

RE: PETITION FOR A SPECIAL PERMIT FOR
ADVERTISING SIGN - E. S. Hanover Road
1510 ft. S. Dover Road, 4th Dist.,
George H. Debnas, III, Lessee.

The appeal in the above entitled matter coming on
for hearing on the 28th day of May, 1953, before the Board
of Zoning Appeals of Baltimore County from an Order of the
Zoning Commissioner of Baltimore County dated April 6, 1953,
denying a special permit for an advertising sign or structure
on the property described therein; and it appearing from the
facts and evidence adduced at the appeal that said application
for a special permit would not be detrimental to the general
welfare of the community and for reasons set forth in said
opinion, therefore,

It is this 2nd day of July, 1953, Ordered by the
Board of Zoning Appeals of Baltimore County that the application
for a special permit for an advertising sign or structure be
granted.

H. G. Campbell
Chairman
Carl F. Widen
James M. Collins
Board of Zoning Appeals of
Baltimore County

OPINION OF THE BOARD OF ZONING APPEALS
OF
BALTIMORE COUNTY

This is an appeal by George H. Debnas, III, and
G. T. Zepp from an Order of the Zoning Commissioner of Baltimore
County dated April 6, 1953, denying a special permit for an
advertising sign or structure on the property described in said
petition.

The case came on for hearing before the Board, testi-
mony was taken, and counsel heard.

The petitioner stated that he wished to have a single-
face 4 ft. by 8 ft. sign advertising a real estate sub-division
development known as Fair Meadows, said sign to be erected on
the east side of the Hanover Road on a tract of land 1510 ft.
south of Dover Road, with a frontage of 25 ft. on said road
and 100 ft. deep. There is no attempt to reclassify this
property, although a number of the protestants were of the
opinion that the granting of this special permit would have
the effect of reclassifying the property from residential use
to a lower classification.

This sign is purely of a temporary nature and would
not be detrimental to the general welfare of the community;
and the Board will, therefore, pass its Order granting said
permit.

H. G. Campbell
Chairman
Carl F. Widen
James M. Collins
Board of Zoning Appeals of
Baltimore County

ANDERSON, BARNES & COE
ATTORNEYS AT LAW

504 MARYLAND TRUST BUILDING
BALTIMORE 2, MARYLAND

FILED APR 15 1953

TELEPHONE (410) 551-1144
(410) 551-1145

April 14, 1953.

Charles H. Doing, Esq.,
Zoning Commissioner of Baltimore County,
303 Washington Avenue,
Towson 4, Maryland.

Re: Petition for a Special Permit for
Advertising Sign - E. S. Hanover Road
1510 ft. S. Dover Road, 4th Dist.,
George H. Debnas, III, Lessee.

Dear Mr. Doing:

Will you please enter an appeal to the Board of Zoning
Appeals of Baltimore County from your Order dated April 6, 1953,
denying the Special Permit petitioned for in the above entitled
matter. Please enter the appeal on behalf of my clients, Mr.
George H. Debnas, III, the Petitioner for the permit, and Mr. G.
T. Zepp, the land owner involved.

I am enclosing check in the amount of \$22.00 made payable
to County Commissioners of Baltimore County, pursuant to Item (2)
of the Schedule of charges and fees published on page 21 of the
Zoning Regulations and Restrictions for Baltimore County.

Respectfully,

Ward B. Coe, Jr.
Ward B. Coe, Jr.,
Attorney for Petitioner

WBCJ:HM
Enc.

ORDERED by the Zoning Commissioner of Baltimore
County this 6th day of March, 1953,
that the subject matter of this petition be advertised in
a newspaper of general circulation throughout Baltimore
County and that the property be posted, as required by the
Zoning Regulations and Act of Assembly aforesaid, and that
a public hearing thereon be had in the office of the Zoning
Commissioner of Baltimore County, Maryland, on the 3
day of April, 1953, at 10:15 o'clock
P.M.

Zoning Commissioner
of Baltimore County

Upon hearing on petition for a special permit to use
the property described therein for an advertising sign, 4' x 8',
and it appearing that by reason of location the granting of same
would be an unwarranted invasion of a residential area and would
be detrimental to the general welfare of the community, therefore,
the special permit petitioned should be denied.

It is this 6th day of April, 1953, ORDERED by the
Zoning Commissioner of Baltimore County that the aforesaid petition
for a special permit be and the same is hereby denied.

James M. Collins
Zoning Commissioner
of Baltimore County

PETITION FOR SPECIAL PERMIT

IN THE MATTER OF

G. T. ZEPP AND OTHERS

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

For a Special Permit

To The Zoning Commissioner of Baltimore County

G. T. Zepp & Ethel Zepp Legal Owner
George H. Debnas, III Contract Purchaser

herby petition for a Special Permit, Under the Zoning Regulations
and Restrictions passed by the County Commissioners of Baltimore
County, agreeable to Chapter 877 of the Acts of the General
Assembly of Maryland of 1943, for a certain permit and use, as
provided under said Regulations and Act, as follows:

A Special Permit to use the land (and improvements now
or to be erected thereon) hereinafter described for a single
face 4' x 8' sign advertising Fair Meadows, Real Estate Sub-
division, on the east side of Hanover Road beginning 1510 feet south of Dover
Road, thence southerly and binding on the east side of Hanover
Road 25 feet with a rectangular depth easterly of 100 feet, as
shown on plot plan filed with the Building and Zoning Department.

George H. Debnas 473-999
Contract Purchaser
Oppose, Md. Address
Charles T. Zepp
Contract Purchaser
Oppose, Md. Address

April 15, 1953

\$22.00

RECEIVED of Ward B. Coe, Jr., Attorney for George H.
Debnas, III, Petitioner, the sum of Twenty Two (\$22.00) Dollars,
being cost of appeal to the Board of Zoning Appeals of
Baltimore County from the decision of the Zoning Commissioner
denying the special permit for an advertising sign to be erected
on the east side of Hanover Road, 1510 feet south of Dover Road,
property of G. T. Zepp.

Zoning Commissioner

PAID
APR 15 53
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
By *H. G. Campbell*

Charles H. Doing

March 6, 1953

\$22.00

RECEIVED of George H. Debnas, III the
sum of Twenty Two (\$22.00) Dollars, being cost
of petition for Special Permit, advertising
and posting of property of George T. Zepp
Zepp, east side of Hanover Road, 1510 feet
south of Dover Road, 4th District.

Zoning Commissioner

Hearings

Wednesday, April 1, 1953
at 10:15 P. M.
Room 201 of the Bankers Building
Towson, Maryland.

PAID
MAR 9 - 53
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
By *James M. Collins*

FILED MAR 15 1953 OFFICE OF
THE BALTIMORE COUNTIAN
THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ARGUS
Crownsville, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.
March 6, 1953
THIS IS TO CERTIFY, that the annexed advertisement of
Charles H. Doing, Zoning Commissioner
was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for 2 successive weeks before
the 21st day of March, 1953, that is to say
the same was inserted in the issues of
March 13 and 20, 1953.
THE BALTIMORE COUNTIAN
By *Paul J. Morgan*
Editor and Manager.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
#2524
District 4th
Date of Posting 3-15-53
Posted for *Special Permit (Advertising Structure)*
Petitioner *George T. Zepp*
Location of property *E. S. Hanover Rd. 1510 ft. S. Dover Rd. Thence southerly and binding on the east side of Hanover Rd. 25 ft. with a rectangular depth easterly of 100 feet.*
Location of Sign *East side of Hanover Rd. 1510 ft. South of Dover Rd.*
Remarks
Posted by *George H. Debnas* Date of return 3-15-53

SCALE 1/2" = 100'

TO REISTERSTOWN 6 MILES
500' X 75'

TO HAMPSHIRE
MILES

HANOVER ROAD

DOVER ROAD

← 1510' FROM SIGN TO DOVER RD.

32' FROM RD. SHOULDER
TO SIGN

4x8' - SIGN
32' SQUARE FT.

SIGN ERECTED ON
PROPERTY OF
G.T. SEPP AND
ETHEL SEPP



PLAT SHOWING
LOCATION OF SINGLE
FACE SIGN OF
GEORGE R. DEBNAM III
UPPERCO MD.

