

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Whereas, John M. Gummer, et al., owners of the property situate in Baltimore County and as described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 90.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the proposed use of the property located at 7800 German Hill Road as an insurance office.

See attached description.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing 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 applicable pursuant to the Zoning Law for Baltimore County.

Contract Purchaser _____ Legal Owner _____
Address _____
Petitioner's Attorney _____ Protester's Attorney _____
Address _____

ORDERED By the Zoning Commissioner of Baltimore County, this 1st day of March, 1977, 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 15th day of April, 1977, at 10:00 a.m.

Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL HEARING BEFORE THE ZONING COMMISSIONER
NEC of German Hill Rd. & 50th St.,
12th District OF BALTIMORE COUNTY

JOHN M. GUMMER, et al., Petitioners Case No. 77-212-SH

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. Kuntz, Jr.
Deputy People's Counsel

John W. Heslin, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-1188

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

John W. Heslin, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO _____ Date _____
FROM _____
SUBJECT _____

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 386-3300
S. ERIC DIVENNA
ZONING COMMISSIONER

May 15, 1978

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

RE: 1st Order for Special Hearing
NEC of German Hill
Road and 50th Street - 12th
District
John M. Gummer, et al.
Petitioners
NO. 77-212-SH (Item No. 104)

Dear Mr. & Mrs. Gummer:

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

Very truly yours,

S. ERIC DIVENNA
Zoning Commissioner

SED/jhm

Attachments

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

John W. Heslin, III, Esquire
People's Counsel

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. John M. 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 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,
Voting Chairman,
Zoning Plans Advisory
Committee

NBC:rf

JOHN M. GUMMER

Insurance Office
7800 German Hill Road
Dundalk, Maryland 21222

Dundalk, Maryland
January 1, 1977

To whom it may concern:

This letter is to convey all the information to the zoning commissioner, to establish proof of non-conforming use, of the Insurance Office at:

Name: John M. Gummer
Address: Dundalk, Maryland 21222
7800 German Hill Road
County: Baltimore County
District: 12th
Zoning: was commercial for four years
(now) residential
on 1st: front and corner of German Hill Road and 50th Street
back 10th German Hill Road - 50 feet wide
50th Street - 50 feet wide
lot width: 37' - 3/4 on Harbor View lot
houses: 10th - 28 feet
length - 11 feet
height - 13 feet

1st used for Insurance Office - since 1968 first floor has front door entrance and a door entrance.

I will also present proof of address, relative to address map, aerial photograph, plus title and plat to the address, as future of Office. All standards are shown with name and address in my envelope, plan will present one sheet from Office of Zoning.

This is as specific as I can be, respectfully,

John M. Gummer



PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Come we, John M. Gummer, owner of the property situated in Baltimore County, as described in the description and plat attached hereto and submitted herewith for a Special Hearing Under Section 100.7 of the Zoning Ordinance of Baltimore County, to determine whether or not the zoning Commission and/or Deputy Zoning Commissioner should approve the proposed use of the property located at 7000 German Hill Road as an insurance office.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing 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 pursuant to the Zoning Law for Baltimore County.

Contract Purchaser _____ Legal Owner _____
Address _____
Petitioner's Attorney _____ President's Attorney _____

Witnessed by the Zoning Commissioner of Baltimore County, this 1st day of April, 1977, 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 held before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 15th day of April, 1977, at 10:00 o'clock P.M.

John M. Gummer
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
NE/C of German Hill Rd. & 50th St., : OF BALTIMORE COUNTY
12th District :
JOHN M. GUMMER, et al., Petitioner : Case No. 77-212-SH

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. Kowitz, Jr.
Deputy People's Counsel

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

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

John W. Heslen, III



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John M. Gummer, Petitioner Date: April 15, 1977

FROM: Mr. John W. Heslen, III, Director of Planning

SUBJECT: Petition for Special Hearing to determine a rezoning of property located at 7000 German Hill Road, Case No. 77-212-SH, from NE/C to NE/C-1.

Enclosed is a copy of the Order to Enter Appearance.

Very truly yours,
John W. Heslen, III, Director of Planning

John W. Heslen, III
Director of Planning

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

May 15, 1978

RE: Petition for Special Hearing
NE/C of German Hill
Road and 50th Street - 12th
Election District
John M. Gummer, et al. -
1-petitioner
NO. 77-212-SH (Item No. 190)

Dear Mr. & Mrs. Gummer:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/jhm

Attachments

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

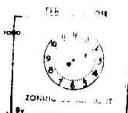
John W. Heslen, III, Esquire
People's Counsel

DESCRIPTION FOR VARIANCE PROPERTY OF JOHN M. & MARYA S. GUMMER 1978 ELECTION DISTRICT

Beginning at a point on the Northeast corner of German Hill Road and 50th Street and known as Lot 3rd and 100 of Harbor View which is recorded in the Land Records of Baltimore County in Liber C, P-110 No.

Also known as 7000 German Hill Road.

JOHN M. G. GUMMER
INSURANCE OFFICE
7000 GERMAN HILL ROAD
DUNDALK 22 MARYLAND
Towson, Maryland
January 27, 1977



To whom it may concern:

This letter is to survey, all the information to the zoning commissioner, to establish proof of Non-Conforming Use, of the Insurance Office of:

Name: John M. Gummer
Address: Dundalk, Maryland 21. 2
7000 German Hill Road
County: Baltimore County
District: 12th
zoning use Commercial for four years
(New) Residential
Location: North East Corner of German Hill Road and 50th Street
Street width: German Hill Road - 50 Feet wide
50th Street - 50 Feet wide
Lot Numbers: 328 - 329 on Harbor View Plat
House: width - 28 feet
Length - 31 feet
Height - 25 feet

Part used for Insurance Office measures - 10 x 20 on first floor.
has front door entrance and side door entrance.

I will also present proof of business, by letter heads, address stamp, cancelled envelopes, plus bills and ask Insurance Tax returns, also picture of Office. All Calendars are stamped with name and address also Company Envelopes, also will present work sheets from Office of Insurance.

This is as specific as I can be.

Respectfully,

John M. Gummer

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



MEMBERS AND OFFICE PLANS

MEMBERS AND OFFICE PLANS

Mr. John M. 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 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. CONNORIAN,
Acting Chairman,
Zoning Plans Advisory
Committee

ENC:rf

ORDER RECEIVED FOR FILING

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 fact, the Commission with the power granted to it by the Zoning Commission, by Section 100-1 of the Baltimore County Zoning Regulations, it is hereby determined that the Special Hearing will not be held on the basis of the facts and circumstances of the case and would be held on the basis of the facts and circumstances of the case, the Special Hearing to approve the nonconforming use of the property located at 7000 German Hill Road, as an Insurance Office, should be granted.

IT IS ORDERED by the Zoning Commission of Baltimore County, this day of March, 1977, that the herein Petition for a Special Hearing should be and the same is GRANTED, from and after the date of this Order, subject to the approval of 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 Special Hearing should NOT BE GRANTED.

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

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
(301) 486-3600
STEPHEN E. COLLINS
DIRECTOR

April 14, 1977

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

Re: Item 190 - ZAC - March 1, 1977
Property Owner: John M. & Minerva H. Gummer
Location: NE/C German Hill Rd. & 50th St.
Existing Zoning: O.R. 5.5
Proposed Zoning: Special Hearing to approve the nonconforming use of an Insurance office.
Acres: 12th
District: 12th

Dear Mr. DiNenna:
No comment.

Very truly yours,
Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF/jje

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

County Office 1100
to E. Gummer Ave.
Towson, Maryland 21204
Michael S. Flanagan
Traffic Engineer Associate

April 5, 1977

Mr. John M. Gummer
German Hill Rd. & 50th St.
Baltimore, MD 21222

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 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.

Located on the northeast corner of German Hill Road and 50th Street in the 12th Election District, this D.R. 5.5 zone site is currently improved with a combination dwelling and office use. Adjacent properties are also zoned residential and are improved with single family dwellings to the north, a combination office and ceramic business to the east, and a church building to the south across German Hill Road.

This property was originally zoned commercial prior to the adoption of the recent countywide zoning maps, and this Special Hearing is required in order to prove that the existing office is a legal nonconforming use as defined in Section 101 and governed by Section 104 of the zoning regulations.

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
THOMAS M. McLENNAN, P.E.
DIRECTOR

April 11, 1977

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

Re: Item 190 (1976-1977)
Property Owner: John M. & Minerva H. Gummer
N/E COR. GERMAN HILL RD. & 50th ST.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to approve the nonconforming use of an insurance office.
District: 12th

Dear Mr. DiNenna:

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 item 190 (1976-1977).

Very truly yours,
Donald W. Tucker
DONALD W. TUCKER, P.E.
Acting Chief
Bureau of Engineering

DWT:EMR

CC: J. Winkley
P-DE Key Sheet
6 DEIR Pos. Sheet
SE 28 Topo
W. Twp Map

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. 190
Property Owner: John M. & Minerva H. Gummer
Location: NE/C German Hill Road & 50th Street
Present Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to approve the nonconforming use of an insurance office.

District: 12th
No. Acres:

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

JOSEPH W. McLENNAN, PRESIDENT
THOMAS M. McLENNAN, JR., VICE PRESIDENT
ROBERT W. McLENNAN

THOMAS M. McLENNAN
WILLIAM E. McLENNAN
ROBERT W. McLENNAN

ALVIN LORICK
WILLIAM E. McLENNAN
WILLIAM E. McLENNAN

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
JOHN D. SEYFERT
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 # 190 Zoning Advisory Committee Meeting, March 1, 1977 are as follows:

Property Owner: John M. & Minerva H. Gummer
Location: N/E/C German Hill Road & 50th St.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to approve the nonconforming use of an Insurance office

Acres: 12th
District: 12th

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 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 5'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Mark E. Lumbum CB
Mark E. Lumbum

Charles E. Lumbum
Plans Review Chief
CB/RS

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., commencing at 10:00 a.m. on the 15th day of April, 1977, the 10th publication appearing on the 31st day of March 1977.

THE JEFFERSONIAN

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 Special Hearing-- Gummer was inserted in the following

- ☐ Catonsville Times
- ☒ Dundalk Times
- ☐ Essex Times
- ☐ Suburban Times East
- ☐ Towson Times
- ☐ Arbutus Times
- ☐ Community Times
- ☐ 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 *John M. Gummer*

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

No. 51651

DATE April 28, 1977 ACCOUNT 01-660

AMOUNT \$ 20.25 (cash)

RECEIVED FROM John M. Gummer

FOR Cost of Posting & Advertising 77-213-000

7000 Gorman Hill Rd.
Baltimore, Maryland 21222

302545

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING REVENUE DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#77-213-114

District 28

Posted for Henry Dimick April 16, 1977, 2:30 p.m.

Petitioner John M. Gummer

Location of property 11616 Gorman Hill Rd. 2300 West

Location of sign 1 sign posted on the Gorman Hill Rd.

Remarks

Posted by *Michael H. Gummer* Signature

Date of return 7-2-77



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

No. 51651

DATE March 28, 1977 ACCOUNT 01-660

AMOUNT \$25.00

RECEIVED John M. Gummer, 7000 Gorman Hill Rd., Dundalk

FOR Petition for Special Hearing 77-213-000

301445 250045

VALIDATION OR SIGNATURE OF CASHIER

Mr. John H. Gurney
Gurney Hill Rd.
19th Street
Baltimore, MD 21202

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Form 6200

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

Your Petition has been received and accepted for filing
this 20th day of March 1976.


S. Eric DiNenna
Zoning Commissioner

Petitioner Mr. John H. Gurney

Petitioner's Attorney _____

Reviewed by:


Nicholas B. Commodari,
Planning & Zoning
Associate III