165A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I. or we. GFS. 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 for a Variance from Section 413.2 paragraph E to permit a sign to be located opposite a residential zone

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

If a sign cannot be erected, practical difficulty and hardship will be created for the owner, its temants and balle to discover the control of the owner and the sale to discover which stores and temants are located within the shopping center portions which are screened from Merritt Sculvard.

See attached description

for we, agre	to be posted and a se to pay expenses of her avree to and are adopted pursuant to	of above Variance to be bound by the Zoning Law	ndvertising, posting he zoning regular	g. etc., upon filing tions and restrict unty.	tions of
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2 2	communic pare		0 88 8		
Addie			ddress F.Q. E	ton, D. C.	20013
1 2 440	n P Fisher.	To			
The Ecc.	ry I xxxxx.	/		Protestant's Att	
	er, Jr Petitioner's A			Protestant's Att	orney
	ercantile Bank &	Trust Bldq.	*********		
	ore Maryland 21 The Zoning Comm	201			
ORDERED B	y The Zoning Comm	alssioner of Baltin	ore County, this.	4th	day
required by the 2 out Baltimore Cor	200 Toning Law of Baltin unty, that property to Baltimore County in	nore County, in tw e posted, and that	newspapers of ge the public hearing	neral circulation be had before the	through-
County, on thich		day of Max	rch	197 . 7, et . 10:	00'clock
M.				0.00	
/~	44 4	4.6			_
	77	ž	oning Commission	er of Baltimore	County.
	- "	(over)			
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	70.2	/			- 1

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 15, 1977 COUNTY OFFICE BLDG

-

BUREAL OF

DEPARTMENT OF TRAFFIC ENGINEERING

STATE BOADS COUNTS

PUREAU OF

HEALTH DEPARTMENT PROJECT PLANNING

BUILDING DEPARTMEN

BOARD OF EDUCATION

ZONING ADMINISTRATIO

DEVELOPMENT

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

RE: Variance Petition Item 140 GFS Pealty, Inc. - Petitioner

Dear Mr. Fisher:

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

These comments are : intended to indicate the These comments are ; intereded to indicate the appropriate that all parties are made wave of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Commissioner with recommendations as to the appropriateness of the requested excling.

This site, located on the east side of Merritt Blvd., approximately 327 feet north of German Hill Road, is currently improved with a strip shopping center and bank, currently under construction.

This Variance is necessitated by your client's proposal to construct a 97 square foot business sign advertising tements within the shopping center opposite the row homes along the west side of

A similar Variance request was granted for the existing sign along the northerly property line of



DESCRIPTION

210 SQUARE FOOT PARCEL EAST SIDE OF MERRITT BOULEVARD 327 FEET NORTH OF GERMAN HILL ROAD BALTIMORE COUNTY, MARYLAND

This Description is for Sign Variance

Beginning for the same on the cast side of Merritt Boulevard at a point distant 327 feet, as measured northerly along said east side of Merritt Boulevard, from the northeast side of German Hill Road, running thence binding on the east side of said Merritt Boulevard, (1) N 18* 38' 49" W 7.00 feet, thence three courses: (2) N 74° 26' 49" E 30.00 feet, (3) S 18* 38' 49" E 7,00 feet, and (4) S 74* 26' 49" W 30.00 feet to the place of beginning.

> Containing 210 square feet of land. J.O. 1-74160

12/8/76

Highways & Structures & Developments > Pignning & Reports

Morton P. Fisher, Jr., Esq. Re: Item 140 February 15, 1977

this site. As indicated in a previous conversation, it was questioned whether this additional Variance for the servid sign was required. However, it was the interpretation of Mr. DiNenna that since the circumstances are different than what was originally presented, this Variance indeed is

The submitted site plan indicates "existing sign" to the south of the northerly entrance into this site. I have been assured by Mr. Richard Smith of McA that this sign no longer exists, and therefore was not included in this request.

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 20, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Micholas B. Commodan.
NICHOLAS B. COMMODARI,
Acting Chairman, Zoning
Plans Advisory Committee

NBC - TD Factoring

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

RE: PETITION FOR VARIANCE E/S of Merritt Blvd., 327° N of German Hill Rd., 12th Distric

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

GFS REALTY, INC., Petitioner : Case No. 77-165-A

......

ORDER TO ENTER APPEARANCE

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.

John W. Hessian, III People's Counsel County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 1st day of March, 1977, a capy of the aforegoing Order was mailed to Morton P. Fisher, Jr., Esquire, Frank, Bernstein, Conaway & Goldman, 1300 Mercantile Bank & Trust Building, 2 Hopkins Plaza, Baltimore, Maryland 21201, Attorney for Petitioners.

John W. Hessian, III



THORNTON M. MOURING, P.E.

February 10, 1977

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120

> Re: Item #140 (1926=1977) Itom #40 (1976-1977)
> Property Owner: GTS Realty, Inc.
> E/S Merritt Blvd., 127 'N. German Hill Rd.
> Existing zoning: E.
> Proposed Zoning: Variance to permit a sign to be
> located oprosite a residential zone.
> Acros; 210 sq. ft. District; 12th

Dear Mr. DiNen a

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.

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement #127501, executed in connection with the "Claim Shopping Center". This office has no further commercial entry and to the plan submitted for Zoning Advisory Committee review in connection with this Item \$130 (1976-1976).

Very truly yours,

Ellaworth Mition your ELISWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END LEAM: FWR 183

cc: R. Morton (Project 5031 Giant Shopping Ctr.)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO ... S. Sric Rivenna. Rooter Commissioner Date. . Yorse. 1, 1977

PROM. Norman E. Gerber, Acting Director of Planning

SUBJECT Festion #77-155-A. Settion for Tarance for a light.

Back side of Retritt Boulevand 97 feet Sorth of Serman Hill was.
Festioner - 9F0 Realty, Inc.

HEARING: Monday, March ", 1977 (1916 1.7.)

It is suggested that careful consideration to liven to the plant of whether or not the request in a "west warrance."

MEGAZONA W



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

Attention: Nicholas B. Compodari, Chairman Zoning Advisory Cognitice

Re: Property Comer: GFS Realty, INc.

Location: E/S Merritt Blvd, 327' N. German Hill Rd.

Zoning Agenda January 4, 1977

Pursuant to your request, the referenced property has been surveyed by this Darsens and the comments below marked with an 'x" are applicable and required to be 'corrected or incorporated into the final plans for the property.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead-end condition shown at___

EXCLEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Freventian Code prior to occupancy or beginning of operations,

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirement of the Sational Pire Pre-tection Associated No. 201 "Mife Safety Code", 1970 Edition prior to occupency.

() 6. Site plans are approved as drawn.

(x) 7. The Fire Prevention Pureau has no comments, at this time,

It John Hoted and // Planning Group Special Inspection Divicion

Approved:
Acting/Deputy Chieficion Fire Provention Sureau

. . .

•	•
Pursuant to the advertiseme	nt, posting of property, and public hearing on the above prection
and it appearing that by reason	of the following finding of facts that strict compliance with
the Baltimore County Zon	ing Regulations would result in practical difficulty and
unreasonable hardship up	on the Petitioner
A	
	ad; and it further appearing that by reason of the granting of
the Variance requested n	ot adversely affecting the health, safety and general
welfare of the community	
And a second of the second of	
	to be located opposite a residential should be granted.
15	puty ing Commissioner of Baltimore County this
20 f 22	197 7., that the herein Pelition for the aforementioned Varian
	GRANTED, from and after the date of this Order, subje
to the approval of a site ;	plan by the Department of Public Works and the Office of
Planning and Zoning.	Deputy Zoning Commissioner of Baltimore County
Pursuant to the advertiseme	nt, posting of property and public hearing on the above petition
and it appearing that by reason	of
the above Variance should NO	T BE GRANTED.
IT IS ORDERED by the Zor	ing Commissioner of Baltimore County, thisday
of 197	that the above Variance be and the same is hereby DENIED.



February 9, 1977

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

Dear Mr. DiNenna:

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

Procestry Covers: GSS Reality, Inc., Location, 1947; Meretri Blvd 327° N. German Hill Road Existing Zostics: Proposed Zonics; Varience to permit a sign to be located apposite a residential zone District. 120 sq. ft

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.

John L. Wimbley



STEPHEN E. COLLINS DIRECTOR

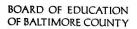
January 25, 1977

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

Re: Item 140 - 2AC - Imposer 4, 1977
Property Owns (CFF belly, Inc.)
Property Own (CFF belly, Inc.)
Property Own (CFF belly, Inc.)
Fig. 120 - 12

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

Very truly yours, Nichael S. Flanigan Traffic Engineer Associate



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 Item No: 140
Property Omer: GFS Realty, Inc.
Location: E/S Merritt Blvd. 337' N. German Hill Road
Present Zoning: B.L.
Proposed Zoning: National 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 withteloud-W. Nick Petrovich, Field Representative

MNP/bp

MAS LORRAINE F. CHIRCUS MOGER & HAYDEN

RICHARD W. TRACEF DYM.



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

January 11, 1977

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

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

GFS Realty, Inc. E/S Merritt Blvd. 327' N German Hill Rd. Existing Zoning: Proposed Zoning: Faire variance to permit a sign to be located apposite a residential sons.

210 sq. ft.

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

Very truly yours. Thomas of Leven Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

THO/RJW/fth-



January 5, 1977

Mr. 3. Eric DiNenna, Zoning Commissioner Office of Flanning and Boning County Office Building Towson, Maryland 21201

Dear Mr. DiNenna;

Comments on Item #11.0 Zoning Advisory Committee Meeting, January , 1977

Property Cyner: GFS Realty, Inc.
Location:
Location: Edward Structure Elvd. 377' N German Hill Road
Edward Structure Community St.
Proposed Zoning: Variance to permit a sign to be located opposite a
residential rose.

District:

The items checked below are applicable:

(X) 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.

(X) J. Three sets of construction drawings with a registered Naryland 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 3'0" of a property line. Contact Building Department if distance is between 3'0" and 5'0" of property line.

Very truly yours,

Mark E. Sunham

Charles E. Burnhan Plans Review Chief CEB:rrj



















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

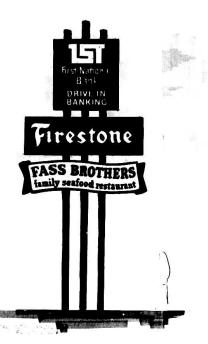
RE: Petition for Variance E/S of Metritt Bealevard, 327' N of German Hill Road -12th Election District GFS Realty, Inc. - Petitioner NO. 77-165-A (Item No. 140)

Deer Mr. Fisher.

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

QJM/me

ce: John W. Hossies, III, Esquire People's Counsel



FHER'S Marillani /

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11	Jack Stone
741 7 1710 Caz :- 104	
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TOWSON, MD. 21204

Feb. 17, 1977

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Variance-- GFS Realty was inserted in the following

Catonsville Times Dundalk Times

☐ Towson Times Arbutus Times

☐ Essex Times Suburban Times East

Community Times □ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 7th day of March 19 77, that is to say, the same was inserted in the issues of Feb. 17, 1977.

STROMBERG PUBLICATIONS, INC.

BY Pote Sainle

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisament was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson Baltimore County, Md., occocta-mod day of yorch 19 77, the first publication appearing on the 17th day of Esbruary 19...77

THE JEFFERSONIAN.

Manager Cost of Advertisement, \$

Item 140

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

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

day of January 19767

S. Eric DiNenna; Zoning Commissioner

Petitioner_crs Beelty, Inc. Petitioner's Attorney porton P. Fieber, Jr.

oc: NCA 1020 Cromvell Bridge Rd. (21204)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Torpen, Maryland

Date of Posting Posted for Humany Littering Made It Market Made It Make It Mak Location at Signe 1 Styr Gostel Co. Later I findente on East Such & Mar M. D. l. Posted by Millian H. Heary

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this

___Cash

13-16: 1-

Zoning Commissioner Submitted by N. .. /

Petitioner's Attorney of A. / 1. / Reviewed by 5 /5

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

BALTIMORE COUNTY MARY AND Peb. 14, 1977

Petitioner · s · . /

\$25.00

Frust Bldg. 2 Hopkins Plaza, Baltimore, Md. 21201 For Petition for Variance for Off Realty, Inc. #77-165-A

BALTIMORE COUNTY MAR LAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RE / P*

Mer. \$1, 1977 ... 01-662

\$14,00

Messrs. Frank, Bernstein, Consway and Goldman 1300 Mercantile Bank & Trust Co. 2 Ropkins Pluza, Balto., Md. 21201

