

273 87-408-SPH **PETITION FOR SPECIAL HEARING** 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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an extension of the Special Exception granted on March 22, 1983 (Petition for Special Exception No. 83-203-X). Property: N/S of Bay Front Road, 415' W of the centerline of Alma Avenue.

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

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

I 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:	Legal Owner(s):
(Type or Print Name)	Alma M. Hall
Signature	Signature
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	
Norman R. Stone, Jr.	7200 Bay Front Road 477-0922
(Type or Print Name)	Address Phone No.
Signature	Baltimore, Maryland 21219
6905 Dunmanway	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Dundalk, Maryland 21222	Norman R. Stone, Jr.
City and State	Name
Attorney's Telephone No.: 284-2860/288-5270	6905 Dunmanway 288-5270
	Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of February, 1987, 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 11th day of March, 1987, at 11:00 o'clock a.m.

Arnold Jablon
Zoning Commissioner of Baltimore County.

IN RE: PETITION SPECIAL HEARING * BEFORE THE
N/S of Bay Front Road, 465' W * ZONING COMMISSIONER
of the centerline of Alma * OF BALTIMORE COUNTY
Avenue (7200 Bay Front Road) - *
15th Election District *
Alma M. Hall, * Case No. 87-408-SPH
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests an extension of time for utilization of the special exception for a boat yard granted March 22, 1983 in Case No. 83-203-X.

The Petitioner appeared and was represented by Counsel. Testifying on behalf of the Petitioner was Brian Hall, the Petitioner's son. There were no Protestants.

Testimony indicated that the subject property was granted a special exception for a boat yard in Case No. 83-203-X. The restrictions imposed by the Order of the Deputy Zoning Commissioner, dated March 22, 1983, required the Petitioner to provide additional information. From that point on, the Petitioner's odyssey began. In her attempts to gain final permits, she was placed into numerous catch-22 situations. The Baltimore County Health and Fire Departments had to provide certain comments to the Zoning Office, which were late in coming. In the meantime, the Petitioner proceeded to secure permits from the Army Corp of Engineers (Corp) and from Baltimore County (County) for bulkheads, which were constructed. Engineers were hired and plans were prepared. The Petitioner proceeded to the extent possible.

The Petitioner seeks to extend the time period for utilization of the special exception granted, pursuant to Section 502.3, Baltimore County Zoning Regulations (BCZR), to a total of five years.

However, based on the evidence and testimony presented here, the Petitioner does not need to have the time extended. Rather, Section 502.3 requires that the Petitioner begin construction during the authorized period and thereafter to pursue said construction to completion with reasonable diligence. The Petitioner began and completed construction of the bulkheads, securing the necessary permits from the Corp and the County. Everything the Petitioner did was reasonable and with diligence. Therefore, the requested relief is not necessary. The Petitioner has in fact utilized the special exception granted in Case No. 83-203-X.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the instant Petition should be dismissed.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of May, 1987, that construction began during the authorized period and was pursued to completion with reasonable diligence and, as such, the Petition for Special Hearing is hereby DISMISSED.

Arnold Jablon
Zoning Commissioner of Baltimore County

AJ/srl

cc: Norman R. Stone, Jr., Esquire

People's Counsel

ORDER RECEIVED FOR FILING
Date May 15, 1987
By *John P. [illegible]*

- 2 -

David W. Dallas, Jr. and Sons
Registered Professional Engineers & Land Surveyors
7008 HANFORD 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 R 3.5 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 easternmost 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 21 degrees 55 minutes 00 seconds west 19.50 feet, north 14 degrees 55 minutes 00 seconds west 30.50 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 59 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 36 seconds east 26.50 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 36 seconds east 219.40 feet to the place of beginning.

CONTAINING 1.7856 acres of land more or less.

15th Election District 7200 Bay Front Drive

OFFICE COPY

Norman R. Stone, Jr., Esquire
6905 Dunmanway
Dundalk, Maryland 21222

April 6, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
N/S Bay Front Rd., 465' to the c/l of Alma Ave.
(7200 Bay Front Rd.)
15th Election District - 7th Councilmanic District
Alma M. Hall - Petitioner
Case No. 87-408-SPH

TIME: 1:30 p.m.

DATE: Monday, May 11, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner of Baltimore County

AJ:med

cc: Ms. Alma M. Hall
7200 Bay Front Road
Baltimore, Maryland 21219

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
N/S Bay Front Rd., 465' to c/l : OF BALTIMORE COUNTY
of Alma Ave. (7200 Bay Front :
Rd.), 15th District :
ALMA M. HALL, Petitioner : Case No. 87-408-SPH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 18th day of March, 1987, a copy of the foregoing Entry of Appearance was mailed to Norman R. Stone, Jr., Esquire, 6905 Dunmanway, Dundalk, MD 21222, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 2, 1987

Honorable Norman R. Stone, Jr.
Howard and Stone
6905 Dunmanway
Dundalk, Maryland 21222

RE: PETITION FOR SPECIAL HEARING
N/S Bay Front Rd., 465' to the c/l of Alma Ave.
(7200 Bay Front Rd.)
15th Election District - 7th Councilmanic District
Alma M. Hall - Petitioner
Case No. 87-408-SPH

Dear Mr. Stone:

Receipt is acknowledged of your letter to Commissioner Jablon, dated March 23, 1987, concerning your request for a postponement of the hearing for Tuesday, April 14th.

Commissioner Jablon has granted your request for a postponement, and we have rescheduled it for Monday, May 11, 1987, at 1:30 p.m. He has advised me to inform you that your client owes the Zoning Office for advertising and posting costs regarding this April 14th hearing. It is requested that your client mail us a check made payable to "Baltimore County, Maryland", in the amount

Commissioner has be re-ave to be his reposting

feel free

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT		No. 35847	
DATE	5/11/87	ACCOUNT	8-01-615-000
SIGN & POST TO BE RETURNED		AMOUNT \$ 93.77	
Mr. Alma M. Hall, 3010 Salisbury Ave., Balto., Md. 21219			
ADVERTISING & POSTING COSTS RE CASE #87-408-SPH			
FOR: 5 B085****9377:8 8112F			
VALIDATION OR SIGNATURE OF CARRIER			

PETITION FOR SPECIAL HEARING

15th Election District - 7th Councilmanic District
Case No. 87-408-SPH

LOCATION: North Side Bay Front Road, 465 feet to the Centerline of Alma Avenue (7200 Bay Front Road)

DATE AND TIME: Tuesday, April 14, 1987, at 11:00 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 to approve an extension of the Special Exception (for a boatyard) granted on 3/22/83 in Case No. 83-203-X

Being the property of Alma M. Hall, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

ORDER RECEIVED FOR FILING
Date May 15, 1987
By *John P. [illegible]*

Alma M. Hall
N/S Bay Front Rd., 465' to the c/l
of Alma Ave. (7200 Bay Front Rd.)
15th Election District

87-408-SPH
#273

87-408-SPH
#273

Alma M. Hall
N/S Bay Front Rd., 465' to the c/l
of Alma Ave. (7200 Bay Front Rd.)
15th Election District

ORDER RECEIVED FOR FILING
Date May 15, 1987
By *John P. [illegible]*

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1574 Date of Posting: 4/23/87
Posted for: Special Hearing
Petitioner: Alma M. Hall
Location of property: N/S Bay Front Rd., 465' from Alma Ave.
7200 Bay Front Rd.
Location of Signs: Along Bay Front Rd., approx. 1/2 mile each way,
on property of Baltimore County.
Remarks: Bay Front Rd. on East side
Posted by: W. J. Hall Signature Date of return: 4/24/87
Number of Signs: 1

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1574 Date of Posting: 3/23/87
Posted for: Special Hearing
Petitioner: Alma M. Hall
Location of property: N/S Bay Front Rd., 465' from Alma Ave.
7200 Bay Front Rd.
Location of Signs: Along Bay Front Rd., approx. 1/2 mile each way,
on property of Baltimore County.
Remarks: 3/26 - Sign removed and removed
Posted by: W. J. Hall Signature Date of return: 3/27/87
Number of Signs: 1

PETITION FOR
SPECIAL HEARING
15th Election District
7th Councilmanic District
Case No. 87-408-SPH

LOCATION: North Side of Bay
Front Road, 465 feet to the Center-
line of Alma Avenue (7200 Bay
Front Road)
DATE AND TIME: Tuesday, April
14, 1987, at 11:00 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing.

Petition for Special Hearing to ap-
prove an extension of the Special
Exception (for a backyard) granted
on 3/22/83 in Case No. 83-203-X.

Being the property of Alma M.
Hall, as shown on plat plan filed
with the Zoning Office.

In the event that this Petition(s) is
granted, a building permit may be
issued within the thirty (30) day ap-
peal period. The Zoning Commis-
sioner will, however, maintain any
request for a stay of the issuance of
said permit during this period for
good cause shown. Such request
must be received in writing by the
date of the hearing set above or
made at the hearing.

By Order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
3340 Mar. 26

CERTIFICATE OF PUBLICATION

TOWSON, MD., Mar. 26, 1987.

THIS IS TO CERTIFY that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
Mar. 26, 1987.

THE JEFFERSONIAN,

Publisher

32-17

PETITION FOR SPECIAL HEARING
15th Election District
7th Councilmanic District
Case No. 87-408-SPH

LOCATION: North Side Bay Front
Road, 465 feet to the Centerline of
Alma Avenue (7200 Bay Front Road)
DATE AND TIME: Tuesday, April
14, 1987, at 11:00 a.m.

PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Mary-
land

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing.

Petition for Special Hearing to ap-
prove an extension of the Special
Exception (for a backyard) granted
on 3/22/83 in Case No. 83-203-X.

Being the property of Alma M.
Hall, as shown on plat plan filed
with the Zoning Office.

In the event that this Petition(s)
is granted, a building permit may
be issued within the thirty (30) day
appeal period. The Zoning Commis-
sioner will, however, maintain any
request for a stay of the issuance of
said permit during this period for
good cause shown. Such request
must be received in writing by the
date of the hearing set above or
made at the hearing.

By Order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
3340 Mar. 26

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

4 N Center Place
P O Box 8936
Dundalk, Md 21222

March 26, 1987

THIS IS TO CERTIFY that the annexed advertisement of
Arnold Jablon in the matter of Zoning Hrgs. - Case #
87-408-SPH - P.O. #85967 - Reg. #M00014 - 79 lines
a \$31.60.

was inserted in **The Dundalk Eagle** a weekly news-
paper published in Baltimore County, Maryland, once a week
for one ~~SIXTYEIGHT~~ weeks before the

27th day of March 1987; that is to say,

the same was inserted in the issues of March 26, 1987

Kimbel Publication, Inc.

per Publisher.

By

Norman R. Stone, Jr., Esquire
6905 Dunmaway
Dundalk, Maryland 21222

February 25, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
N/S Bay Front Rd., 465' to the c/l of Alma Ave.
(7200 Bay Front Rd.)
15th Election District - 7th Councilmanic District
Alma M. Hall - Petitioner
Case No. 87-408-SPH

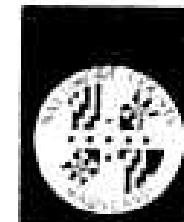
TIME: 11:00 a.m.

DATE: Tuesday, April 14, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204



David R. Dallas, Jr. and Sons
7006 Bay Road
Baltimore, Maryland 21234

DAL 06 44192691 05/19/87

RETURN TO SENDER
NO FORWARDING ORDER ON FILE
UNABLE TO FORWARD

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

No. 30414

DATE: 4/22/86 ACCOUNT: Ret. 1015-000

AMOUNT: \$ 100.00

RECEIVED FROM: Alma Hall

FOR: Zoning Hrgs. Special Hearing

0 100 ***** 1005123 7225

VALIDATION OR SIGNATURE OF CASHIER

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
day of February, 1987.

ARNOLD JABLON
Zoning Commissioner

Petitioner Alma M. Hall
Petitioner's Attorney Norman E. Stone, Jr., Esquire

Received by:

James E. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: April 10, 1987

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 87-408-SpH

It would appear that the special exception granted on March 22, 1983 (Petition No. 83-203-X) is no longer valid in that the 2-year time period has run out. Further, were the granting of this extension possible, this office believes that the proposal is governed by the Chesapeake Bay Critical Area Interim Development Controls (Bill 95-86). I believe that approval of the subject request is not permissible under Section 22-117(b) of the Interim Development Control Act.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sib

RECEIVED
APR 14 1987
ZONING OFFICE

CPS-00A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: April 10, 1987

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 87-408-SpH

It would appear that the special exception granted on March 22, 1983 (Petition No. 83-203-X) is no longer valid in that the 2-year time period has run out. Further, were the granting of this extension possible, this office believes that the proposal is governed by the Chesapeake Bay Critical Area Interim Development Controls (Bill 95-86). I believe that approval of the subject request is not permissible under Section 22-117(b) of the Interim Development Control Act.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sib

CPS-00A

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 5, 1987

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

TO:

Norman E. Stone, Jr., Esquire
6905 Dunbarway
Dundalk, Maryland 21222

FROM:

RE: Item No. 273 - Case No. 87-408-SpH
Petitioner: Alma M. Hall
Petition for Special Hearing

SUBJECT:

Dear Mr. Stone:

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Planning Department
Public Works Department
Bureau of Education
County Administration
Industrial Development

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 has filed a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

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,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:skb

Enclosures

cc: David W. Dallas, Jr. and Sons
7006 Harford Road
Baltimore, Maryland 21234

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 30, 1987

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 269, 270, 271, 272, 273, 274, 276, and 277.

Very truly yours,

Michael S. Flynn
Michael S. Flynn
Traffic Engineer Associate II

MSF:tc

2-4-87
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 273, Zoning Advisory Committee Meeting of Jan 6, 1987

Property Owner: Alma M. HallLocation: N/S Bayfront Rd. District 15Water Supply meter Sewage Disposal meter

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any chandelier operation which has a total soaking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86

Zoning Item # 273 Zoning Advisory Committee Meeting of 1-6-87
Page 2

- (X) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
 - { } The results are valid until _____.
 - { } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - { } shall be valid until _____.
 - { } is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Application.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- (X) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others An Environmental Impact Analysis would be required preliminary to project must be coordinated with Dept. of Health, Planning and Public Works.

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

WWQ 2 4/86

BALTIMORE COUNTY
TOWSON, MARYLAND 21204 2586
494-4500

PAUL H. REINCKE
CHIEF

January 27, 1987

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Alma M. Hall

Location: N/S Bayfront Road, 465' to centerline of Alma Avenue

Item No.: 273

Zoning Agenda: Meeting of 1/6/87

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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Assurance is sought that proposed fire hydrant on Bay Front Rd. will be installed.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____

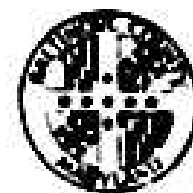
EXCEEDS the maximum allowed by the Fire Department.

- (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. Marine & Boatyards shall comply with NFPA Standard 303-1975.
- () 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: Carl Joseph Kelly 1/27/87
Planning Group
Special Inspection Division

Noted and Approved: John F. O'Neill
Fire Prevention Bureau

/mb



**BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204**

**TED ZALESKI, JR.
DIRECTOR**

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 273 Zoning Advisory Committee Meeting are as follows:

Property Owner: Alma M. Hall
Location: N/S Bayfront Road, 465 feet to centerline of Alma Avenue
District: D.R. 5.5

APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.G. #117-1 - 1980) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction. Buildings to be razed need a razing permit. Other improvements need separate permits.
3. For any proposed construction:
Commercial: Three sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
Residential: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
4. All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
5. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
6. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
7. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Fixed Uses _____. See Section 312 of the Building Code.
8. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
9. Comments: Provide compliance to the State Handicapped Code.
10. These abbreviated 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 the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burnham, Chief
BY: C. E. Burnham, Chief
Building Plans Review

**SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS
BILL #17-85 BALTIMORE COUNTY BUILDING CODE 1984
EFFECTIVE - APRIL 22, 1985**

- SECTION 516.0 A Section added to read as follows:
SECTION 516.0 CONSTRUCTION IN AREAS SUBJECT TO FLOODING
516.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tides, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100-year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

Areas beneath buildings will not be considered as basements if headroom to underside of floor joists is less than six feet or if enclosure walls are at least 50 percent open.

2. Crawl spaces under buildings constructed in the tidal plain, as determined by the U.S. Army Corp of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

516.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be within the 100-year flood plain of any watercourse. The 100-year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive. This determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 103.0 or 120.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 516.1 of this Section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of physical value.

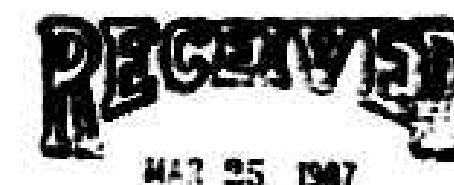
April 1985

**LAW OFFICES
HOWARD AND STONE
PROFESSIONAL BUILDING
6905 DUNMANWAY
DUNDALK, MARYLAND 21222**

CHARLTON T. HOWARD
NORMAN R. STONE JR.
NORMAN R. STONE III

TELEPHONES
(301) 284-2850
(301) 288-5270

March 23, 1987



ZONING OFFICE

Baltimore County Office of Planning
and Zoning
County Office Building
Towson, Maryland 21204

ATTENTION: ARNOLD JABLON, ZONING COMMISSIONER

RE: Case No. 83-2037
Petitioner: Hall
Hearing Date: 4/14/87; 11:00 a.m.

Dear Commissioner Jablon:

This is to request a brief continuance of the above matter due to the fact that the legislature will still be in session on the scheduled hearing date, and my presence will be required in Annapolis.

This request for continuance is made under the authority of the Courts Article, §6-402.

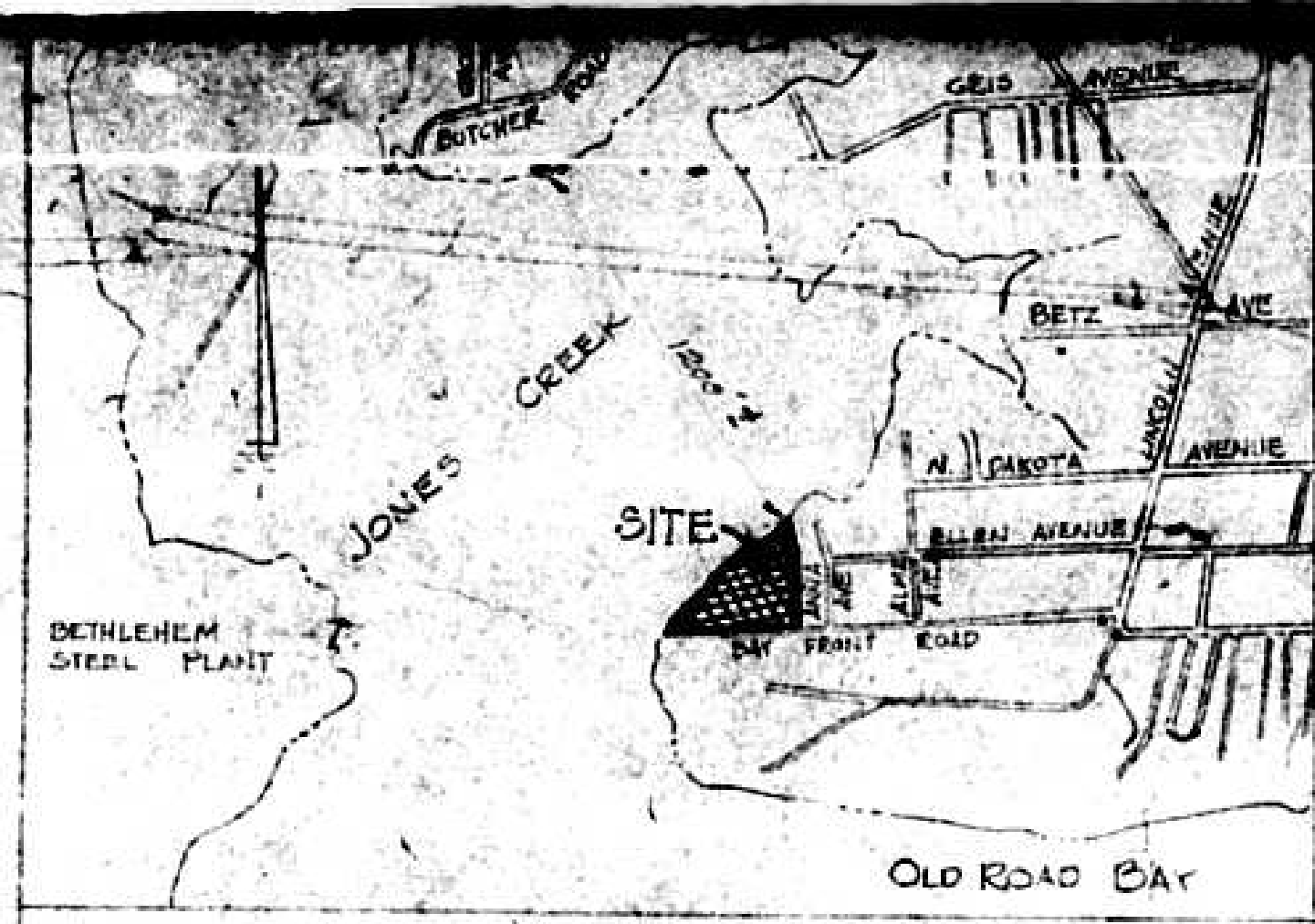
It is requested that the matter be reset for hearing at the end of April or as soon thereafter as is possible.

Thank you for your cooperation.

Very truly yours,
Norman R. Stone, Jr.
Norman R. Stone, Jr.

NRS,JR:slh

13-20-5/11/87



Noted to the advertisement, posting of property, and public hearing on the petition and is required that by reason of the requirements of Section 100.1 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, 1943, 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, 1932, 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.

Don M. H. Jones
Deputy Zoning Commissioner of
Baltimore County

ZONING DATA
1. Existing Zoning of Tract
2. Proposed Zoning of Tract DE 5.5 with Special
3. Exception for a Boat Yard
4. Gross Acreage of Tract 1.7856 Acres
5. Proposed Number of Boat Slips shown 121 Slips
6. Required Number of Parking Spaces 121 Spaces
7. Proposed Number of Building Spaces 152 Spaces

1. Division of 42' wide EAV Alignment

Zone DE 5.5

LARGE OPEN LAND - ONE OWNER

SCALE
1" = 80'

**ZONING PLAT
BOAT YARD**

BEGINNING
OF ZONING
DESCRIPTION

Bay Front Road
300' to 2nd Avenue

United Baltimore
Electric Co. Etc.

1 day
\$12