PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BE	DOUNTY:
we, Jano & Mare	al owners of the property
situate in Baltimore County and maich	
searing Under Section 500.7 of the Eo	ning Bagulations of Baltimore County,
Commissioner should approve the nameon	

190

1212

located at 7000 German Bill Road as an insurance office.

	is to be posted and advertised as prescribed by	Zoning
Regulations.	agree to pay expenses of above Special Hearing	advertising,
posting /etc.,	upon filing of this petition, and further agree	to and are

to be but	nd by the zoning regulations draught to the Zoning Law fo	and restrictions of Baltimore County or Baltimore County.
1		4
31	3	
3.40	Contract Purchaser	Legal Owner
Address		Address
4/1	•••••••••	
4 14	Petitioner's Attorney	Protestant's Attorney

RECEIVED FOR FILING

ORDERED By the Zoning Commissioner of Baltimore County, this lat

> 1772 · · · · · · · Zoning Commissioner of Baltimore County

(over)

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the viewing the teggar girl and

RE: PETITION FOR SPECIAL HEARING NE/C of German Hill Rd, & 50th St., 12th District

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

JOHN M. GUMMER, et ux, Peritioners : Case No. 77-212-SPH

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 Jowson, Maryland 21204 494 /188

I HEREBY CERTIFY that on this 15th day of April, 1977, a copy of the aforegoing Order was mailed to Mr. and Mrs. John M. Gummer, German Hill Road and 50th Street, Baltimore, Maryland 21222, Petitioners.

IOHN M G GUMMER

This letter is to covery, all the information, to the coming commissioner, to is ablish theof of Non-Conforming Use, of the Insurence office of:

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int used f r insurance (fice essures - 10 > 2, on first f) or. opens: [will also present modes] usines, (visitor seds, opens: esp, oncelled invelopes, plan ills and set ince a far extense, at interest files, ill alement are stated to the allow the control of the c

appectfully.

r. John . lumer

This is as specific . . can be.

Jenuary 1, 1977

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John W. Jessian, III

BATIMORE COUNTY, MARRAND

INTER-OFFICE CORRESPONDENCE

James Sabe

May 15, 1978

Mr. & Mrs. John M. Gummer 7000 German Hill Road Dundalk, Maryland 21222

> RE February of German Juli Nidescript of German Juli Road and Stin Street - 12m Election District John M. Gammer, et ux i etitioners NO. 77-417-St H (Rem No. 196)

Dear Mr. 6 Mrs. Gummer:

I have this date passed my Order in the above referenced matter,

Very truly your . S. ERIC D. SENNA Zoning Contrassioner

Attachments

cc: Mr. Steven Brown 7100 German Hill Road Dundalk, Maryland 21222

> John W. Hessian, mi, Esquire People's Counsel

Mr. John H. Gummer

Page 2 April 5, 1977 Item No. 190

NBC:rf

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



EMALUATION COMMENTS

PETITION AND SITE PLAN

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing the hearing the filing certificate is not contained the hearing the filing certificate, will be forwarded to you in the near future.

Very truly yours.

Nicholas B. Commodant, Piting Chairman, Praing Plans Advisory Smmittee

PETITION FOR SPECIAL HEARING

ted and advertised as prescribed by Soning

ne, agree to pay empages of above Special Hearing advertising, o, upsh filing of this potition, and further agree to and are by the soming regulations and restrictings of Baltimore County seamt to the Soming Law for Baltimore County.

Legal Owner 200 Alinean Hill R. Juneale mid 2/222

Presentant's Attorney

- 212-SPH

190

the Soning Commissioner of Baltimoreumty, this let

Alui De Timea Soning Commissioner of Baltimore County

(over)

1. 77 PB

DESCRIPTION FOR VARIANCE

PROPERTY OF JOHN N. & MINERY & T. CIMMUR

12TH ELECTION DISTRICT

Beginning at a point on the Northeast corner of German Hill Road and 50th Street and known as lots 37° and 179 of Barbor Yiew which is recorded in the Land Records of Baltimore County in Liber 5, Felicias

Also known as 7000 German Hill Road.

RE: PETITION FOR SPECIAL HEARING NE/C of Gorman Hill Rd. 4.50th St., 12th District

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

JOHN M. GUMMER, at ux, Petitioners : Case No. 77-212-SPH

ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524, I of the Bultimore Count Charter, I hereby enter my appearance in this proceeding. You are requested to notify tering date or dates which may be now or hereafter designated the and of the passage of any preliminary or final Order in connection therewith,

Clarries E. Kountz, Jr. Deputy People's Counsel

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

I HEREBY CERTIFY that on this 15th day of April, 1977, a capy of the aforegoing Order was mailed to Mr. and Mrs. John M., Gummer, German Hill Road and 50th Street, Bultimare, Maryland 21222, Petitioners.

tele W. Jessian, III



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BATIMORE COUNTY, MARRAND

WITER-OFFICE CORRECT

TO ... tis Henry Loria Commissioner Date April 7, 1977

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construction participated by the

the one of the process of the property function requires comment of the comment o

May 15, 1978

Mr. & Mrs. John M. Gummer 7800 German Hill Road Dundalk, Maryland 21222

> RE: | etition for Special Hearing NE/corner of German Hill Road and 50th Street - 12th Election District John M. Gummer, et ux l etitioners NO. 77-212-Si-H (Item No. 190)

Dear Mr. & Mrs. Gummer:

I have this date passed my Order in the above referenced matter.

Very truly yours, S. ERIC DI NENNA Zoning Commissioner

SED/jhm

Attachments

ec: Mr. Steven Brown 7100 German Hill Road Dundalk, Maryland 21222

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

Mr. John H. Gummer Page 2 April 5, 1977 Item No. 190

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 enclosed filing certificate, will be forwarded to you in the near future.

Very truly yours.

Michela Lonmolon, BICHOLAS B. COMMODARI, Acting Chairman, Zoning Plans Advisory Committee

MBCirf





This latter is to covery, all the information, to the sing commissioner, to Establish Frank of Non-Conforming Use, of Insurance office of:

JOHN M. G. GUMMER

the parameter divises on the following parameter of the p

Part used for Insurance office weatures = 10×20 on first floor. Hee front deer entrance and sice door entrance.

I will also present uroof of 'uniness, by Letter 'ends, todorees 5 amp, Commanded Ermalopes, plant Hills and 'est Inness' that Returne, Jaco Pickers of 'Hime, all Calameter are stepond with momes and addrains also Comp ay Ermalopes, also will 'resent 'ort' Shoots 'room Office of 'secondary.

This is as specific as " sen be. Perpetfully.

er. John x. Gumes

Pursuant to the advertisement, poeting of property, and public hearing on the aboum Petition and it appearing that by reason of the following finding of facts that, in secondary with the gover granted unto the ning Commissioner by Section 500. 7 of the Baltimore County Zoning Regulations. determined that the Special Hearing will not be detrimental to the health, safety, and general wedfare of the community and would be within the spirit and intest of said Remissions, and, therefore, the Special Hearing to approve the nonconforming use of the property located at 7000 German Hill Road, as an Insurance Office, should be granted.

of Public Works and the Office of soping Commissioner of Saltimore County

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

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ----day of_____, 196__, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



10

April 14, 1977

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

Re: Item 196 - ZAC - March I, 1977
Property Owner: John N. C. Minerva H. Gunmer
Location: ME/C German Nil 19 d. 6 50th St.
Existing Zoning: D.R. 5,5
Proposed Zoning: Special searing to approve the nunconforming use
of an insurance office.

Acres District: 12th

Dear Mr. DiNenna

No comment

Very truly yours,

· hect of 14. Michael S. Flanigan Traffic Engineer Associate

HSF/ile

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE 1 LDG Commoda Acting Charmer

BUREAU OF

DEPARTMENT OF

BUREAU OF

MOALTH DEPARTMENT

PROJECT PLANNING

BUILDING PEPARTNEN BOARD OF EDUCATION

ZOMING ALMINISTRATIC

SIDESTRIAL DEVELOPMENT

-

April 5, 1977

Mr. John M. Gummer German Hill Rd. 4 50th St. Baltimore, MD 21:22

RE: Special Hearing Petition Item No. 190 Mr. John M. Gummer

Dear Mr. Gummer:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above reference 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 not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or have been as the property of the property of the second parties are the property of the property of the property of the zero and the property of the zero and zero and

Located on the northeast corner of German Hill Road Docated on the northeast corner of German Will Boad and Docated on the northeast corner of German Will Boad and Docated on the State of Corner of

This projectly was originally zoned commercial plant to the neighbor of the recent countywide zones map, and the state of the zone is a least necessary of the that the existing office is a least necessary of the zone of the zones resulting to the zone resulting.



THORNTON M MOURING P.E.

April 11, 1977

Mr. S. Eric DiNonna Zoning Commissioner County office Building Towson, Maryland 21204

Re. Item #190 (1976-1977)
Property Owner: John M. & Minerva M. Gummer
MC cort. Cerman Hill Md. & both St.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to approve the
moneonforming use of an insurance office.
District. 12th

Deal Mr. Distance

The following is furnished in connection with the subject item.

General:

No plan was submitted for this atem

in the absence of such a plan, this office has no comment in regard to this item #100 (1976-1977).

I water to with tem. ENNALD W. THEREN, F.E. Active that Buredo of Engineering

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March 10 1977

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

Dear Mr. DiNesson

Comments on Hem *190, Zoning Advisory Committee Meeting, March 1977, are is follows

Property Cwner John M., and Minerva H., Gummer Location NE/C German Hill Road and 50th Street Existing Zoning. D.R.5.5
Proposed Zoning Special Hearing to approve the nonconforming use of an insurance office.
District. 12th h

This office has reviewed the subject perition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are no source that all parties are made aware of plans or problems with regard to development plans that may have a

This plan has been reviewed and there are no site-alanning factors requiring commons

John L. Wimbley

Project and Development Planning

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": . ar.: Dibenne, .or.ing Commissioner.
fflier f flamn na ar Zoning
founty office was ding
fowson, Maryland .ofi,

- it Mr. Difference

opposite on line : 19 Johnson Advisorry (megiting Section, March 1, 1977) or in follows:

Employing their Cost VI & Interes is Demen Local most in the Demen INT Road & Fitting ministrates a state by a re-lationary Design against Dearline to accome the non-outcomes are set instrument Design against States.

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the tegs measurement to a une applicable; So Plans

The state of the s

Three sets of construction drawings will be required to be a apparential for a building permit.

T. . Shree sets i construction traviage with a registered 'appropriate or implements or travial seasons with the required to the an appropriate after a building permit.

snot frue using are not permitted within 1000 s property line. Contact childing Department is distance to between 100 and 100 of property line.

) is sequenter often Warlance confincts with the a time only Daviding one, see Section

Mark E. Sunham (18

BOARD OF EDUCATION OF BALLIMORE COULTY

OWSON MARYLAND 21204

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Mr. S. Daniel A. Osa Tempo - m. 1915 Bultimore - mat. 1917 - bultimog Theodor, Marchael - 14

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District

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Nick Petr wich,
 Field Representative

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mant, parties of Property, and public bearing on the class Politics and it appearing that by Secons of the man, and a series of the series of the series of D by the Sening Commissioner of Baltimore County, this ., 19 78., that the herein Potition for reisl Hearing should be and the same is CRANTED, from and ship of the Croker, subject to the applied of a site plant by the Department is Works and the Cities of a subject to the Cities of the Cities

mt to the advertisement, posting of property and public ring on the above potition and it appearing that by reason of_____ above Special Bearing should NOT BE GRANTED.

IT IS CREEKED by the Soming Commissioner of Beltimore County, this and the same is hereby DESTED.

Soning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

M. Control . Lan

STREAM OF

SEPARTMENT OF

COREAU OF

CHALTH PEPARTNER

CONTRACT ON ASSESSE

STRUCTULAL CONTRACT

CULOUS DEPART PROMP OF EBUCATION April 5, 1977

Mr. John M. Gummer German Hill Rd. 6 50th St. Baltimore. ND 21222

RE: Special Hearing Petition Item No. 190 Mr. John M. Gummer

The Soning Plans Advisory Committee has reviewed the plans submitted with the above reference 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 not intended to indicate the appropriateness of the soning action requested, but to assure that all parties are made aware of plans or any have a bearing on this case. The Director of Plansing way file a written report with the ioning Commissioner with recommendations as to the appropriateness of the requested soning.

Located on the northeast corner of German Hill Road and 50th Street in the 12th Election District, this D.R.5.5 some site is currently improved with a combination some residential and are improved with single family dwellamsy to the north, a combination of fire and ceramic business to the east, and a church building to the south across ferman Hill Road.

This property was originally zoned commercial prior to the adoption of the recent countyvide zoning maps, and this state of the zone that the existing office is a legal nonconforming use as defined in Section 101 and governed by Section 104 of the zoning regulations.



TON M. MOURING, P.E.

April 11, 1977

Mr. S. Bric Dimenna Boning Dessissioner County Office Building Towson, Maryland 2120

Item 8190 (1976-1977)
Property Owner: John M & Minerva N. Gummer N/Z or. German Hill Md. a 50th St.
Existing Boning: D.A. 5.5
Proposed Soning: Special Hearing to approve the nonconforming use of an insurance office.
District, 1981

Dear Mr. Nimonna

The following is furnished in connection with the subject item.

General:

No plan was submitted for this item.

In the absence of such a plan, this office has no comment in regard to this

Very truly yours, Donala H Tucky Kitte DONALD W. TUCKER, P.E. Acting Chief Bureau of Engineering

DWT : EAH - PWR CC: J. Wimbles

P-SE Rey Sheet 6 SE18 Pos. Sheet SE 2E Topo 96 Tax Map



March 10, 1977

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

Dear Mr. DiNenna

Comments on Item #190, Zoning Advisory Committee Meeting, March 1, 1977, are as follows:

Property Owner: John M. and Minerva M. Gummer
Location: NE/C German Hill Road and 50th Street
Existing Zanning: D. R. S. S
Proposed Zoning: Special Hearing to approve the nonconforming use of an insurance office
District: 17th

This office has reviewed the subject patition 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 partition.

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

John - 14 amble Planner III
Project and Development Plannin



April 14, 1977

Mr. Eric S. DINenne Zoning Commissioner 2nd Floor, Courthouse

Be: Item 190 - JAC - Merch 1, 1977
Pepper Service Control of Contr

Very truly yours, Michael Steme Michael S. Flanigan Traffic Engineer Associate

MSF/1je

decorrect of county and a

JOHN D SEYFFERS

March L. 1977

Mr. 3. Eric DiNenna, Zoning Commissioner Office of Planning and Boning County Office Building Towton, Maryland 21204

Comments on Item # 190 Zoning Advisory Committee Meeting, March 1, 1977 are as follows:

Property Owner: John M. & Mineres H. Gusser

German Hill Road & 99th St.

Ritting Zonier; D.R. 5.5

Proposed Zonier; Special Hearing to approve the nonconforming use of A...

Insurance office

The items checked below are applicable: No Plans

 [X]
 A: Structure shall conform to Baltimore County Ballding Code (S.C.C.)...)

 1970 Edition and the 1971 Supplement and other applicable codes.

 A change of occupancy may be required.

 (X)

 B. A building permit shall be required before construction can begin.

 Three sets of construction drawings will be required to file a application for a building permit. (E) D. Three sets of construction drawings with a registered Envyland 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 le between 2'0" and 6'0" of property line.

(____) G. Requested setback variance conflicts with the B time. County Building Code. See Section ______

Mark E. Sunham (9B

Charles E. Burnham Plans Review Chief CEB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

IOWSON, MARYLAND - 21204

Date: February 28, 1977

Zoning Commissioner Baltimore County Office Building Towson, Maryland 21204

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

RE: Item No: 190

Property Chent: John M. & Minerva . Guamer
Location: MEC German mill Road & 50th Street
Fresent Zoming: D.R. 5.5

Fresent Zoming: Special Meating to approve the nonconforming
use of an insurance office.

District: 12th

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours, de leut tetrout W. Nick Petrovich,

WNP/bp





CERTIFICATE OF PUBLICATION

	OWSON, M				
THES IS TO	CERTIFY.	that the	unnesed	advertions	
published in THI	LIEPPERS	ONIAN,	s weakly	ne-speper	printed
and published in	Toward. E	Saltimore	County,	Md., east	decemb
at . one time .	. —		before the	1351	L
day of	April		10 77. 0	he MIS pu	blication
appearing on the	31st	day of		ah	
77					

THE JEFTERSONAN.

Cost of Advertisement, \$....



TOWSON, MD 21204

March 31,1977

THIS IS O CERTIFY, that the annexed advertisement of Petition fom Special Hearing-- Gummer was inserted in the following

- ☐ Catonsville Times
- Towson Times
- Dundalk Times

 D Essex Times
- Arbutus Times
- ☐ Suburban Times East
- ☐ Community Times
 ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one 18th day of April successive weeks before the 19 77 that is to say, the same was inserted in the issues or March 11, 1977.

STROMBERG PUBLICATIONS, INC.

Pate Smale

Posted for Microsof Directory office 14 1917 1 10 30 100.

Proceed for Microsof Directory office 14 1917 1 10 30 100.

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Lacotton of Many Super Section C. H. Marrier Mich had

Beautin

Proceed by Mark L. Marrier Date of return 1 2 11



BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	6 . 51651
DATE April 18, 1977 ACCOUNT 01-660	
AMOUNT & 30-85 (a	
THOM TOWN IL GOTTON	2
or Cost of Besting & admirtising 77-21;	-
7000 German Hill Rd. Baltimers, Maryland 21222	39.25 kg
VALIDATION OF SIGNATURE OF CAME	

BALTIMORE COUNTY MARYLAND OFFICE OF FEMILIE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

He.

DATE 1077 ACCOUNT 01 460

..... dec on

RECEIVED John M. Gunner, 7000 German 2011 Ma., Bundalk

777-212-078

2 5.0 C 450

VALIDATION OR SIGNATURE OF CASHIER

COUNTY OFFICE OF PLANNING

Stem 0200

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 2120'

this less day of Masses 1976.9.

S. Eric DiWenna. Soning Commissioner

Charles I be I may be a	- Allen	Bridge	-	
Petitioner	ALC: U	440	-	

Petitioner's Attorney___

Reviewed by

Nicholas B. Commodari, Planning & Zoning Associate III