

Reviewer: [Signature] Approved: [Signature]
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner:

the above Variance should be had, and it further appearing that by reason of the above finding of facts, the Variance requested not adversely affecting the health, safety and general welfare of the community

to permit a sign to be located opposite a residential zone should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of March, 1977, that the herein Petition for the aforementioned Variance should be and the same is GRANTED. From and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of:

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of March, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
301-438-3500
STEPHEN E. COLLINS
DIRECTOR

January 25, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 140 - ZAC - January 4, 1977
Property Owner: GFS Realty, Inc.
Location: E/S Merritt Blvd. 327' N German Hill Rd.
Existing Zoning: B-1
Proposed Zoning: Variance to permit a sign to be located opposite a residential zone.
Acres: 210 sq. ft.
District: 12th

Dear Mr. DiNenna:
No traffic engineering problems are anticipated by the requested variance to permit a sign to be located opposite a residential zone.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF/nc

Baltimore County
Department of Health
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

January 11, 1977

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

Dear Mr. DiNenna:

Comments on 140, Zoning Advisory Committee Meeting, January 4, 1977, are as follows:

Property Owner: GFS Realty, Inc.
Location: E/S Merritt Blvd. 327' N German Hill Rd.
Existing Zoning: B-1
Proposed Zoning: Variance to permit a sign to be located opposite a residential zone.
Acres: 210 sq. ft.
District: 12th

Since this is a variance for a sign, no health hazards are anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD/bw/rth

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
301-438-3610
JOHN D. SEVERIN
DIRECTOR

January 5, 1977

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

Dear Mr. DiNenna:

Comments on Item #140 Zoning Advisory Committee Meeting, January 4, 1977 are as follows:

Property Owner: GFS Realty, Inc.
Location: E/S Merritt Blvd. 327' N German Hill Rd.
Existing Zoning: B-1
Proposed Zoning: Variance to permit a sign to be located opposite a residential zone.
Acres: 210 sq. ft.
District: 12th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (1970 Edition and the 1971 Supplement and other applicable codes).
- ☒ B. A building permit shall be required before construction can begin.
- ☐ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☒ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 5'0" of a property line. Contact Building Department if distance is between 5'0" and 5'6".
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burman
Plans Review Chief
(22127)

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 6, 1977

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

Z.A.C. Meeting of: January 4, 1977

RE: Item No: 140
Property Owner: GFS Realty, Inc.
Location: E/S Merritt Blvd. 327' N German Hill Rd.
Present Zoning: B-1
Proposed Zoning: Variance to permit a sign to be located opposite a residential zone.

District: 12th
No. Acres: 210 sq. ft.

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrosich
Field Representative

WNP/bp

JOSEPH W. MCCORMACK, PRESIDENT
T. BARBARA WILLIAMS, JR., VICE-PRESIDENT
MARCEL M. BILLYARD

THOMAS W. ROSEN
WILLIAM F. CHURCH
ROGER B. HAYDEN

ROBERT F. DURELL, SUPERINTENDENT

ELVIN LORICK
DALE WILSON & SMITH, JR.
RICHARD W. TRACY, D.V.M.

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
301-438-3571

February 9, 1977

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 #140, Zoning Advisory Committee Meeting, January 4, 1977, are as follows:

Property Owner: GFS Realty, Inc.
Location: W/S Merritt Blvd 327' N. German Hill Road
Existing Zoning: B-1
Proposed Zoning: Variance to permit a sign to be located opposite a residential zone.
Acres: 210 sq. ft.
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
Planner III
Project and Development Planning

Morton P. Fisher, Jr., Esquire
1300 Mercantile Bank & Trust Building
2 Hopkins Place
Baltimore, Maryland 21201

RE: Petition for Variance
E/S of Merritt Boulevard, 327'
W of German Hill Road -
12th Election District
GFS Realty, Inc. - Petitioner
NO. 77-165-A (Item No. 140)

Dear Mr. Fisher:

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

Very truly yours,

GEORGE S. MARTINAK
Deputy Zoning Commissioner

GSM/me

Attachments

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





Morton F. Fisher, Jr., Esq.
1300 Mercantile Bank & Trust Bldg.
2 Hopkins Plaza
Baltimore, Md. 21201

Petitioner's Attorney Morton P. Fisher, Jr.
 CC: MCA
 1020 Cromwell Bridge Rd. (21204)

Reviewed by Nicholas B. Commodari
Nicholas B. Commodari,
Planning & Zoning
Associate III

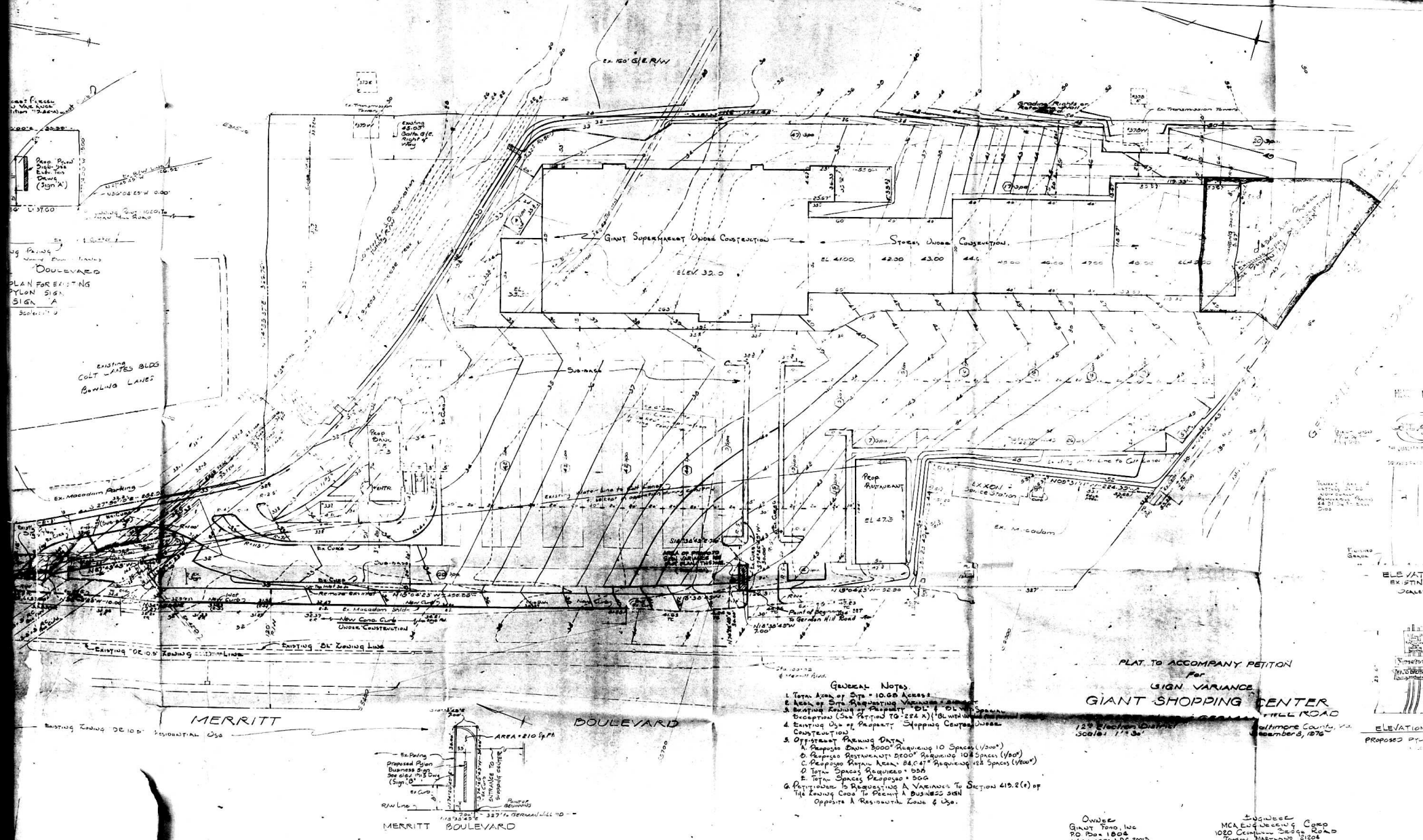
Cost of Advertisement, \$.....

BALTIMORE COUNTY MAR AND
OFFICE OF FINANCE DIVISION
MISCELLANEOUS CASH RECD

DATE Mar. 31, 1977 \$1-662
\$11.00

RECEIVED FROM Messrs. Frank, Bernstein, Conway and Goldman 1700 Mercantile Bank & Trust Co.
2 Hopkins Place, Balt., Md. 21201
Advertising and posting of property for GPS Realty Co - 77-165-A

SALES REPRESENTATIVE'S NAME



- GENERAL NOTES
1. Total Area of Site = 10.00 Acres
 2. Area of Site Requesting Variance = 0.18 Acres
 3. Existing Zoning of Property = D-1 (D-1 with Variance)
 4. Existing Use of Property = Shopping Center/Jobs
 5. OFF-STREET PARKING DATA
 - A. Proposed Drive-In = 3000' Requiring 10 Spaces (1/200')
 - B. Proposed Restaurant = 2000' Requiring 100 Spaces (1/200')
 - C. Proposed Retail Area = 84,641' Requiring 423 Spaces (1/200')
 - D. Total Spaces Required = 533
 - E. Total Spaces Proposed = 533
 6. Proportion of Required Area Variance To Section 419.2(c) of the Zoning Code To Permit A Business Sign Opposite A Residential Zone & Use.

PLAT TO ACCOMPANY PETITION
FOR
SIGN VARIANCE
GIANT SHOPPING CENTER
HILL ROAD
129 Election District
Scale: 1" = 30'
Baltimore County, Md.
November 8, 1976

OWNER
Giant Food, Inc.
P.O. Box 1806
Washington, D.C. 20013

ENGINEER
MCA Engineering Corp.
1060 Centenary Drive Road
Piquette, Maryland 21084