

70-25-X PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Nathan Scherr legal owner 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____ General Office, for an Apartment _____

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

I, or we, agree to pay expenses of above re-classification and/or Special Exception 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 adopted pursuant to the Zoning Law for Baltimore County.

Nathan Scherr
Partner
Contract purchaser
Address 5 Caraway Road

Reisterstown, Md. 21136
835-9678
833-4663
Protestant's Attorney

Address 1st National Bank Bldg
James Dick
Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of June, 1969, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 4th day of August, 1969, at 10:00 o'clock

John G. Rose
Zoning Commissioner of Baltimore County
(over)

BUREAU OF ENGINEERING

Zoning Plat - Comment

302. Property Owner: Nathan Scherr
Location: 300' S/W of Reisterstown Road and 100' S/E of Caraway Road
District: 4th
Present Zoning: RA
Proposed Zoning: S.E. for dental office
No. Acres: 3.56 sq. ft.

General:

Since all highway improvements are completed and all utilities exist, this office has no further comment.

Reisterstown Road is a State Road; therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements.

RMD:rw

700 N.W. Key Street
56 N.W. 39 Position Street
N.W. 11 J 2001 Scale Topo

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

John G. Rose, Zoning Commissioner
Office of Planning & Zoning
Richard B. Williams, Planner
FROM: Project Planning Division
SUBJECT: Zoning Advisory Agenda Item #302

Date: 6-27-69

June 24, 1969
Nathan Scherr
300' SW of Reisterstown Rd. &
100' SE of Caraway Rd.
4th District

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

RBW:rw

INTER-OFFICE CORRESPONDENCE

BUREAU OF TRAFFIC ENGINEERING

Baltimore County, Maryland

Towson, Maryland, 21204

Date: June 25, 1969

TO: Mr. John G. Rose
Attn: Oliver L. Myers
FROM: C. Richard Moore

SUBJECT: Item 302 - ZAC - June 24, 1969
Property Owner: Nathan Scherr
SW of Reisterstown Road & SE of Caraway Road
S.E. for dental office

Since no major change in trip density is anticipated, this petition should have little effect on traffic.

C. Richard Moore
Engineer II

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
Attn: Mr. Myers
FROM: John L. Lacey, Inspector
Fire Prevention
SUBJECT: Property Owner: Nathan Scherr

Date: 6/26/69

Item: #302 June 24, 1969
Location: Reisterstown Road and Caraway Road

Owner must comply to Fire Department regulations with inspection by the Fire Prevention Inspector.

cc: Mr. J. Moore

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose
FROM: Mr. John Franco
SUBJECT: 300' SW of Reisterstown Rd. & 100' SE of Caraway Rd.
Nathan Scherr

Date: June 27, 1969

Must meet all Baltimore County Building Code requirements.

John Franco
John Franco

JF:es

BALTIMORE COUNTY, MARYLAND

ZONING ADVISORY COMMITTEE MEETING

OF JUNE 24, 1969

Petitioner: NATHAN SCHERR

Location: 300' S/W OF REISTERSTOWN RD. & 100' S/E OF CARAWAY RD.

District: 4

Present Zoning: R1

Proposed Zoning: S.E. FOR DENTAL OFFICE

No. of Acres: 3.56 sq. ft.

Comments: NO EFFECT ON STUDENT POPULATION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers Date: June 25, 1969

FROM: William M. Greenwalt

SUBJECT: Item 302 - Zoning Advisory Committee Meeting, June 24, 1969

302. Property Owner: Nathan Schorr
Location: 300' SW of Reisterstown Rd. & 100' SE of Caraway Rd.
District: 4th
Present Zoning: RA
Proposed Zoning: S.R. for dental office
No. Acres: 3450 sq. ft.

Since public water and sewers are available, no health problems are anticipated.

William M. Greenwalt
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WME/cn

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

a Special Exception for a Dental Office in Apartment A-1 should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14 day of August, 1969, that the above described property or area should be and is hereby reclassified as follows:

Special Exception for a Dental Office in Apartment A-1 should be and the same is granted from and after the date of this order, subject to approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning. DEPUTY Zoning Commissioner of Baltimore County

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

the above re-classification should NOT BE HAD, and or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1969, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as to remain a zone; and or the Special Exception for and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

TELEPHONE 633-3000 EXT. 587

INVOICE No. 64615

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

DATE: July 15, 1969

TO: Mr. Nathan Schorr, 300' SW of Reisterstown Rd. & 100' SE of Caraway Rd., Towson, Md. 21204

Being Dept. of Baltimore County

AMOUNT DUE \$4.00

RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE 633-3000 EXT. 587

INVOICE No. 64649

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

DATE: July 15, 1969

TO: Mr. Nathan Schorr, 300' SW of Reisterstown Rd. & 100' SE of Caraway Rd., Towson, Md. 21204

Being Dept. of Baltimore County

AMOUNT DUE \$4.00

RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

PETITION FOR SPECIAL EXCEPTION - 4th DISTRICT

FOR THE SPECIAL EXCEPTION FOR A DENTAL OFFICE IN APARTMENT A-1

LOCATION: 300' SW of Reisterstown Rd. & 100' SE of Caraway Rd.

DATE & TIME: Monday, August 4, 1969 at 10:00 A.M.

PLACE: HEARING ROOM 100, County Office Building, 111 W. Chase Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the County Act and Regulations of Baltimore County, will hold a public hearing on the Special Exception for a Dental Office in Apartment A-1 at the above location and time.

The purpose of the hearing is to receive testimony from the applicant and from the public and to make a recommendation to the Board of Zoning Appeals.

The applicant is Nathan Schorr, who is the owner of the property and who is desiring to use the property for a dental office.

The property is located at 300' SW of Reisterstown Rd. & 100' SE of Caraway Rd. and is zoned RA (Residential Medium Density).

The proposed use is a dental office, which is a use not permitted in the RA zone.

The applicant is requesting a Special Exception for the proposed use.

The hearing will be held on Monday, August 4, 1969 at 10:00 A.M. in Hearing Room 100, County Office Building, 111 W. Chase Avenue, Towson, Maryland.

By order of G. Ross, Zoning Commissioner of Baltimore County

July 17

CERTIFICATE OF PUBLICATION

TOWSON, MD. JUL 17 1969

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of _____ days before the _____ day of _____, 1969, the first publication appearing on the _____ day of _____, 1969.

THE JEFFERSONIAN

Richard Strickland
Manager

Cost of Advertisement, \$ _____

PETITION FOR SPECIAL EXCEPTION - 4th DISTRICT

FOR THE SPECIAL EXCEPTION FOR A DENTAL OFFICE IN APARTMENT A-1

LOCATION: 300' SW of Reisterstown Rd. & 100' SE of Caraway Rd.

DATE & TIME: Monday, August 4, 1969 at 10:00 A.M.

PLACE: HEARING ROOM 100, County Office Building, 111 W. Chase Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the County Act and Regulations of Baltimore County, will hold a public hearing on the Special Exception for a Dental Office in Apartment A-1 at the above location and time.

The purpose of the hearing is to receive testimony from the applicant and from the public and to make a recommendation to the Board of Zoning Appeals.

The applicant is Nathan Schorr, who is the owner of the property and who is desiring to use the property for a dental office.

The property is located at 300' SW of Reisterstown Rd. & 100' SE of Caraway Rd. and is zoned RA (Residential Medium Density).

The proposed use is a dental office, which is a use not permitted in the RA zone.

The applicant is requesting a Special Exception for the proposed use.

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By order of G. Ross, Zoning Commissioner of Baltimore County

July 17

OFFICE OF

THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 July 23, 1969

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 23rd day of July, 1969, that is to say, the same was inserted in the issue of July 17, 1969.

STROMBERG PUBLICATIONS, Inc.

By: *Rich Morgan*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 24, 1969

FROM: Mr. George F. Gervais, Director of Planning

SUBJECT: Petition #70-25-X, Special Exception for Dental Office in Apartment A-1 300 feet southwest of Reisterstown Road and 100 feet southeast of Caraway Road, Nathan Schorr, Petitioner.

4th District

HEARING: Monday, August 4, 1969 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for offices and has the following advisory comment to make:

If granted, the granting should be conditioned upon compliance of an approved site plan.

GEG:

Mr. Nathan Schorr BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
300' SW of Reisterstown Rd. & 100' SE of Caraway Rd.
Towson, Maryland 21204

Your Petition has been received and accepted for filing this day of _____, 1969.

Petitioner: Mr. Nathan Schorr

Petitioner's Attorney: _____

Reviewed by: *John G. Rose*
Chairman of Advisory Committee

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 4th Date of Posting: 7-17-69

Posted for: Special Exception

Petitioner: N. Schorr

Location of property: 300' SW of Reisterstown Rd. & 100' SE of Caraway Rd.

Location of Sign: #5 Caraway Rd.

Remarks: *all block*

Posted by: *all block* Date of return: 7-24-69



MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

Lester Matz, P.E., S.
John C. Childs, P.E., S.
Associates
Ronald W. Broyles, L.S.
George W. Bunting, L.S.
Robert W. Cragg, P.E.
Leonard M. Glag, P.E.
Norman F. Hoffmann, L.S.
Paul Lee, P.E.
Paul S. Brinkton

DESCRIPTION

3456 SQUARE FOOT PARCEL TO BE ZONED "SPECIAL EXCEPTION
FOR OFFICE USE", 300 FEET SOUTHWEST OF REISTERSTOWN ROAD
AND 100 FEET SOUTHEAST OF CARAWAY ROAD, "WESTBURY"
FOURTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point on the westernmost corner of the area to be zoned "special exception for office use," said point being distant three following courses from a point on the southeast side of Caraway Road, (1) S 19° 39' 00" E - 34.13 feet, (2) southeasterly on a curve to the left with a radius of 130.00 feet, a distance of 47.63 feet, and (3) S 40° 38' 40" E - 17.80 feet. said point on Caraway Road being distant 330.47 feet, as measured southwesterly along the southeast side of said Caraway Road from the west end of the gusset line connecting the southeast side of said Caraway Road with the southwest side of Reisterstown Road as proposed 100 feet wide and shown on the Plat of Section Three, "Westbury", as recorded among the Land Records of Baltimore County in Plat Book O.T.G. 31, page 81, running thence from the beginning point of said area to be zoned "special exception for office use", the four following courses and distances, (1) N 49° 21' 20" E - 96.00

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports



MCA
MATZ, CHILDS & ASSOCIATES, INC.

-2-

feet, (2) S 40° 38' 40" E - 36.00 feet, (3) S 49° 21' 20" W - 96.00 feet, and (4) N 40° 38' 40" W - 36.00 feet to the place beginning.
Containing 3456 square feet of land.

SAF:kch

J.O. # 62095 -S

June 10, 1969



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 3, 1969

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Oliver L. Myers
REGISTERED
ENGINEER

MEMBERS
BUREAU OF
ENGINEERING
BUREAU OF
TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
RESIDENTIAL
DEVELOPMENT

Mr. Nathan Scherr
5 Caraway Road
Reisterstown, Maryland 21136

RE: Type of Hearing: Special Exception for a
Dental Office
Location: 300' SW of Reisterstown Road
and 100' SE of Caraway Road - 4th District
Petitioner: Nathan Scherr
Committee Meeting of June 24, 1969
Item 302

Dear Mr. Scherr:

The Zoning 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.

The subject property is presently improved with a three story all masonry apartment dwelling known as the Westbury Apartment Project. The property to the south is improved with apartments, to the west with apartments and some dwellings, to the north with unimproved property and to the east with apartments and a convalescent home. Caraway Road and Reisterstown Road, at this location, are improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

General:

Since all highway improvements are completed and all utilities exist, this office has no further comment.

Reisterstown Road is a State road; therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements.

PROJECT PLANNING DIVISION:

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

Mr. Nathan Scherr
July 3, 1969
Page 2

Item 302

DEPARTMENT OF TRAFFIC ENGINEERING:

Since no major change in trip density is anticipated, this Petition should have little effect on traffic.

FIRE PREVENTION BUREAU:

The Petitioner must comply to Fire Department Regulations upon inspection by the Fire Prevention Bureau Inspector.

BUILDING ENGINEER'S OFFICE:

Must meet all Baltimore County Building Code requirements.

BOARD OF EDUCATION:

No effect on student population.

HEALTH DEPARTMENT:

Since public water and sewers are available, no health problems are anticipated.

ZONING ADMINISTRATION DIVISION:

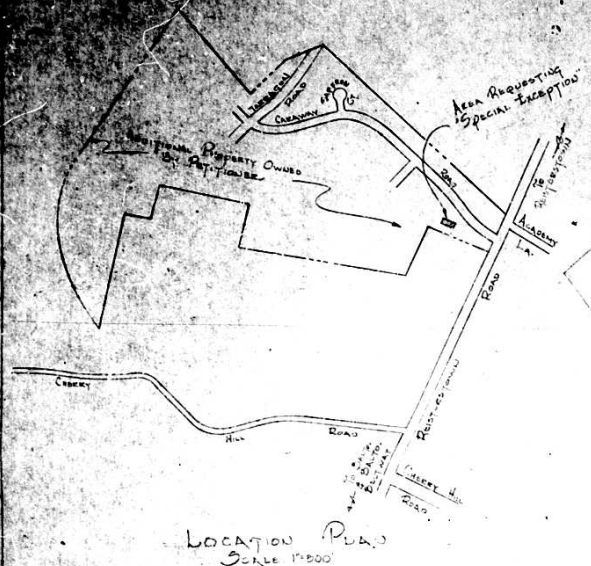
This Petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than thirty, nor more than ninety days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS
Chairman

OLM/srl

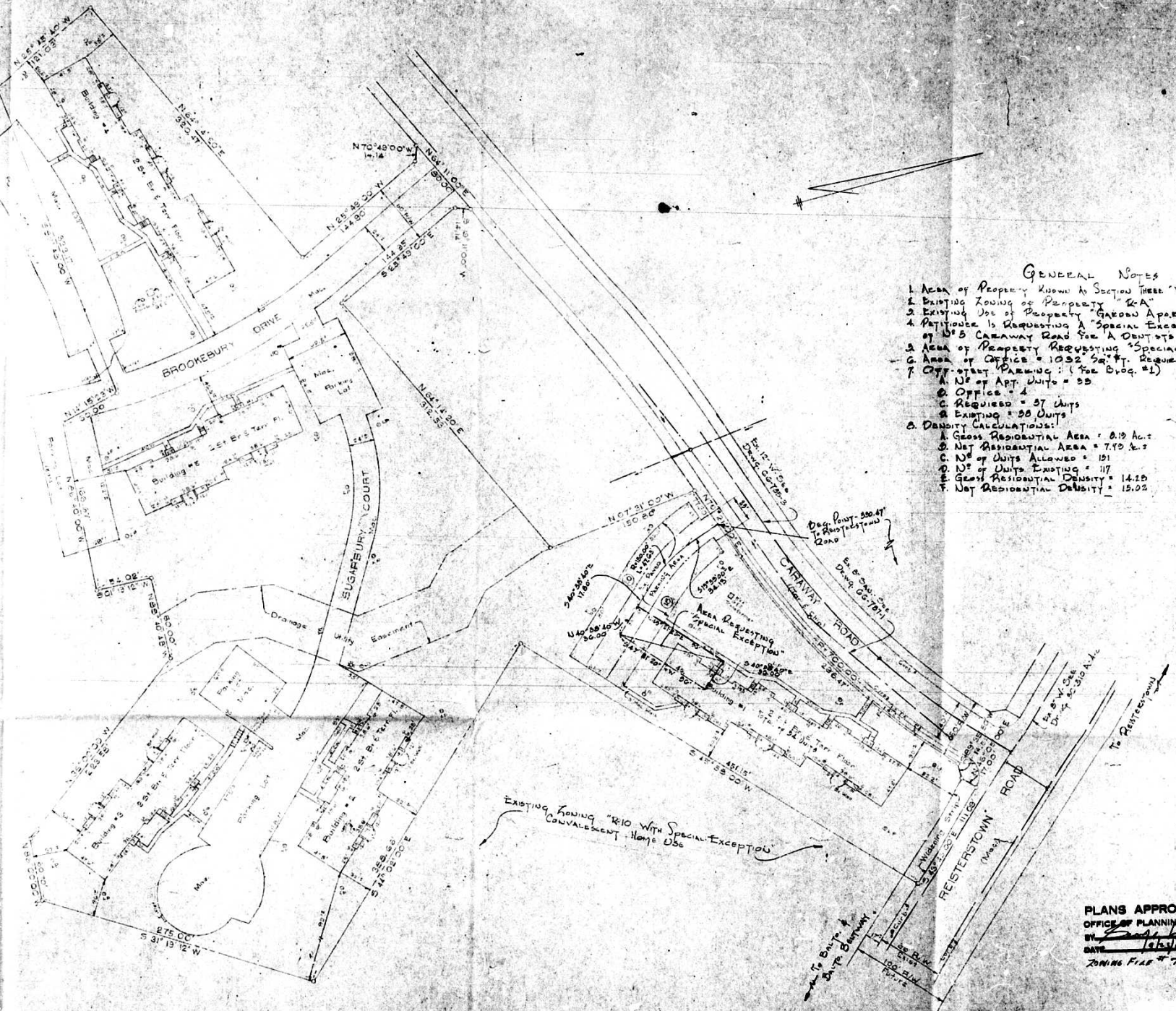
Enclosures



LOCATION MAP
SCALE 1"=500'

NOTES
1. All buildings have lot area porches
front and center porches
2. All buildings have 2nd and 3rd story
balconies

PLAN TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION TO PORTION OF PROPERTY
KNOWN AS
WESTBURY APARTMENTS
REISTERSTOWN ROAD & CANAWAY RD.
ELECTION DISTRICT 4 BALTIMORE, CO., MD.
SCALE: 1"=50'
JUNE 9, 1969



- GENERAL NOTES
1. AREA OF PROPERTY KNOWN AS SECTION THREE "WESTBURY" = 7.75 ACRES
 2. EXISTING ZONING OF PROPERTY "R-10"
 3. EXISTING USE OF PROPERTY "GROSS APARTMENTS"
 4. PETITIONER IS REQUESTING A "SPECIAL EXCEPTION" FOR A PORTION OF 1/2 CANAWAY ROAD FOR A DENTIST'S OFFICE (TERACE UNIT)
 5. AREA OF PROPERTY REQUESTING "SPECIAL EXCEPTION" = 3,456 SQ. FT.
 6. AREA OF OFFICE = 1,032 SQ. FT. REQUIRING 4 PARKING UNITS
 7. OFF-STREET PARKING: (1 For Bldg. #1)
 - A. NO. OF APT. UNITS = 55
 - B. OFFICE = 4
 - C. REQUIRED = 57 UNITS
 - D. EXISTING = 58 UNITS
 8. DENSITY CALCULATIONS:
 - A. GROSS RESIDENTIAL AREA = 8.19 AC.
 - B. NET RESIDENTIAL AREA = 7.75 AC.
 - C. NO. OF UNITS ALLOWED = 151
 - D. NO. OF UNITS EXISTING = 117
 - E. GROSS RESIDENTIAL DENSITY = 14.25
 - F. NET RESIDENTIAL DENSITY = 15.03

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: *[Signature]*
ZONING FILE # 70-25X

