

77-241-SPH #220 **PETITION FOR SPECIAL HEARING**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Stephen P. & Irene Brown, legal owners 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 Special Hearing Under Section 506.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commission should approve a Non-Conforming Use of a Flat House, located at 7014 German Hill Road, as shown on approved Construction Plans, dated 9/29/76, building permit dated 10/25/76.

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, advertising, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser Stephen P. Brown
Legal Owner Irene Brown
Address 7100 German Hill Road
Baltimore, Md. 21222
Petitioner's Attorney John W. Heslin, III
Protestant's Attorney

ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of June, 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 106, County Office Building in Towson, Baltimore County, on the 14th day of June, 1977, at 10:45 o'clock A.M.

John W. Heslin, III
Zoning Commissioner of Baltimore County

(over)

Stephen P. and Irene Brown
7100 German Hill Road
Baltimore, Md. 21222

N. W. corner German Hill Road and 51st Street as shown on Plat Plan, recorded in Land Records of Baltimore County in Liber 6075, 51st Folio 319, known as 7014 German Hill Road.

RE: PETITION FOR SPECIAL HEARING
NW corner of German Hill Rd. and
51st St., 12th District
STEPHEN P. BROWN, et al, Petitioners Case No. 77-241-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. Knotts, Jr.
Charles E. Knotts, Jr.
Deputy People's Counsel
John W. Heslin, III
John W. Heslin, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2788

I HEREBY CERTIFY that on this 2nd day of June, 1977, a copy of the foregoing Order was mailed to Mr. and Mrs. Stephen P. Brown, 7100 German Hill Road, Baltimore Maryland 21222, Petitioners.

John W. Heslin, III
John W. Heslin, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: HON. DEPUTY ZONING COMMISSIONER Date: MAY 26, 1977

FROM: NORMAN S. GORDON, Acting Director of Planning

SUBJECT: PETITIONER'S 77-241-SPH... Petition for Special Hearing to approve a Non-Conforming Use for a Sign.
Northwest corner of German Hill Road and 51st Street.
Petitioner - Stephen P. Brown and Irene Brown

12th District

REMARKS: Monday, June 6, 1977 (10:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman S. Gordon
Norman S. Gordon
Acting Director of Planning

cc: Mr. Heslin

June 9, 1977

Mr. & Mrs. Stephen P. Brown
7100 German Hill Road
Baltimore, Maryland 21222

RE: Petition for Special Hearing
NW corner of German Hill Road and
51st Street - 12th Election District
Stephen P. Brown, et al - Petitioners
NO. 77-241-SPH (Item No. 220)

Dear Mr. & Mrs. Brown:

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

Very truly yours,

George J. Montinaro
George J. Montinaro
Deputy Zoning Commissioner

GJM/mc

Attachments

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

BALTIMORE COUNTY

ZONING PLAN

DEPUTY COMMISSIONER



PETITION AND SITE PLAN

EVALUATION COMMENTS

Stephen P. Brown
7100 German Hill Rd. BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
TOWSON, MD 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for filing
this 10th day of June, 1977
John W. Heslin, III
John W. Heslin, III
Zoning Commissioner
Petitioner Stephen P. Brown
Petitioner's Attorney John W. Heslin, III
Reviewed by George J. Montinaro
Planning & Zoning
Associate III

[illegible]

THE UNITED STATES OF AMERICA

Property is to be posted and advertised as provided by Mining Regulations.

I, or we, agree to pay payment of above Special Mining Assessment, taxation, etc., upon filing of this petition, and further agree to do so to be taxed by the Mining Commission and Association of Salt Lake County and pay the same to the Mining Tax for Salt Lake County.

9-107

1st 22

Don Aron

Address 718 Nelson Ave

Hollywood, Mo. 646

... by the zoning Commissioner of Baltimore County, this 19th day of _____, 1967, 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, in two places to be named by the zoning Commissioner, and that the zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1967, at _____ o'clock _____ M.

Being Commissioner of Baltimore County

(cont.)

10:45 AM
6/6/77

7-241-SP4
P220

TO: E. ERIC DIERKER, Acting Commissioner

THOMAS E. GUNTER, Acting Director of Planning

Petitioner - Stephen P. Brown and Irene Brown

12th District

HEARING: Monday, June 6, 1977 (10:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

[Signature]
Eugene E. Carter
Acting Director of Planning

WBG:JON:JW

June 2, 1977

Mr. & Mrs. Stephen P. Brown
7700 Gervais Hill Road
Baltimore, Maryland 21241

12b Petition for Special Hearing
SW/owner of German 1966 Ford and
514 Street - 12th Election District
Stephen F. Brown, et al - Petitioner
MO. 77-544-SPH (Show No. 12b)

Dear Mr. & Mrs. Bennett

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

YET ANOTHER

CHIEF 2. **THANK**
Deputy Secretary

CPM/1000

Abstract

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

Mr. Martinak

CONCERNING A PERMIT FOR
A SIGN TO BE LOCATED ON THE
NORTH WEST CORNER of CUMMINS
Hill Rd. 6517 ST. I will
TAKE FULL RESPONSIBILITY FOR
ANY COST, IF FOR SOME
REASON THIS PERMIT SHOULD
BE REJECTED BECAUSE OF AN
APPEAL. Stephen S. Brown

[Handwritten signature] 6/16/7

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of San Diego, California, this 15 day of February, 1964.

STEWART P. GIBSON, et al., Petitioners : Case No. 77-641-070

SECRET

Present to the authority contained in Section 224.1 of the Substantive County
 Clauses, I hereby enter my appearance in this proceeding. You are requested to notify
 me of any hearing date or date which may be set or hereafter designated therefore,
 and of the passage of any preliminary or final Order in connection therewith.

Charles E. Henson, Jr.
Bicycle Repair's Counsel

John W. Hendon, III
People's Counsel
County Office Building
Troy, Maryland 21066
202-222-2222

I HEREBY CERTIFY that on this 2nd day of June, 1977, a copy of the foregoing
Order was mailed to Mr. and Mrs. Stephen P. Brown, 7120 Gorman Hill Road, Baltimore,
Maryland 21228, Baltimore.

John W. Hession, Jr.



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 is in accordance with the power granted under the following finding of facts, that is in accordance with the power granted under the Deputy Zoning Commissioner by Section 506.7 of the Baltimore County Zoning Regulations, it is hereby determined that the use as herein requested 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 a nonconforming use of a free-standing identification sign for a Wa Wa Food Market, located at 7014 German Hill Road, should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this _____ day of _____, 1977, that the herein Petition for Special Hearing to approve a nonconforming use of a free-standing identification sign for a Wa Wa Food Market should be GRANTED, from and after the date of this order, subject to compliance with the current Baltimore County Zoning Regulations pertaining to signs and approval of the Deputy Zoning Commissioner of Baltimore County Department of Public Works 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 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

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

DEPUTY OFFICE MANAGER
1111 CONGRESS ST.
TOWSON, MARYLAND 21204

Chairman
Nicholas B. Commodari

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF HEALTH ENGINEERING

STATE BOARD OF COMMERCE

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

May 27, 1977

Mr. Stephen P. Brown
Mrs. Irene Brown
7104 German Hill Road
Baltimore, Maryland
21222

RE: Special Hearing Petition
Item No. 220
Petitioner - Stephen Brown
Irene Brown

Dear Mr. & Mrs. Brown:

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 51st Street in the 12th Election District, this site is currently improved with a vacant building and accessory parking area. Adjacent properties are improved with residences to the east, a church to the south and combination dwelling/ceramics shop to the west.

Prior to the adoption to the recent countywide zoning maps, this site was zoned B.L., however the zoning has now been downshifted to its current D.R. 5.5 zoning classification.

Mr. Stephen P. Brown
Mrs. Irene Brown
Page 2
Item No. 220
May 27, 1977

This Special Hearing is necessitated to determine whether a free standing identification sign for the proposed use of the existing building should be allowed.

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
Chairman
Zoning Plans Advisory Committee

ENC:rf

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THOMSON H. MOURING, P.E.
DIRECTOR

May 9, 1977

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

Re: Item #220 (1976-1977)
Property Owner: Stephen P. & Irene Brown
N.W. cor. German Hill Rd. & 51st St.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to approve a nonconforming use of a free standing identification sign.
District: 12th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied in connection with the Zoning Advisory Committee review of this site for Item #2, Cycle 18 (April-October 1976). Those comments are referred to for your consideration.

Very truly yours,

Thomson H. Mouring, P.E.
THOMSON H. MOURING, P.E.
Acting Chief, Bureau of Engineering

ENC: L.M. Pickett

CC: J. Wimbley

1-11 Key Sheet

6-11 1st Pk. Sheet

SE 2 E Topo

10-11 Key Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

May 20, 1977

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

Dear Mr. DiNenna:

Comments on Item 220, Zoning Advisory Committee Meeting, April 12, 1977, are as follows:

Property Owner: Stephen P. and Irene Brown
Location: NW/C German Hill Road and 51st Street
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to approve a non conforming use of a free standing identification sign
Acres: _____
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
Planner III
Project and Development Planning

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 494-3200

STEPHEN E. COLLINS
DIRECTOR

May 18, 1977

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

Re: Item 220 - ZAC - April 12, 1977
Property Owner: Stephen P. & Irene Brown
Location: NW/C German Hill Rd. & 51st St.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to approve a non conforming use of a free standing identification sign.

Acres: _____
District: 12th

DEAR MR. DINENNA:

No comment.

Sincerely,

Michael S. Flannery
Michael S. Flannery
Associate Traffic Engineer

MSF/sif

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

April 14, 1977

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

Dear Mr. DiNenna:

Comments on Item #220, Zoning Advisory Committee Meeting, April 12, 1977, are as follows:

Property Owner: Stephen P. & Irene Brown
Location: NW/C German Hill Rd. & 51st St.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to approve a non conforming use of a free standing identification sign.

Acres: _____
District: 12th

If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval prior to construction.

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin
THOMAS H. DEVLIN, DIRECTOR
BUREAU OF ENVIRONMENTAL SERVICES

KS:mah

CC: Mr. Leo A. Schuppert

Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 625-7310

Paul H. Reincke
Chief

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

Attention: Nicholas B. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Stephen P. & Irene Brown

Location: NW/C German Hill Rd. & 51st St.

Item No. 220

Zoning Agenda April 12, 1977

Dear Sirs:

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

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at _____
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

THOMAS H. DEVLIN, Director
BUREAU OF ENVIRONMENTAL SERVICES
Special Inspection Division

Noted and Approved: Thomas H. Devlin
THOMAS H. DEVLIN, Director
BUREAU OF ENVIRONMENTAL SERVICES



JOHN D. SEYFFERT
DIRECTOR

April 13, 1977

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

Dear Mr. DiNenna:

Comments on Item # 220 Zoning Advisory Committee Meeting, April 12, 1977
are as follows:

Property Owner: Stephen P. & Irene Brown
Location: NW/C German Hill Rd & 51st St.
Existing Zoning: B.M. 5-5
Proposed Zoning: Special Hearing to approve a non conforming use of a free standing identification sign.

Acres:
District: 12th

The items checked below are applicable:

No Plat

- ☒ A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 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 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burman

Charles E. Burman
Plans Review Chief
CEB:rtj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 12, 1977

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

Z.A.C. Meeting of: April 12, 1977

RE: Item No: 220
Property Owner: Stephen P. & Irene Brown
Location: NW/C German Hill Road & 51st Street
Present Zoning: D.R. 5-5
Proposed Zoning: Special Hearing to approve a non conforming use of a free standing identification sign.

District: 12th
No. Acres:

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH N. MCDONNAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE PRESIDENT
HAROLD H. ROTHSCHILD

THOMAS H. ROYER
MRS. LOUISE F. CHURCH
ROGER B. HARTLEY
ROBERT T. DODD, SUPERINTENDENT

ALVIN LORECE
MRS. MILTON B. SMITH, JR.
BERNARD W. FRIEDMAN

CERTIFICATE OF POSTING TOWSON DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland #77-241-SPH

District: 12th Date of Posting: 5-19-77
Posted for: Heavy Man June 6, 1977 @ 10:45 AM
Postman: Stephen P. Brown
Location of property: NW/C German Hill Rd & 51st Street
Location of Sign: 1 Sign Posted @ 20' x 40' on West Rd.
Remarks:
Posted by: Phil H. Van Date of return: 5/27/77



TOWSON, MD. 21204 May 25 19 77

Petition for Special Hearing

THIS IS TO CERTIFY, that the annexed advertisement of
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 1 successive weeks before the
6 day of June 19 77, that is to say, the same
was inserted in the issues of

May 19, 1977

STROMBERG PUBLICATIONS, INC.

BY *(Signature)*

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 19, 19 77

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md. ~~annexed~~
at one time ~~successive weeks~~ before the 6th
day of June 19 77, the said publication
appearing on the 19th day of May
19 77.

THE JEFFERSONIAN.

(Signature)
Manager

Cost of Advertisement, \$

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 51779
DATE June 4, 1977 ACCOUNT 90-442
AMOUNT \$79.85
RECEIVED FROM: Stephen P. Brown, 1700 German Hill Rd.,
Baltimore, Md. 21222 Advertising and posting of property
for 977-241-SPH
3925 HSC
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 51731
DATE May 16, 1977 ACCOUNT 90-442
AMOUNT \$25.00
RECEIVED FROM: Stephen P. Brown, 1700 German Hill Rd., Baltimore, Md.
21222 Petition for Special Hearing
for 977-241-SPH
2500 HSC
VALIDATION OR SIGNATURE OF CASHIER