PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

76-36-RA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Stephen P. Brown legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an D.R. 5-5 zone to an B.L. zone; for the following reasons:

Existing dwelling now fronting on German Hill Road to be removed to provide more adequate parking. Also, to relocate new building back from front street to permit smoother and safer flow of traffic and provide a more useful business location to the neighborhood.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for

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

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser

Address

Stephen P. Brown Legal Owner

Address 7100 German Hill Road

Baltimore, Md. 21222

Philip O. Tilghman
Petitioner's Attorney

Protestant's Attorney

Address 700 MARYLAND TRUST BLDG
BALTO 21202 727-0862

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of April, 197 5 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 3rd day of September, 197 5, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
DATE December 2, 1975
BY

STEPHEN P. BROWN
NW/Corr. of German Hill Rd. and 51st St.
#76-36-RA

APR 15 1975

OFFICE OF PLANNING & ZONING

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Stephen P. Brown legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 232-2b to permit a sideyard set back of 0' in lieu of required 10'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Relocation of building back from front property line to permit smoother and safer flow of traffic. Also, to not obstruct view of neighbor in adjoining dwelling.

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser

Address

Stephen P. Brown Legal Owner

Address 7100 Gersan Hill Road

Baltimore, Md. 21222

Petitioner's Attorney

Protestant's Attorney

Address 700 Maryland Trust Bldg
Balto 21202 727-0862

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of April, 197 5, 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 3rd day of September, 1975, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

APR 15 1975

OFFICE OF PLANNING & ZONING

ORDER RECEIVED FOR FILING
DATE December 2, 1975
BY

RE: PETITIONS FOR RECLASSIFICATION AND VARIANCE
NW/corner of German Hill Road and 51st Street - 12th Election District
Stephen P. Brown - Petitioner
NO. 76-36-RA (Item No. 4)

: BEFORE THE
: ZONING COMMISSIONER
: OF
: BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition filed by Stephen P. Brown, for a Reclassification from a D. R. 5. 5 Zone to a B. L. Zone and a Variance to permit a side yard setback of zero feet in lieu of the required ten feet. The subject property is located on the northwest corner of German Hill Road and 51st Street, in the Twelfth Election District of Baltimore County, and contains 0. 70 acres of land, more or less.

Let it be noted that although People's Counsel entered his appearance, he did not appear at the hearing.

Without reviewing the evidence in detail, but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the requested Reclassification should not be granted.

The burden of proving that there has been substantial changes in the character of the neighborhood and/or that the Comprehensive Zoning Map, as adopted on March 24, 1971, is in error in classifying this property D. R. 5. 5 is borne by the Petitioner. In the instant case, this burden has not been met. Also, by reason of failure to show practical difficulty or unreasonable hardship, the variance should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 8th day of December, 1975, that the Reclassification be and the same is hereby DENIED and that the subject property be and the same is hereby continued as and to remain a D. R. 5. 5 Zone.

It is further ORDERED that the aforementioned Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

-2-

ORDER RECEIVED FOR FILING
DATE December 2, 1975
BY

December 8, 1975

Philip O. Tilghman, Esquire
700 Maryland Trust Building
Baltimore, Maryland 21202

RE: Petitions for Reclassification and Variance
NW/corner of German Hill Road and 51st Street - 12th Election District
Stephen P. Brown - Petitioner
NO. 76-36-RA (Item No. 4)

Dear Mr. Tilghman:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/scw

Attachments

cc: Mr. John M. Gummer, Jr.
7000 German Hill Road
Baltimore, Maryland 21222

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

Phone: 687-6922

FRANK S. LEE
Registered Land Surveyor
1277 NEIGHBORS AVE. — BALTIMORE, MD. 21237

February 26, 1975

Northwest corner of German Hill Road and 51st Street
Lots 332 to 339, Plat of Harbor View 5/80
12th District Baltimore County, Maryland

Beginning for the same at the intersection of the north side of German Hill Road with the west side of 51st Street, and thence running and binding on the north side of German Hill Road South 85 degrees 27 minutes 06 seconds West 140.05 feet, thence leaving German Hill Road for lines of division as follows:- North 3 degrees 05 minutes 30 seconds West 139.51 feet, North 86 degrees 54 minutes 30 seconds East 25 feet, North 3 degrees 05 minutes 30 seconds West 75 feet and North 86 degrees 54 minutes 30 seconds East 125 feet to the west side of 51st Street, and thence running and binding on the west side of 51st Street as follows:- South 3 degrees 05 minutes 30 seconds East 194.70 feet and South 41 degrees 10 minutes 50 seconds West 14.32 feet to the place of beginning.

Containing 0.70 acres of land more or less.

Save and exept that portion of land zoned B.L., (being a line parallel with and 115 feet northerly from the centerline of German Hill Road).

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. DIRECTOR
WM. T. MELZER DEPUTY TRAFFIC ENGINEER

April 28, 1975

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

Re: Cycle Zoning 9
Item 4 - ZAC - April, 1975 to October, 1975
Property Owner: Stephen P. Brown
Location: NW/C of German Hill Rd. & 51st Street
Existing Zoning: D.R. 5.5 & B.L.
Proposed Zoning: Re-class to B.L. & Variance from Sec. 232.2B to permit a sideyard setback of 0' in lieu of the required 10'.
No. of Acres: 0.70
District: 12th

Dear Mr. DiNenna:

The subject petition is requesting a change from D.R. 5.5 to B.L.

This will increase the trip density from 200 to 400 trips per day. This site in itself is insufficient to create traffic problems. However, if this is to be an area of commercial development then thorough study should be carried out by Planning, Public Works and Traffic to insure that adequate access is provided.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CRM/bza

FEB 23 1976

IN THE MATTER OF * BEFORE THE
THE PETITION OF STEPHEN R. * ZONING COMMISSIONER
BROWN AND IRENE BROWN * OF
FOR RECLASSIFICATION AND * BALTIMORE COUNTY
SPECIAL EXCEPTION * October 1, 1974 - March 30, 1975 Filing Cycle

* * * * * * * * * * * * * *

BRIEF ACCOMPANYING PETITION

The Petitioners, Stephen R. Brown and Irene Brown, by Philip O. Tilghman, their attorney, respectfully state:

STATEMENT OF FACTS

1. The Petitioners are the owners of a tract of land fronting on the north side of German Hill Road between 51st Street and 50th Street, being on the northwest corner of German Hill Road and 51st Street and fronting on German Hill Road 140.05 feet and with a depth along 51st Street of 194.70 feet. The entire frontage of this lot has a depth of 194.70 feet, except for the westernmost 25 feet which has a depth of 125 feet.

2. The entire frontage on German Hill Road between 50th and 51st Streets, including a part of this lot, is zoned BL for a depth of 115 feet northerly from the centerline of German Hill Road. The remaining portion of the Petitioners' lot, north of the BL zoning is zoned DR 5.5.

3. The entire frontage of the opposite side of German Hill Road, that is the south side between 50th and 51st Streets, is also zoned BL, but for a depth of 145 feet from the center of German Hill Road. Thus the property on the opposite side of the street is zoned BL for an additional depth of 30 feet.

4. The northeast corner of German Hill Road and 51st Street is also zoned BL, but that is zoned BL for a depth of 165 feet, or for a depth of 50 feet more than the Petitioners' property.

5. The Petitioners are requesting that the aforesaid rear portion of their lot be zoned BL instead of DR 5.5 so that the zoning on the rear portion would conform to the BL zoning on the front portion. The Petitioners are also requesting a variance to obtain a zero feet side yard for the building proposed at the west side of their lot.

REASONS FOR PETITIONERS' REQUEST

The Petitioners' position is that it was an error in the map not to zone their entire lot BL, rather than just the front portion, and among the reasons therefor are the following:

1. That the depth of the BL zoning on their lot is inadequate and insufficient for proper utilization of same for BL permitted uses; and likewise the remaining rear portion of their lot which is zoned DR 5.5 cannot properly and efficiently be utilized under DR 5.5 zoning classification. This is indicated by the fact that on the map the south side of German Hill Road was zoned BL to a depth of 145 feet and the north side of German Hill Road at the northeast corner of German Hill and 51st Street the BL zoning extends to a depth of 165 feet. This indicates a recognition of the fact that a depth of 115 feet from the center of the street is not sufficient.

2. Traffic hazards and parking problems would be eliminated if the depth of the BL zoning was deeper to allow the buildings to set farther back from the road and thus allow better parking area between the buildings and the front street; and would allow better visibility for traffic on German Hill Road and 51st Street and create more feasible conditions for an easy flow of traffic on and off the subject property.

3. Since the Petitioners' lot is a small lot, the BL zoning should have conformed to the lot lines rather than arbitrarily divide this small lot into two small parcels having incompatible uses.

Philip O. Tilghman

Philip O. Tilghman
Attorney for Petitioners
700 Maryland Trust Building
Baltimore, Maryland 21202
727-0862

RE: PETITION FOR RECLASSIFICATION AND VARIANCE, NORTHWEST Corner of German Hill Road and 51st Street, 12th District : BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

STEPHEN P. BROWN. Petitioner : Case No. 76-36-RA

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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

CHARLES E. KOUNTZ, JR.
Deputy People's Counsel

JOHN W. HESSIAN, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-3211

I HEREBY CERTIFY that a copy of the foregoing Order was mailed this 29th day of AUGUST, 1976 to Phillip O. Tilghman, Esquire, 700 Maryland Trust Building, Baltimore, Maryland 21202.

AUG 27 '75 PM
ZONING DEPARTMENT

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

Franklin T. Hogans, Jr.
xxxxxxxxxxxxxxxx
Chairman

MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PREVENTION
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
PROJECT AND DEVELOPMENT PLANNING
INDUSTRIAL DEVELOPMENT COMMISSION
BOARD OF EDUCATION
OFFICE OF THE BUILDING ENGINEER

April 30, 1975

Philip O. Tilghman, Esq.
700 Maryland Trust Bldg.,
Baltimore, Maryland 21202

RE: Reclassification Petition
Item 4 - Zoning Cycle 9
Stephen P. Brown - Petitioner

Dear Mr. Tilghman:

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

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

The subject property is located on the northwest corner of German Hill Road and 51st Street, and is currently improved with a single family house and a garage, which, incidentally, must be shown on the site plan. Adjacent properties to the west and north are improved similarly with single family dwellings zoned D.R. 5.5; to the east is located the residence, office, and equipment storage yard of the petitioner.

This request involves essentially the Reclassification of the rear of this property, which is currently zoned D.R. 5.5 to B.L., in order that retail stores and their associated off street parking area may be constructed on this property. The

Philip O. Tilghman, Esq.
Item 4 - Zoning Cycle 9
April 30, 1975
Page 2

front portion of this site is currently zoned B.L., 115 feet parallel to and distant from the center line of German Hill Road.

As noted by the comments of the Bureau of Engineering, field inspection revealed contractor's construction equipment to be parked in the public right of way on 51st Street.

The petitioner is also requesting a Variance for a side yard setback in order that proposed retail building may abut the westernmost property line, at a distance of approximately 12 feet from the adjacent single family dwelling frontingon German Hill Road.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Monday, June 2, 1975, in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1975 and October 15, 1975, will be forwarded to you well in advance of the date and time.

Very truly yours,

FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: Frank S. Lee, Surveyor
1277 Neighbors Ave.,
Baltimore, Md. 21237

Baltimore County, Maryland
Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DIVER, P. E., CHIEF

April 25, 1975

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

Re: Item #1 - Cycle #9 (April - October 1975)
Property Owner: Stephen P. Brown
N/W cor. of German Hill Rd. & 51st St.
Existing Zoning: D.R. 5.5 & B.L.
Proposed Zoning: Re-class to B.L. & Variance from Sec. 232.2B to permit a sideyard setback of 0' in lieu of the required 10'.
No. of Acres: 0.70 District: 12th

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 submitted plan should be revised to indicate the existing garage on this site which is housing contractors construction equipment. The storage of construction materials and parking of equipment within and along the east side of 51st Street contiguous to the cemetery fence was noted during field inspection of the subject site and the Petitioner's residence/office and contractors equipment storage yard on the opposite side of 51st Street (Brown Bros. Corp. Contractors, 7100 German Hill Road).

Highways:

German Hill Road, a County road, requires no further improvement in this vicinity at it is improved as a 40-foot closed section on a right-of-way of varying width (50 feet at this location).

51st Street, an existing public street, is proposed to be improved in the future as a 30-foot closed section on a 50-foot right-of-way. Highway improvements, as yet incomplete, including sidewalks and curb and gutter will be required in connection with any grading or building permit application.

The construction and/or reconstruction of sidewalks, curb and gutter, entrances, aprons, etc. on both sides of this street remain a requirement for the frontages of the Petitioner's properties, (see also Zoning Cycle II, Item 22).

Item #1 - Cycle #9 (April - October 1975)
Property Owner: Stephen P. Brown
Page 2
April 25, 1975

Highways: (Cont'd)

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:

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.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving the present residence on this site. It appears that additional fire hydrant protection may be required in the vicinity.

Very truly yours,

ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Somers
W. Munchel

F-NE Key Sheet
6 SE 18 Pos. Sheet
SE 2 E Topo
96 Tax Map

FEB 23 1976

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

April 3, 1975

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

Dear Mr. DiNenna:

Comments on Item #_____, Zoning Re-Classification Cycle #9, are as follows:

Property Owner: Stephen P. Brown
Location: NW/C of German Hill Rd. & 51st Street
Existing Zoning: D.R. 5.5 & B.L.
Proposed Zoning: Re-class to B.L. & Variance from Sec. 232.2B to permit a sideyard setback of 0' in lieu of required 10'.
No. of Acres: 0.70
District: 12th

Metropolitan water and sewer are available.

Food Protection Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:nq

CC--L.A. Schuppert

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER

May 2, 1975

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna;

Comments on Item # 4 , Zoning Cycle IX, April, 1975, are as follows:

Property Owner: Stephen P. Brown
Location: N/W/c of German Hill Road and 51st sT
Existing Zoning: D.R.5.5 and B.L.
Proposed Zoning: Re-class to B.L. and Variance from Sec. 232.2B to permit a sideyard setback of 0' in lieu of required 10'.
No. of Acres: 0.70
District: 12th

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.

The stopping sight distance along German Hill Road is very poor and all access should be from 51st Street.

Very truly yours,

John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3211 ZONING 494-3351

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 17, 1975

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

Z.A.C. Meeting of: April 1975-October 1975 Cycle #9

Re: Item 4
Property Owner: Stephen P. Brown
Location: NW/C of German Hill Road & 51st Street
Present Zoning: D.R. 5.5 & B.L.
Proposed Zoning: Re-class to B.L. & Variance from Section 232.2B to permit a sideyard setback of 9' in lieu of the required 10'.

District: 12th
No. Acres: 0.70

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

W. Nick Petrovich.,
Field Representative.

WNP/ml

H. EMSLIE PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MRS. ROBERT L. BERNEY
MARCUS M. ROTSARIS
JOSEPH H. McGOWAN
ALVIN LORECK
JOSHUA W. WHEELER, SUPERINTENDENT
T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD K. WUERFEL

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204
825-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Stephen P. Brown

Location: NW/C of German Hill Rd. & 51st. St.

Item No. 4 Zoning Agenda CYCLE #9
April 1975 - October 1975

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 operations.
(XX) 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 "The Life Safety Code", 1970 Edition prior to occupancy.
( ) 6. Site plans are approved as drawn.
( ) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: Noted and Approved:
Planning Group
Special Inspection Division
Deputy Chief
Fire Prevention Bureau

PETITION FOR RECLASSIFICATION AND VARIANCE
10th DISTRICT
ZONING: From D.R. 5.5 to B.L. Zone. Petition for Variance for a Side Yard.
LOCATION: Northwest corner of German Hill Road and 51st Street.
DATE & TIME: WEDNESDAY, SEPTEMBER 3, 1975 at 10:00 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.
Present Zoning: D.R. 5.5
Proposed Zoning: B.L.
Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard setback of Zero feet instead of the required 10 feet.
The Zoning Regulation to be excepted as follows:
Section 232.2.b-Side Yards-For commercial buildings, none required on interior lots, except that where the lot abuts a lot in a residence zone there must be a side yard not less than the greater minimum width required for a dwelling on the abutting lot and on corner lots the side yard on the street side shall be not less than 10 feet in width.
All that parcel of land in the Twelfth District of Baltimore County
Beginning for the same at the intersection of the north side of German Hill Road with the west side of 51st Street, and thence running and binding on the north side of German Hill Road South 83 degrees 27 minutes 00 seconds West 148.88 feet, thence leaving German Hill Road for lines of division as follows:-North 2 degrees 26 minutes 20 seconds West 132.31 feet, North 26 degrees 54 minutes 20 seconds East 35 feet, North 2 degrees 26 minutes 20 seconds West 75 feet and North 86 degrees 54 minutes 20 seconds East 125 feet to the west side of 51st Street, and thence running and binding on the west side of 51st Street as follows:-South 2 degrees 26 minutes 20 seconds East 194.70 feet and South 41 degrees 30 minutes 50 seconds West 11.32 feet to the place of beginning.
Containing 0.70 acres of land more or less.
Save and except that portion of land zoned B.L., (being a line parallel with and 115 feet northerly from the centerline of German Hill Road).
Being the property of Stephen P. Brown, as shown on plat plan filed with the Zoning Department.
Hearing Date: Wednesday, September 3, 1975 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY

OFFICE OF
THE DUNDALK TIMES

DUNDALK, MD. 21222 August 14 19 75

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION - NORTHEAST CORNER OF GERMAN HILL ROAD

was inserted in THE DUNDALK TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~xxxxxxxx~~ weeks before the 3rd, day of Aug. 1975, that is to say, the same was inserted in the issues of August 14,1975

STROMBERG PUBLICATIONS, Inc.

By

PETITION
FOR RECLASSIFICATION AND VARIANCE
10th DISTRICT
ZONING: From D.R. 5.5 to B.L. Zone. Petition for Variance for a Side Yard.
LOCATION: Northwest corner of German Hill Road and 51st Street.
DATE AND TIME: Wednesday, September 3, 1975 at 10:00 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.
Present Zoning: D.R. 5.5
Proposed Zoning: B.L.
Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard setback of Zero feet instead of the required 10 feet.
The Zoning Regulation to be excepted as follows:
Section 232.2.b-Side Yards-For commercial buildings, none required on interior lots, except that where the lot abuts a lot in a residence zone there must be a side yard not less than the greater minimum width required for a dwelling on the abutting lot and on corner lots the side yard on the street side shall be not less than 10 feet in width.
All that parcel of land in the Twelfth District of Baltimore County
Beginning for the same at the intersection of the north side of German Hill Road with the west side of 51st Street, and thence running and binding on the west side of 51st Street as follows:-South 2 degrees 26 minutes 20 seconds East 194.70 feet and South 41 degrees 30 minutes 50 seconds West 11.32 feet to the place of beginning.
Containing 0.70 acres of land more or less.
Save and except that portion of land zoned B.L., (being a line parallel with and 115 feet northerly from the centerline of German Hill Road).
Being the property of Stephen P. Brown, as shown on plat plan filed with the Zoning Department.
Hearing Date: Wednesday, September 3, 1975 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By order of
S. ERIC DINENNA
Zoning Commissioner of
Baltimore County
Aug. 14.

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 14, 1975

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time successive weeks before the 3rd day of September, 19 75, the first publication appearing on the 14th day of August 19 75

THE JEFFERSONIAN,
S. Frank Streett
Manager.

Cost of Advertisement, $

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

No. 23356

DATE Sept. 15, 1975 ACCOUNT 01-662

AMOUNT $248.10

RECEIVED Stephen P. Brown, 7100 German Hill Rd.
FROM Baltimore, Md. 21222

FOR Advertising and posting of property
#76-36-RA

B 31 PRSD 15 248.10 CMSC

VALIDATION OR SIGNATURE OF CASHIER

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

No. 20227

DATE April 22, 1975 ACCOUNT 01-662

AMOUNT $50.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Stephen P. Brown
7100 German Hill Rd.
Baltimore, Md. 21222
Petition for Reclassification

50.00 CMSC

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map date	Wall Map by	Original date	Original by	Duplicate date	Duplicate by	Tracing date	Tracing by	200 Sheet date	200 Sheet by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: J. G. H. Revised Plans:
Change in outline or description ___Yes ___No
Previous case: Map # _____

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY #76-36-RA
Towson, Maryland

District 12th Date of Posting 8-14-75
Posted for: Hearing: Wed. Sept 3rd 1975 @ 10:00 A.M.
Petitioner: Stephen P. Brown
Location of property: N/W/c of German Hill Rd & 51st St.
Location of Signs: 2 Signs Posted on German Hill Rd. 2 Signs Posted on 51st Street
Remarks:
Posted by Mark H. Hess Date of return 8-21-75
Signature

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 10th day of MARCH 1975 Item # _____.

S. Eric DiNenna,
Zoning Commissioner

Petitioner Brown 288-7722 Submitted by Same

Petitioner's Attorney _____ Reviewed by

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

Item 4
Zoning Cycle 9

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Philip O. Tilghman, Esq.
700 Maryland Trust Bldg.,
Baltimore, Md. 21202

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

Your Petition has been received and accepted for filing this 25th day of April 1975

S. Eric DiNenna,
Zoning Commissioner

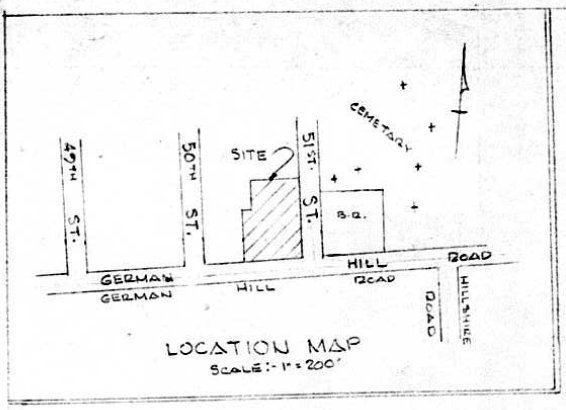
Petitioner Stephen P. Brown

Petitioner's Attorney Philip O. Tilghman Reviewed by

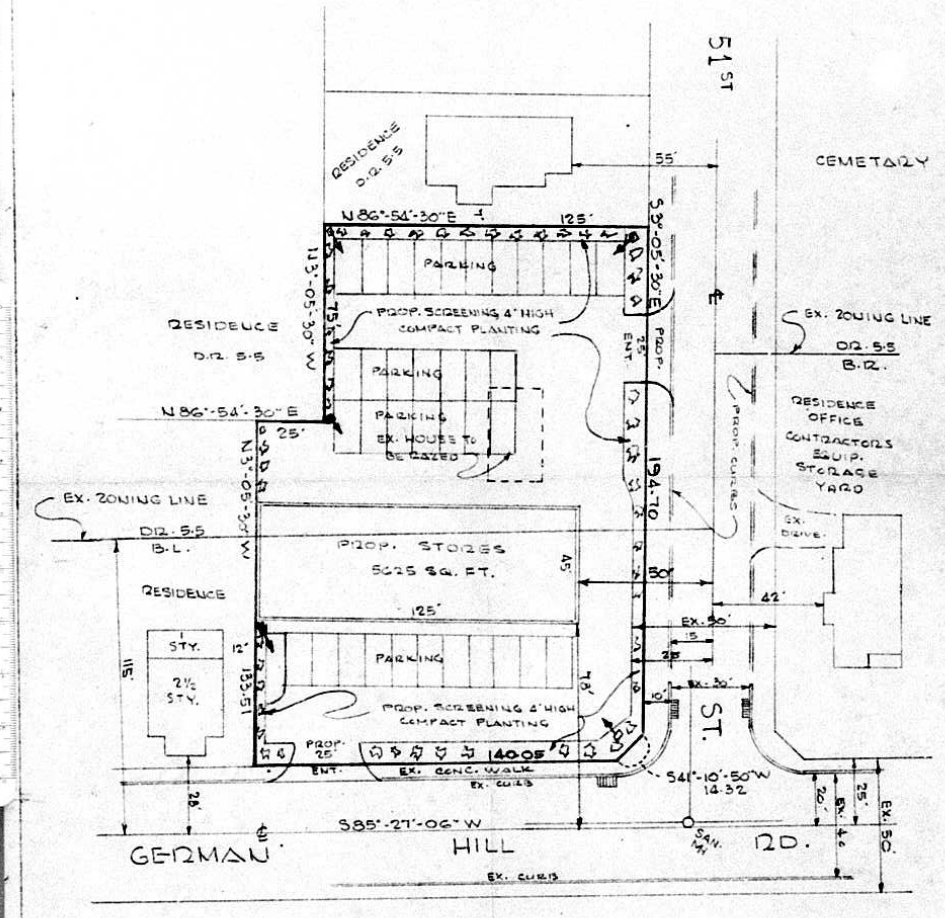
cc: Frank S. Lee, Surveyor
1377 Neighbors Ave.,
Baltimore, Md. 21237

Franklin T. Hogans, Jr.
Chairman,
Zoning Plans
Advisory Committee

FEB 23 1976



LOCATION MAP
SCALE:- 1" = 200'



LOTS 332 TO 339
HARBOR VIEW
PLAT BOOK 5-80
12TH DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE:- 1" = 30' DATE:- 2-26-75

EX. USE - RESIDENCE
PROP. USE - STORES
EX. ZONING - B.L. & D.R. 5.5
PROP. ZONING - B.L., WITH A VARIANCE FOR A 0' SETBACK ON THE WEST PROPERTY LINE INSTEAD OF THE REQ. 10' SETBACK.
AREA OF LOT - 0.70 Ac.±

STATE OF MARYLAND
FRANK S. LEE
PROPERTY LINE SURVEYOR

FRANK S. LEE
1277 NEIGHBORS AVE.
BALTIMORE, MD. 21237

PARKING DATA

NO. OF SPACES REQ (1/200 SQ.FT.) (PROP. BLDG = 5625 SQ.FT.) = 29 SPACES
NO. OF SPACES PROVIDED - 36 SPACES
THE ENTIRE PARKING AREA SHALL BE MACADAM PAVING AND PROPERLY DRAINED.
PROP. LIGHTING SHALL BE REGULATED SO AS NOT TO EFFECT ADJOINING PROPERTIES.

7' 8' MERCURY VAPOR TYPE

MAP 40 SEC E
ELECTION DIST. 12
C.B.M. 42-23
TYPE RC
RESIDENTIAL ✓
ZONE DR 5.5
ZONING 1-23-76
BY MB

HARBOR VIEW

HUDSON HEIGHTS

HARBORVIEW PARK

OAKLAWN CEMETERY

BERKSHIRE ELEM. SCHOOL

GRACELAND PARK

BEVERLY FARMS

CATHOLIC POLISH CEMETERY

SACRED HEART CEMETERY

FAIRLAWN

HOLABIRD JUNIOR HIGH SCHOOL

NORWOOD ELEM SCHOOL

NORWOOD PARK

KIMBERLY FARMS

DELRAY PARK

BROOK VIEW

BALTIMORE CITY

BALTIMORE COUNTY

MANCHESTER ROAD

CRESTSHIRE RD

GREENHOUSE

D.R.5.5

D.R.10.5

D.R.16

BL

BL-CNS

D.R.16 PETITION #5323

72-117A

73-71R

73-188A

73-80A

72-496RX

72-262A

F-NE E-NW

ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
MARCH 24, 1971
BY BILLS NOS. 28, 29, 30, 31, and 32

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP

REVISIONS			SCALE	LOCATION	SHEET
	BY	DATE	1" = 200'	12TH DIST. NORTH POINT	S.E 2-E
			DATE OF PHOTOGRAPHY DEC. 1954		

Topography Compiled By Photogrammetric Methods
ABRAMS AERIAL SURVEY CORP. LANSING MICH.