

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, G.F.S. REALTY, INC., 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 _____ zone to an _____ zone; for the following reasons:

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 SERVICE GARAGE.

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.

EST: _____
BY John W. Hession, III
Secretary President Legal Owner
Same P.O. Box 1804
Washington, D.C. 20013
Sidney Weiman
Kenneth L. Rosen
Petitioner's Attorney
One E. Redwood Street
Baltimore, Maryland 21202
Protetant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of _____, 1976, 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 _____ day of _____, 1976, at _____ o'clock

George J. Martinak
Zoning Commissioner of Baltimore County.

(over)

April 30, 1976

Messrs. Sidney Weiman and
Kenneth L. Rosen
One East Redwood Street
Baltimore, Maryland 21202

RE: Petition for Special Exception
NE/S of German Hill Road, 415' NW of
Merritt Boulevard - 12th Election
District
G.F.S. Realty, Inc. - Petitioner
NO. 76-224-X (Item No. 186)

Dear Messrs. Weiman and Rosen:

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

Very truly yours,

George J. Martinak
Deputy Zoning Commissioner

GJM/mc

Attachments

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

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
NE/S of German Hill Road, 415' NW of : DEPUTY ZONING
Merritt Boulevard - 12th Election District : COMMISSIONER
G.F.S. Realty, Inc. - Petitioner :
NO. 76-224-X (Item No. 186) : OF
: BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for a Special Exception for a service garage to be located on the northeast side of German Hill Road, 415 feet, more or less, northwest of Merritt Boulevard, in the Twelfth Election District of Baltimore County.

Testimony on behalf of the Petitioner indicated that the site is part of a 10.67 acre, more or less, tract known as the "Giant Food Shopping Center", which was previously occupied by a lumber company. The subject property is located in a B.L. Zone. The area of the Special Exception comprises 0.454 acres, more or less.

Further testimony divulged that the proposed use is for an automotive tire center, comprising sales, mounting and balancing of tires, batteries, etc. No disabled vehicles would be permitted on the property.

Mr. William D. Fromm, Director of Planning, in a letter to this office, dated April 14, 1976, favored the Special Exception.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations, have been met, and the proposed use would be appropriate.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 30TH day of April, 1976, that the Special Exception herein described, should be and the same is hereby GRANTED, from and after

the date of this Order, subject to the following conditions:

1. The storage of disabled vehicles shall not be permitted on the premises.
2. The sale or storage of gasoline or other motor fuels shall not be permitted on the premises.
3. Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

George J. Martinak
Deputy Zoning Commissioner of
Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NE/S of German Hill Road 415 feet :
NW of Merritt Boulevard, 12th District : OF BALTIMORE COUNTY
G.F.S. REALTY, INC., Petitioners : Case No. 76-224-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.

Charles E. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel
John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 23rd day of April, 1976, a copy of the foregoing Order was mailed to Messrs. Sidney Weiman & Kenneth L. Rosen, Esquires, One East Redwood Street, Baltimore, Maryland 21202, Attorneys for Petitioners.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: April 14, 1976
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-224-X
Petition for Special Exception for Garage, Service
Northeast side of German Hill Road 415 feet Northwest of Merritt Boulevard
Petitioner: G.F.S. Realty, Inc.

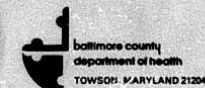
12th District

HEARING: Monday, April 26, 1976 (1:00 P.M.)

This office is in favor of the requested special exception.

William D. Fromm
William D. Fromm, Director
Office of Planning

WDF:JGH:rw



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

April 30, 1976

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

Dear Mr. DiNenna:

Comments on Item #186, Zoning Advisory Committee Meeting, March 16, 1976, are as follows:

Property Owner: G.F.S. Realty, Inc.
Location: NE/S German Hill Rd. 415' NW Merritt Blvd.
Existing Zoning: B.L.
Proposed Zoning: Special Exception for service garage
Acres: 0.4546
District: 12th

Metropolitan water and sewer available.

Water Resources Administration Comments: If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Administration requirements.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

RJW:rac



MCA ENGINEERING CORPORATION
CONSULTING ENGINEERS
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 - Tel. (301) 823-0900

DESCRIPTION

0.4546 ACRE PARCEL, PART OF THE LAND OF GFS REALTY, INC.,
NORTHEAST SIDE OF GERMAN HILL ROAD, EAST OF MERRITT
BOULEVARD, TWELFTH ELECTION DISTRICT, BALTIMORE COUNTY,
MARYLAND.

This Description is for a Special Exception
in a "BL" Zone
For a T.B.A. Store

Beginning for the same at a point on the northeast side of German Hill Road, at the distance of 415 feet, more or less, as measured southeasterly along said northeast side of German Hill Road and the northwesterly prolongation thereof from the intersection of the center line of Merritt Boulevard with said prolongation, running thence binding on said northeast side of German Hill Road two courses: (1) S 69° 20' 45" E 87.00 feet, and (2) S 71° 19' 42" E 79.00 feet, thence five courses: (3) N 18° 40' 18" E 42.60 feet, (4) N 15° 33' 11" W 138.56 feet, (5) S 74° 26' 19" W 142.67 feet, (6) S 15° 33' 11" E 55.00 feet, and (7) S 20° 39' 15" W 28.46 feet to the place of beginning.

Containing 0.4546 of an acre of land.

HGW:mpl J.O. 01-74160 February 24, 1976
W.O. 12564-X



Water Supply • Sewerage • Drainage • Highways • Structures • Developments • Planning • Zoning

STEPHEN E. COLLINS
DIRECTOR

April 26, 1976

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

Re: Item 186 - ZAC - March 16, 1976
Property Owner: G.F.S. Realty, Inc.
Location: NW/4 German Hill Rd. 415' NW Merritt Blvd.
Existing Zoning: B.E.
Proposed Zoning: Special exception for service garage
Acres: 0.4546
District: 12th

Dear Mr. DiNenna:

The requested special exception for a service garage is not expected to cause any major traffic problems.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 12, 1976

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

cc:

Franklin T. Hoggins, Jr.
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

Messrs. Sidney Weiman
and Kenneth L. Rosen
One E. Radwood Street
Baltimore, Maryland 21202

RE: Special Exception Petition
Item 186
G.F.S. Realty, Inc. - Petitioner

Gentlemen:

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 northeast side of German Hill Road, 415 feet northwest of Merritt Blvd., and is currently the site of a new vacant lumber company. The petitioner is requesting a Special Exception for a service garage which is proposed to be constructed in conjunction with the Giant shopping center at this location. The petitioner's plan indicates a retail area and five service bays for this tire, battery, and accessory store. The herein petitioned parcel lies within the shopping center complex with access indirectly from German Hill Road.

The site plan must be revised to indicate either an area in which damaged or disabled vehicles shall be stored, or a note specifying that there shall be no outside storage of damaged or disabled vehicles.

Messrs. Sidney Weiman
and Kenneth L. Rosen
Item 186
April 12, 1976
Page 2

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Franklin T. Hoggins, Jr.
FRANKLIN T. HOGGINS, JR.
Chairman, Zoning Plans
Advisory Committee

FTH:JD

cc: MCA
1020 Cromwell Bridge Road
Baltimore, Md. 21204

April 13, 1976

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

Re: Item #186 (1975-1976)
Property Owner: G.F.S. Realty, Inc.
N/ES German Hill Rd., 415' N/W Merritt Blvd.
Existing Zoning: B.L.
Proposed Zoning: Special Exception for service garage.
Acres: 0.4546 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:

Baltimore County highway and utility improvements are existing or as secured by Public Works Agreement #127501, executed in connection with "Giant Shopping Center". This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #186 (1975-1976).

Very truly yours,

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

END:EAM:PMR:ss

cc: Robert Morton (File Giant Shopping Center)
Paul Koch

E-MW Key Sheet
6 & 7 SE 21 & 22 Pos. Sheets
SE 2 F Topo
103 Tax Map

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 16, 1976

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

Z.A.C. Meeting of: March 16, 1976

Re: Item 186

Property Owner: G.F.S. Realty, Inc.

Location: NE/S German Hill Rd. 415' N.W. Merritt Blvd.

Present Zoning: B.L.

Proposed Zoning: Special Exception for service garage

District: 12th

No. Acres: 0.4546

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

NWP/ml

JOSEPH H. MCGOWAN, PRESIDENT
T. RAYARD WILLIAMS, JR., VICEPRESIDENT
WRA. ROBERT L. DORNEY

MARCUS M. DOTSANS
THOMAS M. SUTER
WAB. LORRAINE F. CHURCHUS

JOSEPH A. B. WHEELER, SUPERINTENDENT

ROGER B. HAYSEN
ALVIN LORICK
RICHARD W. TRACY, D.V.M.

Paul H. Reincke
CHIEF

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: G.F.S. Realty, Inc.

Location: NE/S German Hill Road 415' NW Merritt Boulevard

Item No. 186

Zoning Agenda March 16, 1976

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.
- (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 "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.

Reviewed: *Paul H. Reincke* Noted and
Planning Group Approved: *James H. Murphy*
Special Inspection Division Acting Deputy Chief
Fire Prevention Bureau

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

WILLIAM D. FROMM
DIRECTOR

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

Dear Mr. DiNenna:

Comments on Item #186, Zoning Advisory Committee Meeting, March 16, 1976, are as follows:

Property Owner: G.F.S. Realty, Inc.
Location: NE/5 German Hill Road 415' NW Merritt Blvd
Existing Zoning: B.L.
Proposed Zoning: Special Exception for service garage
Acres: 0.4546
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.

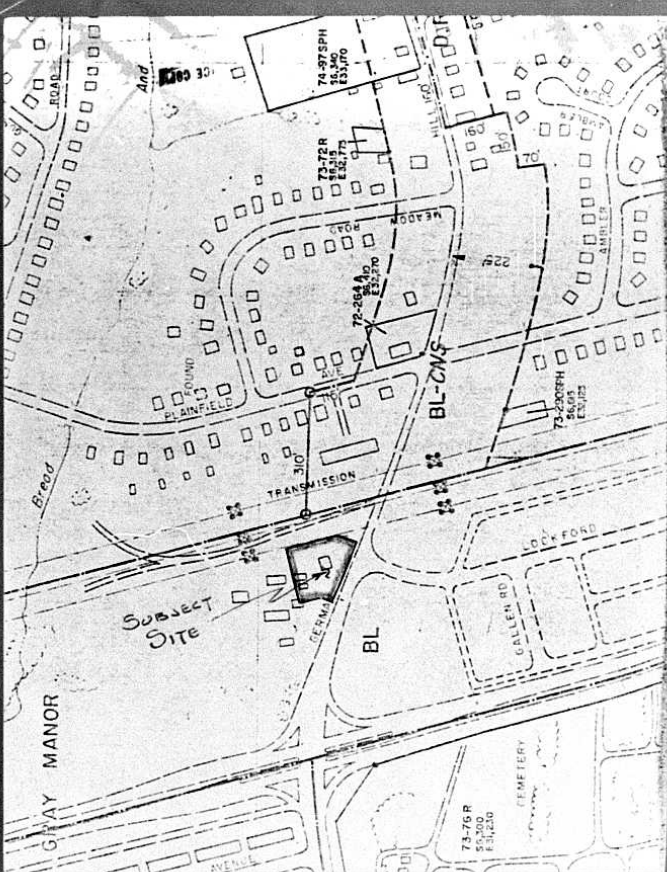
This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley

John L. Wimbley
Planning Specialist II
Project and Development Planning

April 2, 1976



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#76-224-X

District: 12th Date of Posting: 4-8-76
Posted for: Housing, from April 26, 1976 @ 1:00 P.M.
Petitioner: G.F.S. Realty, Inc.
Location of property: NE/5 of German Hill Rd. 415' NW of
Merritt Blvd.
Location of Sign: 1 Sign, Postal Route, Towson, Md. 21204
Business District
Remarks: _____
Posted by: Opul. H. H. H. Date of return: 4/15/76
Signature

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 3 day of
April 1976. Filing Fee \$ 50.00 Received ☒ Check
☐ Cash
☐ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner G.F.S. Realty, Inc. Submitted by Kenneth L. Brown
Petitioner's Attorney Kenneth L. Brown Reviewed by John L. Wimbley
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

**OFFICE OF
THE TIMES
NEWSPAPERS**

TOWSON, MD. 21204

April 8, 1976

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for a Special Exception- G.F.S. Realty
was inserted in the following:

- | | |
|--|--|
| ☐ Catonsville Times | ☐ Towson Times |
| ☐ Dundalk Times | ☐ Arbutus Times |
| ☐ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore, County, Maryland,
once a week for one ~~successive~~ weeks before the
26th day of April 1976, that is to say, the same
was inserted in the issues of April 8, 1976.

STROMBERG PUBLICATIONS, INC.

BY *Pat Smith*

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 8, 1976

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 a week~~
~~or one time~~ ~~successive weeks~~ before the 26th
day of April 1976 the 10th publication
appearing on the 8th day of April
1976.

THE JEFFERSONIAN

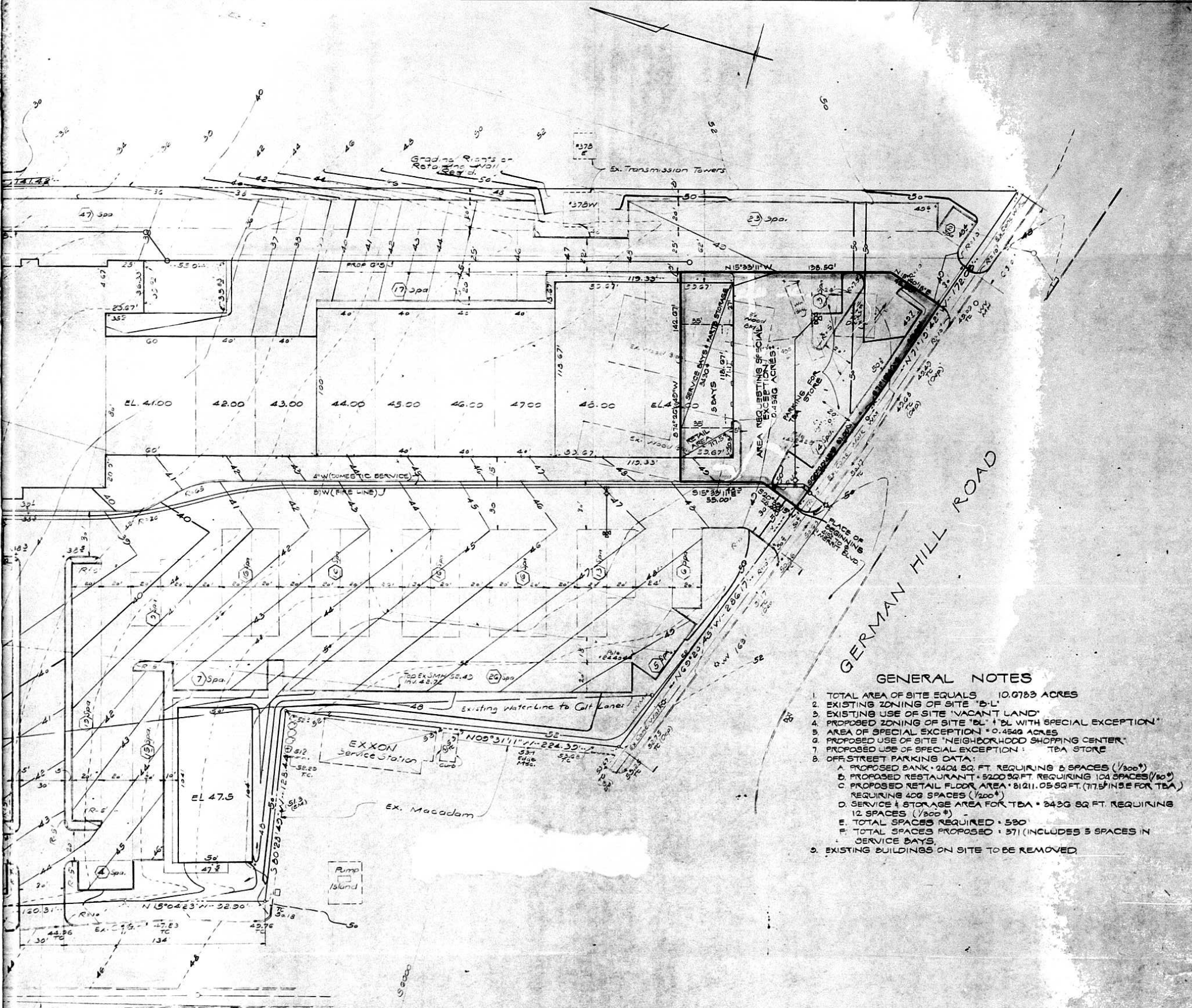
L. Frank Smith
Manager

Cost of Advertisement, \$ _____

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 33315
DATE April 5, 1976 ACCOUNT 01-662
AMOUNT \$50.00
RECEIVED FROM: Messrs. Kartman & Resnick, 1 E. Redwood St.
FOR: Petition for Special Exception for G.F.S. Realty, Inc. #76-224-X
AMOUNT 50.00
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 33354
DATE April 26, 1976 ACCOUNT 01-662
AMOUNT \$11.00
RECEIVED FROM: Messrs. Kartman & Resnick, one E. Redwood St.
FOR: Baltimore, Md. 21202
"Advertising and posting of property for G.F.S. Realty Inc. #76-224-X"
AMOUNT 11.00
VALIDATION OR SIGNATURE OF CASHIER





GERMAN HILL ROAD

GENERAL NOTES

1. TOTAL AREA OF SITE EQUALS 10.0783 ACRES
2. EXISTING ZONING OF SITE "B-1"
3. EXISTING USE OF SITE "VACANT LAND"
4. PROPOSED ZONING OF SITE "BL" WITH SPECIAL EXCEPTION
5. AREA OF SPECIAL EXCEPTION 0.4546 ACRES
6. PROPOSED USE OF SITE "NEIGHBORHOOD SHOPPING CENTER"
7. PROPOSED USE OF SPECIAL EXCEPTION: TBA STORE
8. OFF-STREET PARKING DATA:
 - A. PROPOSED BANK 2404 SQ. FT. REQUIRING 5 SPACES (1/300*)
 - B. PROPOSED RESTAURANT 5200 SQ. FT. REQUIRING 104 SPACES (1/300*)
 - C. PROPOSED RETAIL FLOOR AREA 81211.05 SQ. FT. (1175' IN SE FOR TBA) REQUIRING 408 SPACES (1/300*)
 - D. SERVICE & STORAGE AREA FOR TBA 2436 SQ. FT. REQUIRING 12 SPACES (1/300*)
 - E. TOTAL SPACES REQUIRED 530
 - F. TOTAL SPACES PROPOSED 571 (INCLUDES 5 SPACES IN SERVICE BAYS)
9. EXISTING BUILDINGS ON SITE TO BE REMOVED

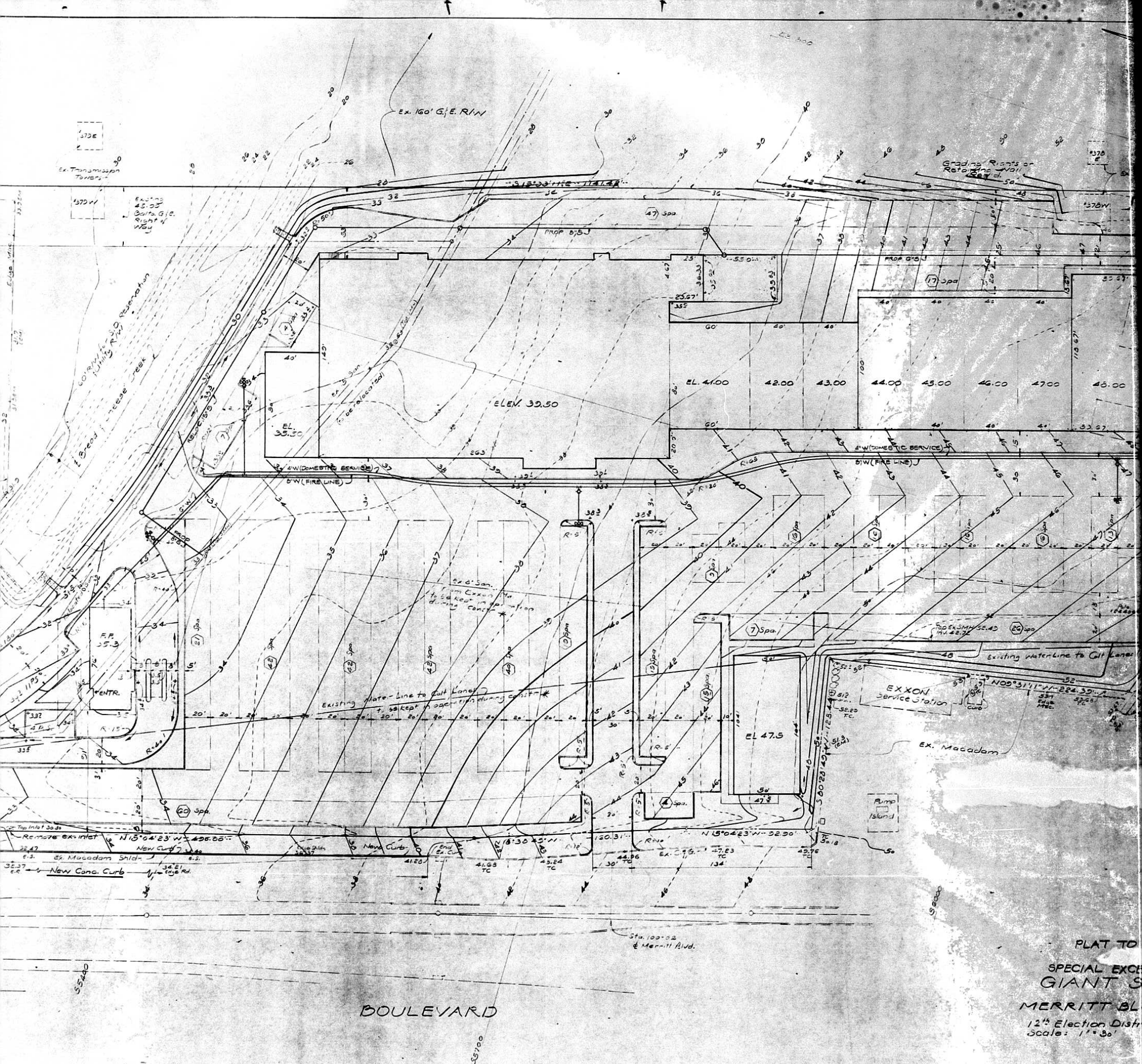
PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION TO PORTION OF
GIANT SHOPPING CENTER
MERRITT BLVD. & GERMAN HILL ROAD
12th Election District
Scale: 1" = 30'

Baltimore County, Md.
FEBRUARY 24, 1976

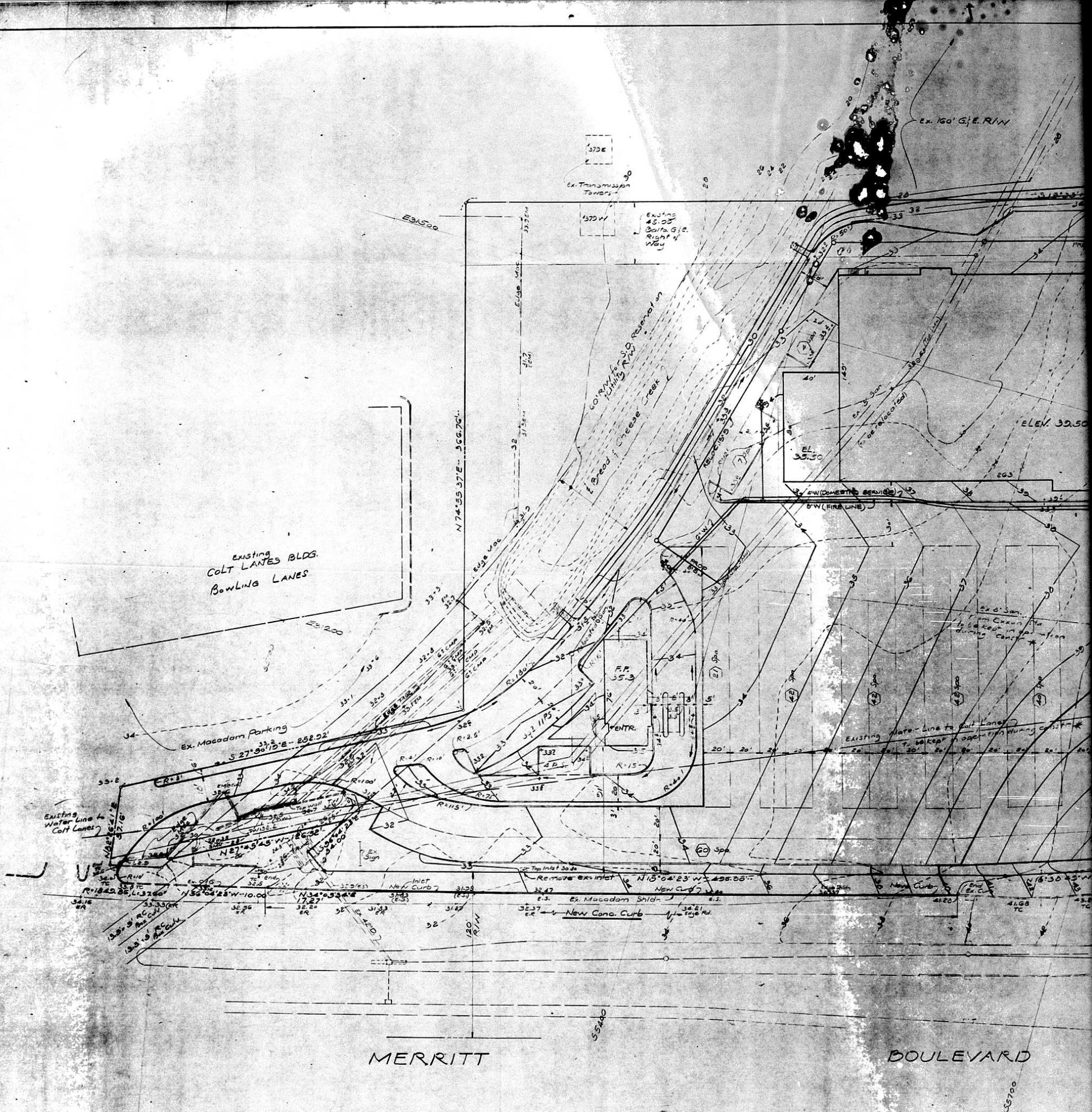
MAP 36-27
SHEET 12
3-27-76
MCA

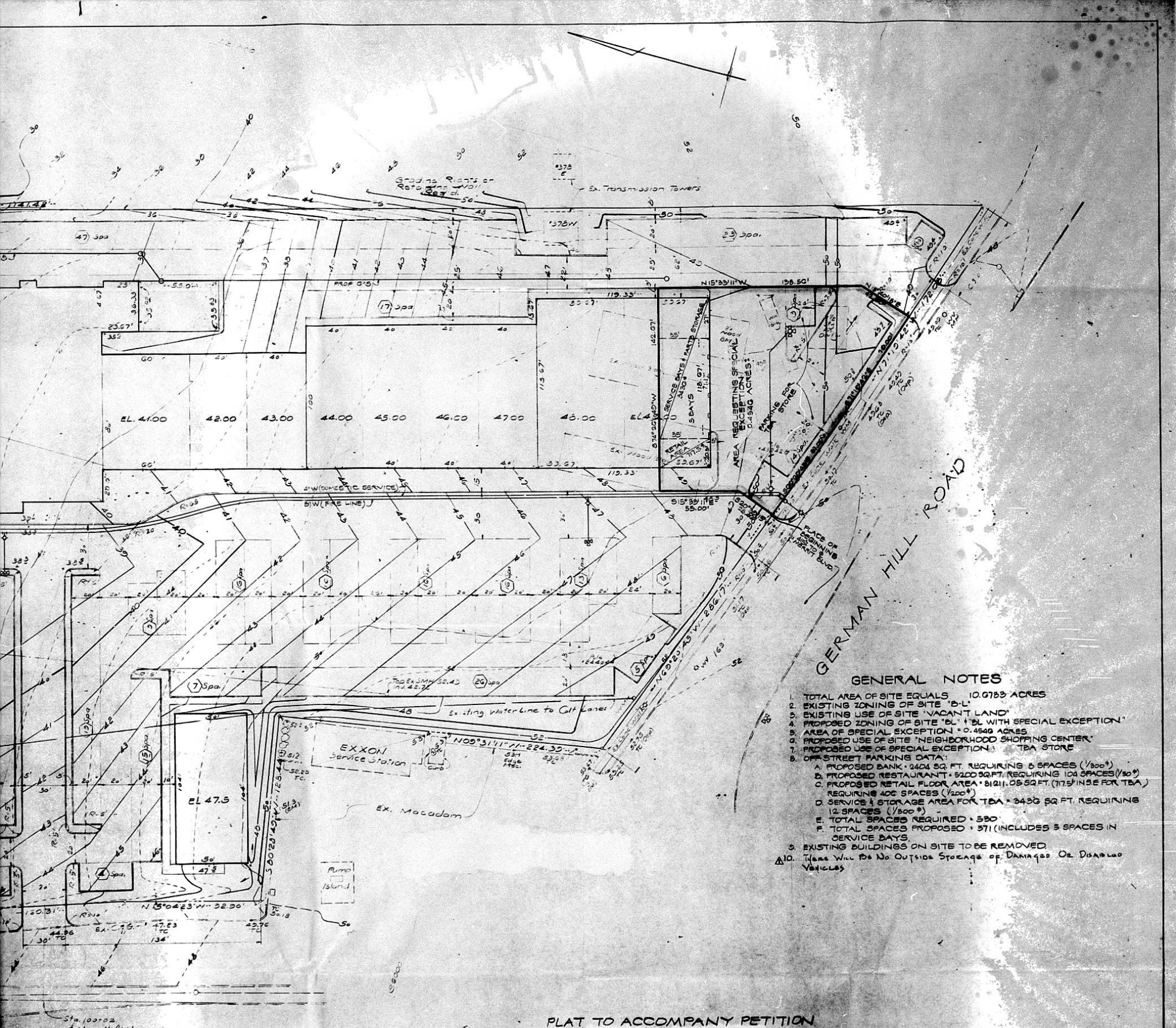


MCA 
MCA ENGINEERING CORP.
1080 CROWNCLIFF DRIVE ROAD
BALTIMORE, MD. 21204



PLAT TO
SPECIAL EXC
GIANT S
MERRITT BL
12" Election Dist
Scale: 1"=30'





GENERAL NOTES

1. TOTAL AREA OF SITE EQUALS 10.0783 ACRES
2. EXISTING ZONING OF SITE "B-1"
3. EXISTING USE OF SITE "VACANT LAND"
4. PROPOSED ZONING OF SITE "B-1" WITH SPECIAL EXCEPTION
5. AREA OF SPECIAL EXCEPTION 0.4540 ACRES
6. PROPOSED USE OF SITE "NEIGHBORHOOD SHOPPING CENTER"
7. PROPOSED USE OF SPECIAL EXCEPTION "TBA STORE"
8. OFF-STREET PARKING DATA:
 - A. PROPOSED BANK 2404 SQ. FT. REQUIRING 6 SPACES (1/800')
 - B. PROPOSED RESTAURANT 5200 SQ. FT. REQUIRING 104 SPACES (1/800')
 - C. PROPOSED RETAIL FLOOR AREA 81211.05 SQ. FT. (717' IN 5' FOR TBA) REQUIRING 400 SPACES (1/800')
 - D. SERVICE & STORAGE AREA FOR TBA 3436 SQ. FT. REQUIRING 12 SPACES (1/800')
 - E. TOTAL SPACES REQUIRED 530
 - F. TOTAL SPACES PROPOSED 571 (INCLUDES 5 SPACES IN SERVICE BAYS)
9. EXISTING BUILDINGS ON SITE TO BE REMOVED
10. There Will Be No Outside Storage of Damaged Or Disabled Vehicles

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION TO PORTION OF
GIANT SHOPPING CENTER
MERRITT BLVD & GERMAN HILL ROAD
12th Election District
Scale: 1" = 30'
Baltimore County, Md.
FEBRUARY 24, 1976

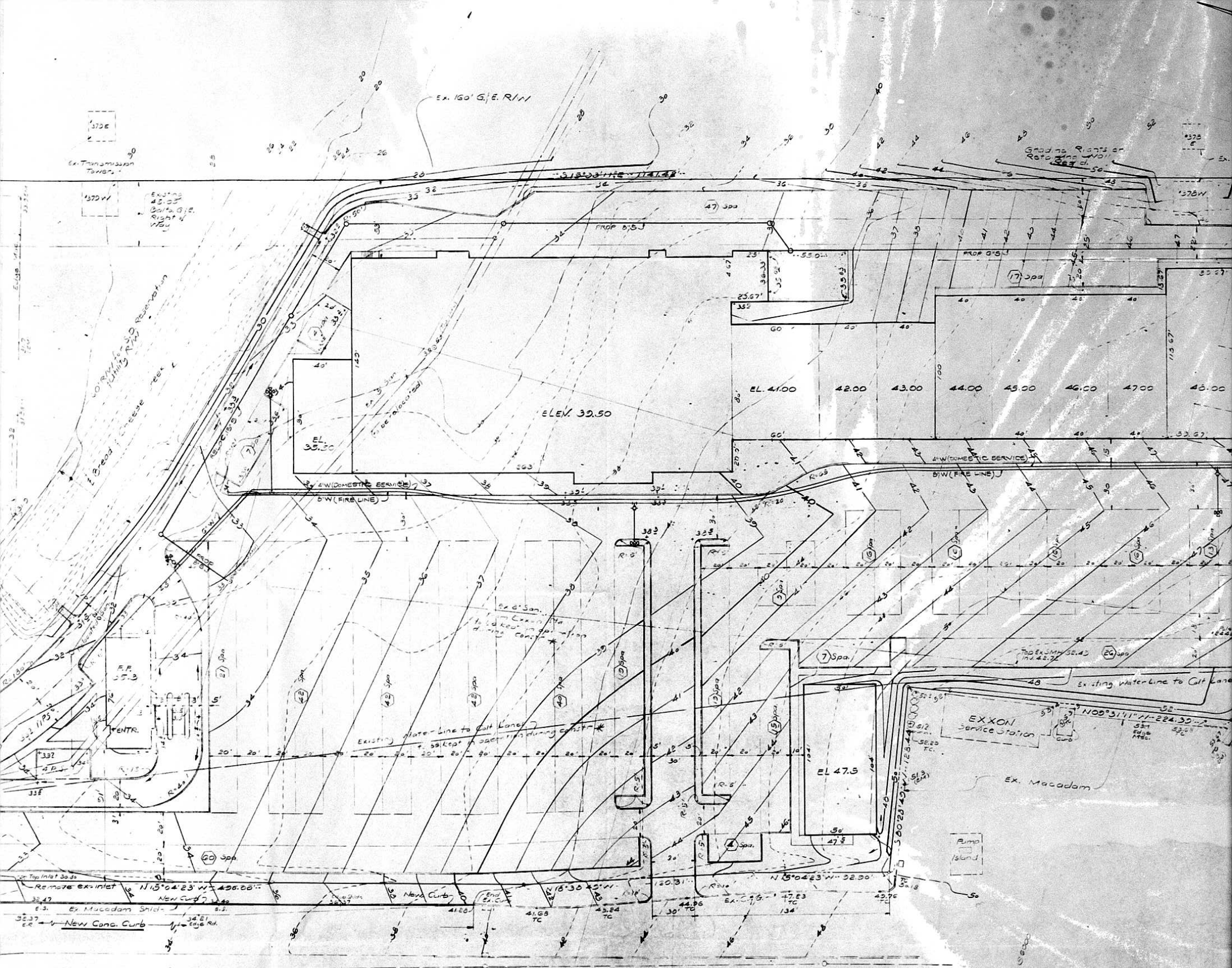
OFFICE COPY
REVISED PLANS
#186

APR 27 76 AM



MCA
MCA ENGINEERING CORP.
1080 CROMWELL AVENUE ROAD
BALTIMORE, MD. 21204

ADDENDUM NOTE NO. 10 PER ZAC COMMENTS	4-8376
REVISION	DATE



BOULEVARD

PLAT T
SPECIAL EX
GIANT
MERRITT B
12" Elevation D
Scale: 1" = 30'

Address Note
N^o

