Number of Parking Spaces 121 Spaces
 7. Proposed Number of Building Stories 122 Stories

LARGE OPEN LAND - ONE CHURCH

SCALE 1"=20'

ZONING PLAT BOAT YARD

PETITIONER'S EXHIBIT

10th Election District Baltimore County, Md.
 December 10, 1931
 OFFICE
 300 East Baltimore Ave.
 Baltimore, Md.
 47-00022

David W. Dallas, P.E. & Sons, Ltd.
 Registered Professional Engineers & Land Surveyors
 700 HANFORD ROAD, BALTO., MD. 21204
 PHONE (BO) 224-535