## PETITION FOR SPECIAL HEARING

TO THE SONING COMMISSIONER OF BALTIMORE COUNTY:

Market, located at 7014 German Hill Road, as shown on approved Construction

Flame, dated 9/29/76, building permit dated 10/15/76.

Petitioner's Attorney

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

Regulations.

I, or we, agree to pay supensee of shows Special Rearing edwarts posting, etc., upon filing of this penting, etc., upon filing of this penting, etc., upon filing of this penting, and further agree to sed are posting, etc., upon filing regulations and restrictions of faltimore County adopted pursuant to the Zoning Law for Baltimore County.

Stel Q. Brown Contract Purchaser Ann Aren Legal Comer Address 7100 Garman 2011 Boad

Baltimore, Md. 21222 Protestant's Attorney

20

77-241-SPA

Arro

OF CERED By the Soning Commissioner of Baltimore County, this 12th

Acui vi Henra Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL HEARING

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BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

STEPHEN P. BROWN, at ux, Patitioners : Case No. 77-241-SPH

:::::::

ORDER TO ENTER APPEARANCE

nt to the authority centeined in Section 524, I of the Boltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify earing date or dates which may be now or horeafter designated therefore.

and of the passage of any preliminary or final Order in connection therewith.

harles Loudy, ) Charles E. Kountz, Jr. Deputy People's Counsel

John A. Herring John W. Hessian, III People's Counsel County Office Building Towan, Maryland 21204 494-2186

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

John W. Hession, III



ARTINAK

June 9, 1977

Mr. & Mrs. Stephen P. Brown 7100 German Hill Rand Baitimore, Maryland 21222

RE: Petition for Spucial Hearing NW/corner of German Hill Road and 51 at Street - 12th Election District Maphen P. Brown, et us. Petitioners NO. 77-241-SPH (Item No. 220)

Dear Mr. & Mrs. Browns

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

cer John W. Hessian, III, Esquire People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRE

TO S. ERIC DINERNA, Zoning Commissioner Date. MAY 24 1977

PROM NORMAN E. GERBER, Acting Director of Planning

SUBJECT. PRICEIGN. J. Th. 444-0784. Estition for Special Searing to approve a Non-Conformation of the Search State.

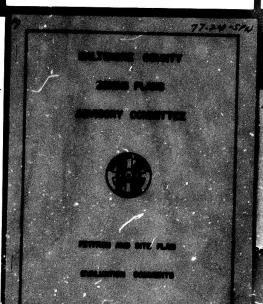
Northwest corner of terms. Hill Road and Stat Street,
Failinger - Stephen P. Brown and Irens Brown

12tr Matrict

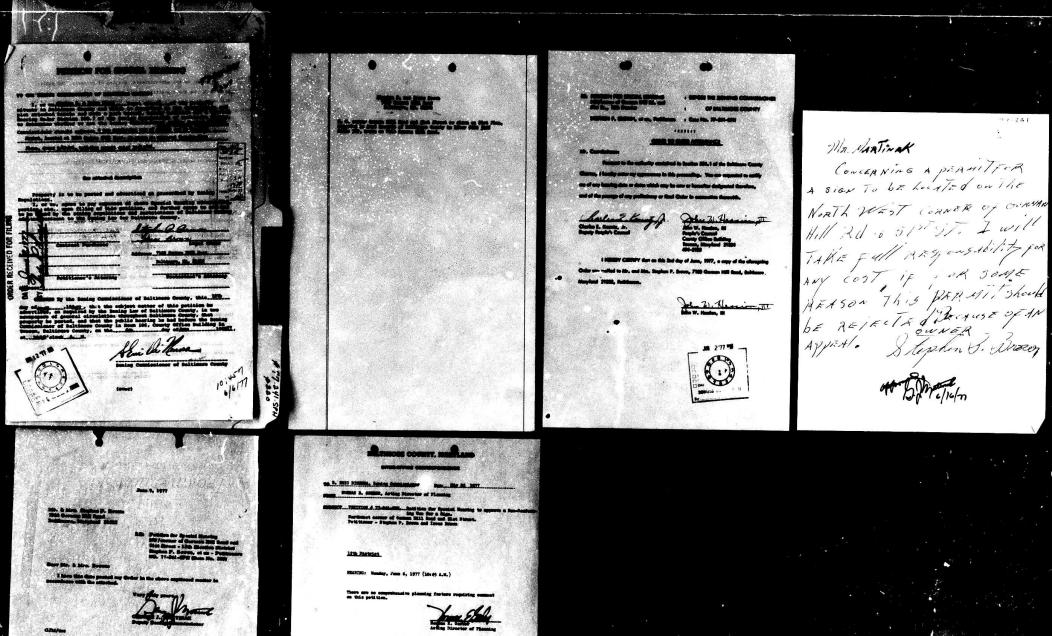
HEAPTHG: Monday, June 6, 1927 (10:45 A.V.

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

100000 tre



County Office Building 111 W. Chesaponke Rvenu Tursen, Maryland 21204



Pursuant to the advertisement, posting of property, and public aring on the above petition and it appearing that by reason of the Sollowing finding of facts that is accordance with the power granted unto the Deputy Zoning Commissioner by Section 500. 7 of the Baltimore County Zoning Reguictions, it is hereby determined that the use as herein requested will not be detrimental to the health, enfety, 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 nesconforming use of a free-standing identification sign for a Wa Wa Food Market, legated at 7014 German Hill Road should be granted. 17 IS ORDERED by the /Soning Commissioner of Saltimore County this cial Hearing to approve a nonconforming use of a free-standing identification rigo fees Wa Wa Food March chooking ChanNTB, from and after the date of this profer publics to compliance with process respectively. The complete county Zoning Regulations are also because the complete county Zoning Regulations are also because the county Zoning Regulation are also because the county Zoning Regulation and Parkit Works (The Canadam County 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 By 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.

BALTIMORE COUNTY SONING ADVISORY COMMITTEE

BURRAU OF

DEPARTMENT OF

PRESENTION

MIALTH DEPARTMENT

PROJECT PLANNING

BOARD OF EDUCATION

SHOUSTRIAL DEVELOPMENT

Hr. Stephen P. Brown Hrs. Irene Brown 7100 Germen Hill Boad Baltimore, Haryland 21222

ME: Special Hearing Putition Item No. 220 Petitioner - Stephen Brown Irene Brown

Dear Mr. & Mrs. Brown

The Soming Plane Advisory Committee has reviewed the plane 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.

May 27, 1977

These comments are not intended to indicate the appropriateness of the soning action requested, but problems the name was of plans or problems with report to a barrier of plans or problems with report to the problems with report to the problems with report to the problems are the problems of the report of Planning my file a virtien report with the Joining Commissioner with recommendations as to the appropriateness of the requested soning.

Located on the northwest corner of German Hill Road and Sies Streamt in the 19th Election District, this site is currently improved with a wecent building and accessory parking area. Adjacent properties are improved with realdances to the seat, a church to the south and combination dealing/ournaine shop to the west.

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

Mis petition is accepted for filing on the date of the unclosed filing certificate. Notice of the beach state of the period of the beach state of the beach state of the period of the beach state of the then 36, nor more th 9 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours, Milles B. Comodari



Hay 9, 1977

Re: Itam #220 (1976-1977)

Mr. S. Bric DiMenna Zoning Commissioner County Office Building Towson, Maryland 21204

Property Owner: Stephen P. & Irene Brown N/W cor. German Hill Rd. & Sist St. N/W cor. German Hill Rd. & Sist St. Existing Zoning; n.R. 5.5 Proposed Zoning; Special Hearing to approve a non-con-forming use of a free standing identification sign. District; 12th

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

Commonts were supplied in connection with the Zoning Advisory Committee review of this site for item #4, (yele IX (April-October 1975). Those commonts are referred

DONALD M. TUCKER, P.S.
Acting Chief, Bureau of Engineering

cc. J. Wimbley

P-NE Key Sheet 6 NE IM Pos. Sheet SE 2 E Topo

May 20 1977

Zoning Commissioner of Baltimore County

. Eric S. DiNenna, Zoning Commission Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Buildi Towner Manyland 21204

ments on Hem 220, Zoning Advisory Committee Meeting, April 12, 1977, are as follows:

Property Owner. Stephen P and Irene Brown Location: NW/C German Hill Read and 51st. Street

Location: NW/C German Hill Road and Stat. Street
Estating Zonling: D.R.S.5.
Proposed Zonling: 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 be a o

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

Very truly yours,

John L. Wimbley

Key 18, 1977

De: 10m 300 - DEC - Spril 12, 1977

Republic Control of Particle Control Office Control of Particle Contro

District: 12eh

Hichael & Floridan

MSF/11f

Hr. S. Eric DiNenne, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear hr. DiMenna:

Comments on Item \$220, Zoming Advisory Committee Meeting, April 12, 1977, are as follows:

Property Owner: Stephen P. & Irene Brown MVC Garman Hill Rd. & 51st St. Existing Zoning: D.R. 5.5 Proposed Zoning: D.R. 5.5 pecial Nearing to approve a non-conforming use of a free standing identification sign.

District:

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

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

Very truly yours,

April 14, 1977

Cham. A Klade Tiomas H. Devlin, Director

CC: Mr. Leo A. Schuppert



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

Re: Property Owner: Stephen P. & Irene Brown

Location: WW/C German Hill Rd. 4 let St.

Zoning Agenda April 12, 1977

Pursuant to your request, the referenced property has a ch surveyed by this survey and the comments below marked with an 'r' are applicable and required to be corrected or incorporated into the final plans for the property.

Fire hydrants for the referenced property are required and shall be loosted at intervals one feet along an approved read in accordance with beliance founty Standards as published by the Department of Polisic Vopta.

( ) 2. A second seams of vehicle access is requ. red for the site.

( ) 3. The vehicle dead end condition shown at

EXCESS the maximum allowed by the Fire Department.

( ) 4. The site shall be ease 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 fixthened Fire Protocition Service International No. 101 "Lafe Safety Code", 1970 Delition prior to company.

( ) 6. Site plans are approved as drawn.

(x) 7. The Pire Prevention Bureau has no comments, at this time.

HOTELSON DE STATE TO THE STATE OF THE STATE



April 13, 1977

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

Comments on Item # 220 Zoning Advisory Committee Meeting, April 12, 1977

Property Owner: Stephen P. & Irene Brown
Location: #W/C German Hill Mt & Slet St.
Existing Zoning: R.M. 5.5;
Proposed Zoning: Special Searing to approve a non conforming use of a free standing
identification sign.

Acres: District:

12 th

The items checked below are applicable:

(X) A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.

(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.

D. Three sets of construction drawings with a registered Maryland Architect or Engineer's cristnal seal will be required to file an application for a building permit.

E. Wood frame walls are not p-rmitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

G. Requested setback variance conflicts with the Baltimore County Building Code. See Section

Very truly yours,

Stack E. Lundon

## **BOARD OF EDUCATION** OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 12, 1977

Mr. S. Eric DiMenna Zening Commissioner Baltimore County Office Building Towson, Maryland 21204

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

RE: Item No: 220
Property Owner: Stephen P. & Ireme Brown
Location: NM/C German Hill Road & Sist 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

Dear Mr DiNenna

No bearing on student population.

Very truly yours, W. Nick Petrovich.

WNP/bp

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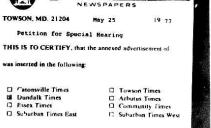
MAS COMPANY F CHIRCLIS

MRS MILTON N SWITE

Bridge of V. College Sugar and Spines

June ...... 19.77 , the financoublication appearing on the 19th day of May





OFFICE OF

weekly newspapers published in Baltimore, County, Maryland, once a week for \_\_\_\_ 1 \_\_ successive weeks before the was inserted in the issues of

May 19, 1977

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BY (11 5 2/1)



CERTIFICATE OF PUBLICATION THE JEFFERSONIAN. - Lund Simpon Cost of Advertisement, \$

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Balton, Mr. Figer Afrections and posting of property

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BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE REVENUE DIVING MISCELLANEOUS CASH REJEIPT

DATE Now 16, 1977 ACCOUNT 03-669

00 6 4 1 EW 16

VALIDATION OR SIGNATURE OF CASHIE

AMOUNT \$25.00

VALIDATION OR SIGNATURE OF CASHIER

on P. Breen 7100 Seems Bill M., Dalte., M.

25.00 MSC

PROPERTY OF POSTURE

to a more Muller of Streem Hill ld + 5/4 Street

M COUNTY \$77-241-5 PK

a 6 1977 € 10:45 RM