

PETITION FOR ZONING VARIANCES
12th Election District - 7th Councilmanic District
Case No. 88-216-A

LOCATION: South Side of German Hill Road, approximately 410 feet Southeast of Centerline of Merritt Boulevard (Parcel 1), S/S German Hill Road, approximately 555 feet Southeast of Centerline of Merritt Boulevard
DATE AND TIME: Friday, December 4, 1987, at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variances to permit a total sign area of 337.4 square feet (3 signs) in lieu of the permitted 100 square feet and a total sign area for a directional informational sign of 30 square feet in lieu of the permitted 25 square feet

Being the property of German Hill Ltd. Partnership, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
S/S German Hill Rd., approx. 410' SE of C/L of Merritt Blvd. : OF BALTIMORE COUNTY
(Parcel 1), S/S German Hill Rd. : Case No. 88-216-A
approx. 555' SE of C/L of Merritt Blvd. (Parcel 2), :
12th Election District :
GERMAN HILL LTD. PARTNERSHIP, :
Petitioner : : : : : :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 13th day of November, 1987, a copy of the foregoing Entry of Appearance was mailed to S. Eric DiNenna, Esquire, 409 Washington Ave., Suite 600, Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

S. Eric DiNenna, Esquire
409 Washington Avenue
Suite 600
Towson, Maryland 21204
November 6, 1987

NOTICE OF HEARING

PETITION FOR ZONING VARIANCES
S/S German Hill Rd., approx. 410' SE of c/l of Merritt Blvd. (Parcel 1), S/S German Hill Rd., approx. 555' SE of c/l of Merritt Blvd. 12th Election District - 7th Councilmanic District Case No. 88-216-A
German Hill Limited Partnership - Petitioner

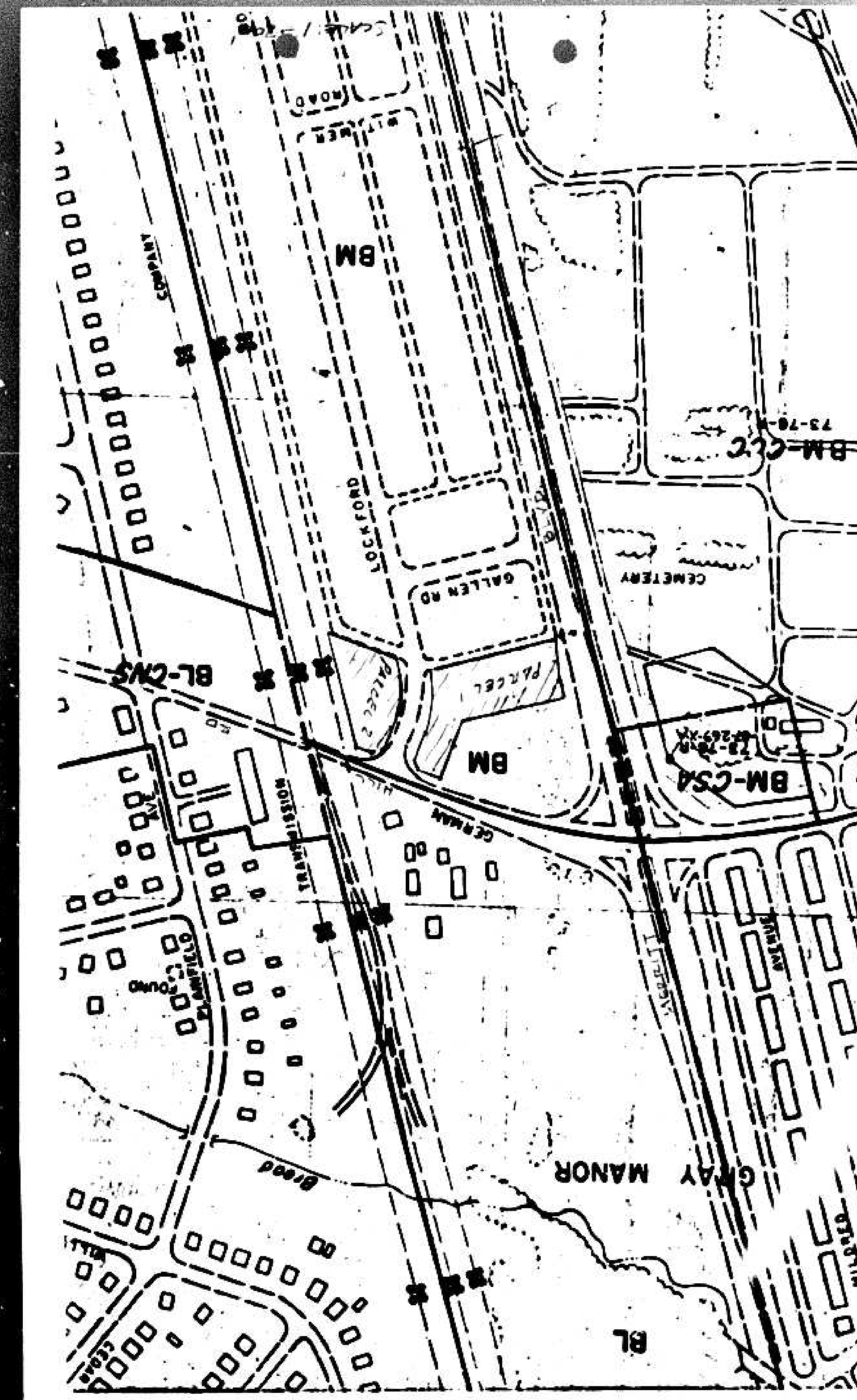
TIME: 11:00 a.m.
DATE: Friday, December 4, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County

JRH:med

cc: Mr. Tommie Thompson
German Hill Limited Partnership
100 Merritt Boulevard
Baltimore, Maryland 21222

IN CASE OF SHOW, HEARING WILL BE CANCELLED AND RESCHEDULED FOR A LATER DATE AND TIME. JER



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO Zoning Commissioner
Date: November 12, 1987
Norman E. Geiber, AICP
FROM: Director of Planning and Zoning
SUBJECT: Zoning Petition No. 88-216-A

It is this office's opinion that the regulations governing signage provide adequate sitings. Consequently, this office is opposed to the granting of the subject request.

Norman E. Geiber
Norman E. Geiber, AICP
Director

NEC:JCH:dee

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File



Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-5283

J. Robert Haines
Zoning Commissioner

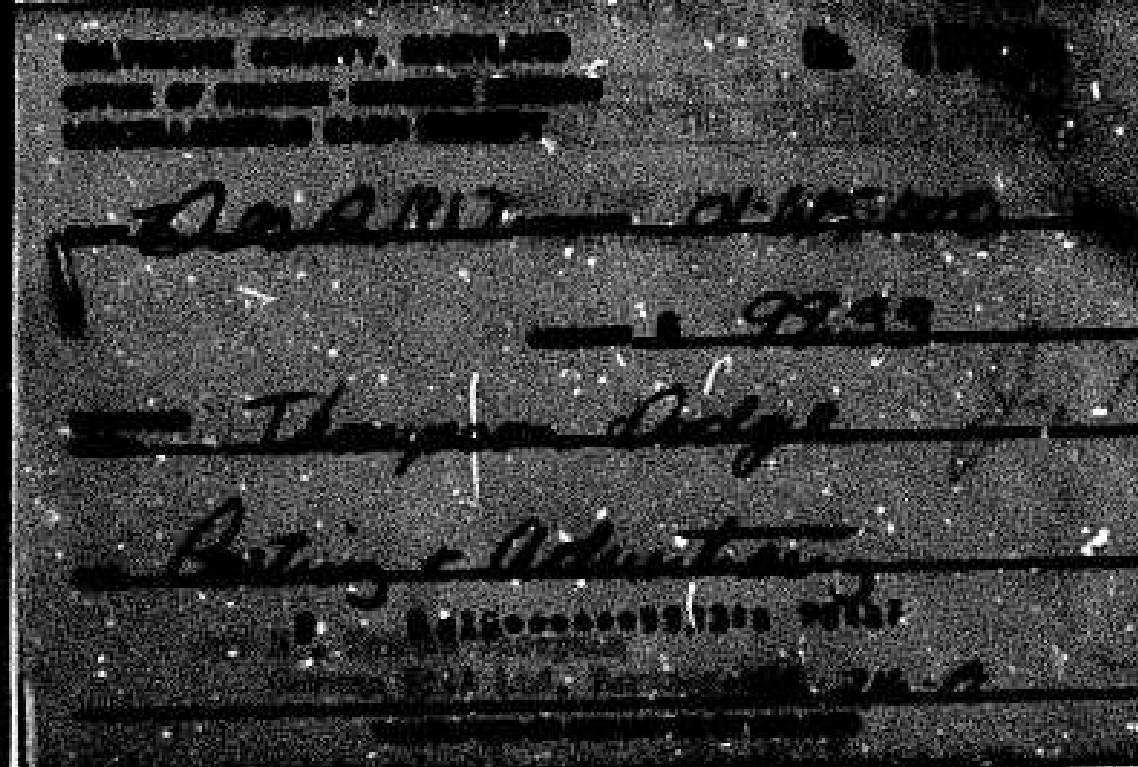
November 19, 1987

S. Eric DiNenna, Esq.
409 Washington Avenue
Suite 600
Towson, Maryland 21204

Re: Petition for Zoning Variance
S/S German Hill Rd., approx. 410' SE of c/l of Merritt Blvd. (Parcel 1), S/S German Hill Rd., approx. 555' SE of c/l of Merritt Blvd. 12th Election District - 7th Councilmanic District Case number: 88-216-A
German Hill Ltd. Partnership - Petitioner

Dear Mr. DiNenna:

Please be advised that \$93.33 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign from the property from the time it is posted until the hearing itself.



AND POST RETURNED
WILL NOT BE ISSUED
County, Maryland and forward
113, Towson, Maryland 21204.
Very truly yours,
J. Robert Haines
Zoning Commissioner of
Baltimore County

CERTIFICATE OF POSTING
BALTIMORE COUNTY, MARYLAND
Towson, Maryland
District: 12th Date of Posting: 11/13/87
Posted for: Variance
Petitioner: German Hill Ltd. Partnership
Location of property: S/S German Hill Rd., approx. 410' SE of Merritt Blvd. (Parcel 1) + approx. 555' (Parcel 2)
Location of Sign: Posting German Hill Rd. approx. 10' E. of road, on property of Petitioner
Remarks:
Posted by: J. Robert Haines Date of return: 11/20/87
Number of Signs: 2

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

4 N. Center Place
P.O. Box 8936
Dundalk, Md. 21222

November 12, 1987

THIS IS TO CERTIFY, that the annexed advertisement of J. Robert Haines in the matter of Zoning Hrgs. Case #88-216-A - P.O. #94818 - Req. #M08732 - 75 lines was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~XXXXXX~~ weeks before the 15th day of November 1987; that is to say, the same was inserted in the issues of November 12, 1987

Kimbel Publication, Inc.

per Publisher.

By K.C. Oeller

CERTIFICATE OF PUBLICATION

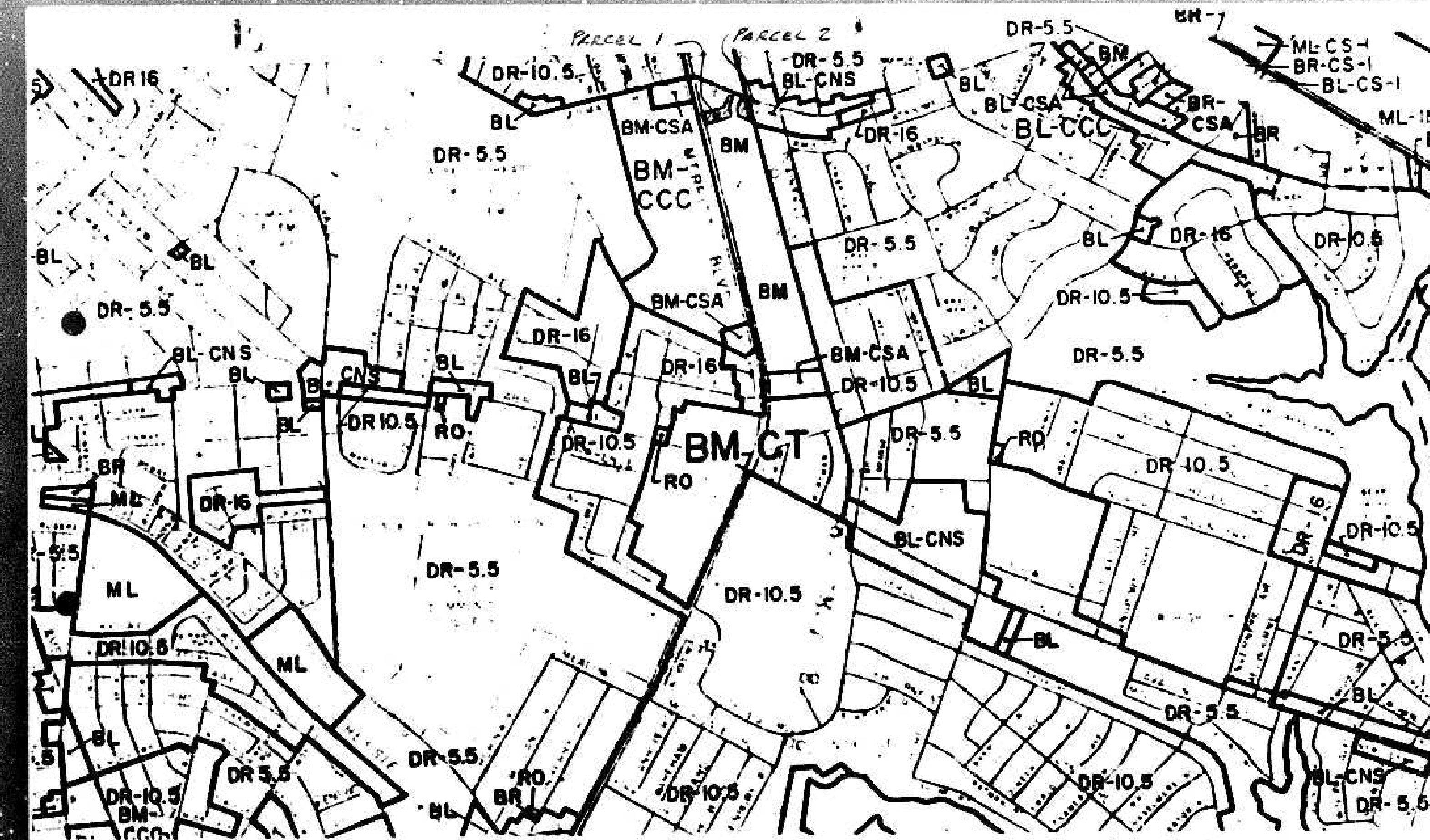
TOWSON, MD., Nov 12, 1987

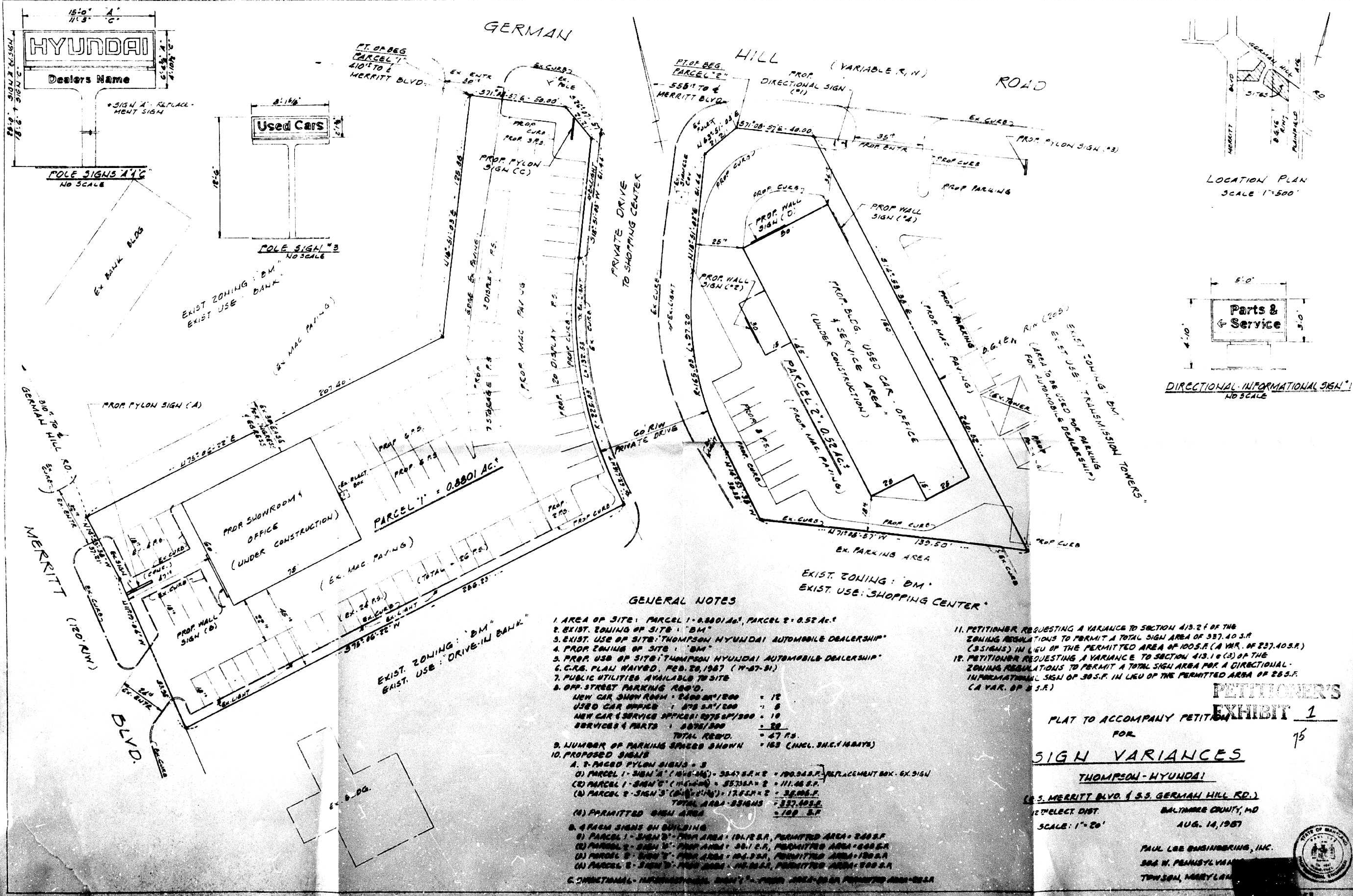
THIS IS TO CERTIFY, that the annexed advertisement was published in **THE JEFFERSONIAN**, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Nov 12, 1987

THE JEFFERSONIAN,

Susan Bender Obrist

Publisher





GENERAL NOTES

- 1. AREA OF SITE: PARCEL 1 - 0.8801 AC., PARCEL 2 - 0.52 AC.
- 2. EXIST. ZONING OF SITE: "BM"
- 3. EXIST. USE OF SITE: THOMPSON HYUNDAI AUTOMOBILE DEALERSHIP
- 4. PROP. ZONING OF SITE: "BM"
- 5. PROP. USE OF SITE: THOMPSON HYUNDAI AUTOMOBILE DEALERSHIP
- 6. C.R.S. PLAN MAILED, FEB. 28, 1987 (11-07-81)
- 7. PUBLIC UTILITIES AVAILABLE TO SITE
- 8. OFF-STREET PARKING REQ'D:
 - NEW CAR SHOW ROOM - 2400 SQ/1200 - 12
 - USED CAR OFFICE - 875 SQ/1200 - 8
 - NEW CAR & SERVICE OFFICE: 1075 SQ/1200 - 10
 - SERVICE & PARTS - 5875/300 - 20
 - TOTAL REQ'D - 47 PS.
- 9. NUMBER OF PARKING SPACES SHOWN - 163 (INCL. 31 C.T. 14 BAYS)
- 10. PROPOSED SIGNS
 - A. 2-FACED PYLON SIGNS - 3
 - (1) PARCEL 1 - SIGN "A" (114'x36') - 3547.84 x 2 = 100.348 S.F. REPLACEMENT BOX, EX. SIGN
 - (2) PARCEL 1 - SIGN "B" (114'x36') - 3536.84 x 2 = 111.46 S.F.
 - (3) PARCEL 2 - SIGN "C" (84'x36') - 1766.4 x 2 = 35.328 S.F.
 - TOTAL AREA - 5 SIGNS - 337.140 S.F.
 - (4) PERMITTED SIGN AREA - 100 S.F.
 - B. 4-FACED SIGNS ON BUILDING
 - (1) PARCEL 1 - SIGN "D" - 10412 S.F., PERMITTED AREA - 2400 S.F.
 - (2) PARCEL 2 - SIGN "E" - 30.1 C.F., PERMITTED AREA - 600 S.F.
 - (3) PARCEL 2 - SIGN "F" - 104.32 S.F., PERMITTED AREA - 1200 S.F.
 - (4) PARCEL 2 - SIGN "G" - 10.26 S.F., PERMITTED AREA - 200 S.F.
 - C. DIRECTIONAL - INFORMATIONAL SIGNS - 1 - PERMITTED AREA - 200 S.F.

- 11. PETITIONER REQUESTING A VARIANCE TO SECTION 413.21 OF THE ZONING REGULATIONS TO PERMIT A TOTAL SIGN AREA OF 337.40 S.F. (3 SIGNS) IN LIEU OF THE PERMITTED AREA OF 100 S.F. (A VAR. OF 237.40 S.F.)
- 12. PETITIONER REQUESTING A VARIANCE TO SECTION 413.16 (3) OF THE ZONING REGULATIONS TO PERMIT A TOTAL SIGN AREA FOR A DIRECTIONAL - INFORMATIONAL SIGN OF 30 S.F. IN LIEU OF THE PERMITTED AREA OF 20 S.F. (A VAR. OF 2 S.F.)

PETITIONER'S EXHIBIT 1

PLAT TO ACCOMPANY PETITION FOR

SIGN VARIANCES

THOMPSON - HYUNDAI

(S. MERRITT BLVD. & S.S. GERMAN HILL RD.)

12TH ELECT. DIST.

BALTIMORE COUNTY, MD

SCALE: 1"=20'

AUG. 14, 1987

PAUL LEE ENGINEERING, INC.

302 W. PENNSYLVANIA

TOWSON, MARYLAND

