

DEC 17 1979

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Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following findings of facts that, in accordance with the power granted unto the Zoning Commissioner by Section 500.7 of the Baltimore County Zoning Regulations, it is hereby determined that the Special Hearing will not be detrimental to the health, safety, and general welfare of the community and would be within the spirit and intent of said Regulations, and, therefore, the Special Hearing to approve the nonconforming use of the property located at 7002 German Hill Road, AA 50, office for the Dan-Son School of Karate and a small ceramic business, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of May, 1977, that the herein Petition for the aforementioned Special Hearing 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 following findings of facts that, in accordance with the power granted unto the Zoning Commissioner by Section 500.7 of the Baltimore County Zoning Regulations, it is hereby determined that the Special Hearing will not be detrimental to the health, safety, and general welfare of the community and would be within the spirit and intent of said Regulations, and, therefore, the Special Hearing to approve the nonconforming use of the property located at 7002 German Hill Road, AA 50, office for the Dan-Son School of Karate and a small ceramic business, should be granted.

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of May, 1977, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
1115 Chesapeake Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Chairman

Acting Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROAD COMMISSION

BUREAU OF FIRE PROTECTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

DEVELOPMENT

Mr. Vincent G. Danna
7002 German Hill Rd.
Baltimore, MD 21222

April 5, 1977

RE: Special Hearing Petition
Item No. 191
Mr. Vincent G. Danna

Dear Mr. Danna:

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, currently zoned D.P. 5.5 and improved with a two story masonry building, is located on the north side of German Hill Road approximately 50' east of 50th Street in the 12th Election District. Properties adjacent to this site are improved with a combination dwelling and office to the west, single family dwellings to the north, and a church building immediately to the south across German Hill Road.

This property was zoned commercial prior to the adoption of the new countywide zoning maps, and this Special Hearing is necessitated in order to prove that the existing use of this property (i.e., combination office and ceramic business) is a legal nonconforming use as defined in Section 151 and governed by Section 104 of the Zoning Regulations.

Mr. Vincent G. Danna
Page 2
April 5, 1977
Item No. 191

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,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Acting Chairman,
Zoning Plans Advisory Committee

NBC:rd
Enclosure

March 10, 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 #191, Zoning Advisory Committee Meeting, March 1, 1977, are as follows:

Property Owner: Vincent G. and Alvina A. Danna
Location: N/S German Hill Road 50' E 50th Street
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to approve the nonconforming use for an office of a karate school and a ceramic business
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
Project and Development Planning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND 21204

Date: February 28, 1977

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

2 A.C. Meeting of March 1, 1977

RE: Item No. 191
Property Owner: Vincent G. and Alvina A. Danna
Location: N/S German Hill Road 50' E 50th Street
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to approve the nonconforming use for an office of a karate school and a ceramic business

District: 12th
No Acres:

Dear Mr. DiNenna:

No hearing on subject petition.

Very truly yours,

Nick Feinbach
Nick Feinbach
Field Representative

NWF:jap

THOMAS W. MILLER
THOMAS W. MILLER
THOMAS W. MILLER

THOMAS W. MILLER
THOMAS W. MILLER
THOMAS W. MILLER

THOMAS W. MILLER
THOMAS W. MILLER
THOMAS W. MILLER

Baltimore County
Department of permits and licenses
TOWSON, MARYLAND 21204
301-494-3010

CHAND S. SHERMAN

March 4, 1977

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

Dear Mr. DiNenna:

Comments on Item # 191 Zoning Advisory Committee Meeting, March 1, 1977 are as follows:

Property Owner: Vincent G. and Alvina A. Danna
Location: N/S German Hill Road - 50' E 50th St.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to approve the nonconforming use for an office of a karate school and a ceramic business

District: 12th

The items checked below are applicable: No Plans

- ☒ A. Structure shall conform to Baltimore County Building Code (Baltimore 1970 Edition and the 1971 Supplement and other applicable codes. A change of occupancy may be required.
- ☒ 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 1'0" of a property line. Contact Building Department if distance is between 1'0" and 4' 0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burdick
Charles E. Burdick
Charles E. Burdick

Charles E. Burdick
Charles E. Burdick
Charles E. Burdick

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 in accordance with the power granted unto the Zoning Commissioner by Section 500.7 of the Baltimore County Zoning Regulations, it is hereby determined that the Special Hearing will not be detrimental to the health, safety, and general welfare of the community and would be within the spirit and intent of said Regulations, and, therefore, the Special Hearing to approve the nonconforming use of the property located at 7082 German Hill Road, MD 21204, is hereby granted. The use of the property is hereby approved for an office of a karate school and a ceramic business, should be located on the first floor of the building and a small ceramic business, should be located on the second floor of the building.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of May, 1977, that the herein Petition for the aforementioned Special Hearing should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a 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 following finding of facts, that in accordance with the power granted unto the Zoning Commissioner by Section 500.7 of the Baltimore County Zoning Regulations, it is hereby determined that the Special Hearing will not be detrimental to the health, safety, and general welfare of the community and would be within the spirit and intent of said Regulations, and, therefore, the Special Hearing to approve the nonconforming use of the property located at 7082 German Hill Road, MD 21204, is hereby granted. The use of the property is hereby approved for an office of a karate school and a ceramic business, should be located on the first floor of the building and a small ceramic business, should be located on the second floor of the building.

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of May, 1977, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

OFFICE OF PLANNING AND ZONING
BALTIMORE COUNTY
TOWSON, MARYLAND 21204
301-486-3610

NICHOLAS B. COMODARI
Acting Chairman

BUREAU OF ZONING
BUREAU OF BUILDINGS
BUREAU OF PUBLIC WORKS
DEPARTMENT OF PUBLIC WORKS
STATE HOUSE COMMISSION
BUREAU OF FIRE PROTECTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
BOARD OF ZONING
BUREAU OF DEVELOPMENT

April 5, 1977

Mr. Vincent G. Danna
7082 German Hill Rd.
Baltimore, MD 21222

RE: Special Hearing Petition
Item No. 191
Mr. Vincent G. Danna

Dear Mr. Danna:

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, currently zoned D.R. 5.5 and improved with a two story masonry building, is located on the north side of German Hill Road approximately 50' east of 50th Street in the 12th Election District. Properties adjacent to this site are improved with a combination dwelling and office to the west, single family dwellings to the north, and a church building immediately to the south across German Hill Road.

This property was zoned commercial prior to the adoption of the new countywide zoning maps, and this Special Hearing is necessitated in order to prove that the existing use of this property (i.e. combination office and ceramic business) is a legal nonconforming use as defined in Section 101 and governed by Section 104 of the Zoning Regulations.

Mr. Vincent G. Danna
Page 2
April 5, 1977
Item No. 191

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,

Nicholas B. Comodari
NICHOLAS B. COMODARI
Acting Chairman,
Zoning Plans Advisory Committee

NBC:rd
Enclosure



March 10, 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 #191, Zoning Advisory Committee Meeting, March 1, 1977, are as follows:

Property Owner: Vincent G. and Alvin A. Danna
Location: N/S German Hill Road 50' E 50th Street
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to approve the nonconforming use for an office of a karate school and a ceramic business
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. Wimley
John L. Wimley
Planner III
Project and Development Planning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: February 28, 1977

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

Z.A.C. Meeting of: March 1, 1977

RE: Item No. 191
Property Owner: Vincent G. & Alvin A. Danna
Location: N/S German Hill Road 50' E 50th Street
Present Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to approve the nonconforming use for an office of a karate school and a ceramic business.

District: 12th
No. Acres:

Dear Mr. DiNenna:

No bearing on student population

Very truly yours,

Nick Petrovich
NICK PETROVICH
Field Representative

JOSEPH W. WICKHAM, President
T. PATRICK WILLIAMS, JR., Vice President
MARCO W. NOTARIUS

THOMAS H. BOYER
WILLIAM L. CHURCH
ROGER B. HAYDEN

ALVIN LINDEN
WILLIAM A. SMITH, JR.
RICHARD W. TUCKER, CLU

WNP/bp



JOHN D. SEEVERY
DIRECTOR

March 1, 1977

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

Dear Mr. DiNenna:

Comments on Item # 191 Zoning Advisory Committee Meeting, March 1, 1977 are as follows:

Property Owner: Vincent G & Alvin A. Danna
Location: N/S German Hill Road - 50' E 50th St.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to approve the nonconforming use for an office of a karate school and a ceramic business

Acres: 12th
District:

The items checked below are applicable: No Plans

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes. A change of occupancy maybe required.
- ☒ 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 3'0" of a property line. Contact Building Department if distance is between 3'0" and 4'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance complies with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burham
Charles E. Burham
Plans Review Chief
CSB/rj

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 31, 1977

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., one time ~~successive~~ weeks before the 18th day of April 1977, the first publication appearing on the 31st day of March 1977.

THE JEFFERSONIAN

L. Frank Struth
Manager

Cost of Advertisement, \$.....



OFFICE OF

THE TIMES

NEWSPAPERS

TOWSON, MD. 21204

March 31, 1977

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Special Hearing-- Danna 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 18th day of April 1977, that is to say, the same was inserted in the issues of March 31, 1977.

STROMBERG PUBLICATIONS, INC.

BY *Pete Smurke*

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

77-211-514

District 124 Date of Posting 3-31-77
Posted for Hearing Monday April 18, 1977 @ 1:00 PM
Petitioner Vincent G. Danna
Location of property N.W. of Thurston Hill Rd. 50' East of 50' Street
Location of Sign 1 sign posted on front yard of 2602 Thurston Hill Rd.
Remarks Good
Posted by Mark H. Hoes Date of return 4-7-77

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

No. 51652

DATE April 18, 1977 ACCOUNT 01-662

AMOUNT \$15.00

RECEIVED FROM Vincent G. Danna 7002 German Hill Rd., Balto. Md. 21222
FOR Advertising and posting of property 77-211-514

4500456

VALIDATION OR SIGNATURE OF CASHIER

BA LTIMORE COUNTY MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 46500

DATE Mar. 28, 1977 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Vincent G. Danna 7002 German Hill Rd. Baltimore, Md. 21222
FOR Petition for Special Hearing 77-211-514

2500456

VALIDATION OR SIGNATURE OF CASHIER