

# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Nathan Scherr, et al. legal owner(s) 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 that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an "R-40" zone to an "M-L" zone, for the following reasons: The property is across the street from a quarry (Industrial zoning) and adjacent to a high power transmission line and the proposed Northwest Expressway. It is undesirable for residential use and will create job opportunities.

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 Industrial purposes (light manufacturing and warehousing) after Northwest Expressway has been built.

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above reclassification 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.

Contract purchaser \_\_\_\_\_ Legal Owner \_\_\_\_\_

Address \_\_\_\_\_ Address \_\_\_\_\_

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RE: PETITION FOR RECLASSIFICATION  
NE/S of Nicodemus Road, 1363.30'  
NW of Cherry Hill Lane - 4th  
District  
Nathan Scherr - Petitioner  
NO. 71-97-R (Item No. 345)

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF  
BALTIMORE COUNTY

The Petitioner seeks a reclassification from an R-40 zone to an M-L zone for a parcel of land containing 8.5 acres, more or less, and located on the northeast side of Nicodemus Road, 1,363.30' northwest of Cherry Hill Lane in the Fourth Election District of Baltimore County.

Testimony on behalf of the Petitioner indicated that he planned to construct a high quality light industrial park; further, that the property would adjoin the proposed Northwest Expressway.

Residents of the area, in protest of this petition, indicated that the present road network is very narrow and could not handle traffic that would emanate from this property if developed in an M-L zone. It was further indicated, that this portion of the Northwest Expressway was in the planning stage and that construction would not take place in the foreseeable future.

Without reviewing the evidence further in detail, it is the Deputy Zoning Commissioner's opinion that the petition is premature in that construction of the Northwest Expressway is not in the foreseeable future, and that the accessibility to the proposed site is inadequate and would constitute a traffic hazard if constructed under the present circumstances. This would affect the health, safety and general welfare of the residents in the area.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 30th day of October, 1970, that the above Reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain R-40.

Deputy Zoning Commissioner of Baltimore County

MCA  
MATE, CHILDS & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
1020 Cromwell Ridge Rd., Baltimore, Md. 21204, Tel. 301-823-0800

## DESCRIPTION

8.5 ACRE PARCEL, NORTHEAST SIDE OF NICODEMUS ROAD, NORTHEAST OF CHERRY HILL LANE, PART OF "WESTBURY", FOURTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for "M-L" Zoning.

Beginning for the same at a point in Nicodemus Road and in the sixteenth or N 55° 30' W 2276 foot line of the land described in the deed from Henry Lobe Straus and wife to Herbert B. Millhauser and wife, dated June 15, 1919 and recorded among the Land Records of Baltimore County in Liber T.B.S. 1752, page 341, at the distance of 1363.30 feet, as measured along said Nicodemus Road and said line from the center line of Cherry Hill Lane, running thence in said Nicodemus Road and along a part of said sixteenth line, (1) N 64° 31' 0" W 912.70 feet, thence still binding on the outlines of said land, (2) northerly, 720.3 feet, and (3) N 80° 44' 40" E 150.99 feet, thence binding on the southwest side of the right of way of the Baltimore Gas and Electric Company, sixty-six feet wide, as described in the deed from Herbert B. Millhauser and wife to Bankers Trust Company, dated July 1, 1960 and recorded among said Land Records in Liber W.J.R. 5725, page 627, two courses: (4) S 25° 49' 13" E 23.90 feet, and (5) S 33° 42' 23" E 1334.33 feet to the place of beginning.

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

PETITION FOR RECLASSIFICATION  
From "R-40 to M-L"  
Future Exit Ramp of Northwest Expressway and Nicodemus Road  
Nathan Scherr,  
Legal Owner

## MEMORANDUM

Petitioner, NATHAN SCHERR, pursuant to the requirements of Bill 72 (1969) of the County Council of Baltimore County, Maryland, assigns the following reasons in support of his petition for zoning reclassification:

1. Error in original zoning:
  - a. Original plan did not take into effect the future growth of Northern Baltimore County and the need for industrial use in that area.
  - b. The proposed location of the Northwest Expressway.
2. Genuine change in the character of the neighborhood. The following changes have occurred in the immediate area:
  - a. Petition No. 65-1788X which is to controlled excavation.
  - b. Petition No. 65-1458R which is from R-20 and R-10 to R-4.
  - c. Petition 67-64N which is from R-20 to R-4.
  - d. Petition 68-202R which is from P-6 to R-4.
3. The granting of Petitioner's request will benefit the community by providing needed job opportunities in the area.
4. For such other and further reasons to be submitted at the time of hearing.

Very truly yours,

Oliver L. Myers, Chairman

OLM:30

BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Zoning Commissioner  
FROM: Mr. George E. Gavelis, Director of Planning  
SUBJECT: Petition 71-97-R, Northeast side of Nicodemus Road 1363.30 feet northwest of Cherry Hill Lane.  
Petition for reclassification from R-40 to M-L.  
Nathan Scherr - Petitioner  
4th District

HEARING: Wednesday, September 16, 1970 (10:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-40 to M-L, and has the following advisory comments to make relative to pertinent planning factors:

1. The Planning Staff is opposed to the proposed reclassification to M-L zoning here. We note that the property, at this point in time, is surrounded by R-40 zoning and that the Dyer Quarry now operates only under the authority of a special exception and that the special exception for the Dyer Quarry was granted on the basis of there being no adverse effect on the locality.
2. We think that the creation of industrial zoning here would constitute spot zoning in the sense that it creates land use potentials for this property which are not in conformity with those of adjoining properties nor are they in accordance with the comprehensive plan for the area. We note also that the Planning Board has utilized the center line of the proposed Northwest Expressway as the boundary point between urban and rural density assignments. All that land on the easterly side would be zoned for higher densities; all that land on the westerly side would be zoned under the rural categories. We believe that there is ample precedent for using such a proposed road as the Northwest Expressway as a stopping point for different kinds of zoning.
3. Even after having considered the effect of the Northwest Expressway on land use, we note that no early construction of the portion of the Expressway north of Oring Mills seems to be feasible and that all access to the subject property would be by means of a highly inadequate road system which is geared to rural land use rather than suburban or non-residential land use. Certainly, the subject petition from an across viewpoint alone, at best is premature.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 13, 1970

Mr. Nathan Scherr  
5 Caraway Road  
Reisterstown, Maryland 21136

RE: Type of Hearing: Reclassification from an R-40 zone to an M-L zone, and for Special Exception Location: N/S of Nicodemus Road 1350'± W. of Cherry Hill Road Petitioner: Nathan Scherr, et al Committee Meeting of June 2, 1970 4th District Item 345

Dear Sir:

Due to the number of cases that this office has to process in a limited time, we are revising our comment which withheld a hearing date. However, it is strongly recommended that the Zoning Advisory Committee's comments are complied with prior to the hearing.

Containing 8.5 acres of land, more or less.

HGW:m-l

J.O. #62095-Z

April 13, 1970



## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: Aug. 29 - 1970  
Posted for: RECLASSIFICATION FROM R-40 TO M-L  
Petitioner: NATHAN SCHERR  
Location of property: N.E. of Nicodemus Rd. 1363.30' NW of Cherry Hill Rd.  
Location of sign: N.E. of Nicodemus Rd. 1375 ft. N.W. of Cherry Hill Rd. W. N.E. of Nicodemus Rd. 1425 ft. NW of Cherry Hill Rd.  
Remarks: \_\_\_\_\_  
Posted by: Charles A. Pugh Date of return: Sept. 11, 1970

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
TOWSON, MARYLAND 21204  
Invoice No. 73852  
DATE: Sept. 16, 1970  
Selling Dept. or Subordinate  
RETURN THIS COUPON WITH CHECK TO: BALTIMORE COUNTY, MARYLAND  
MAIL TO: OFFICE OF FINANCE, REVENUE DIVISION  
COURTHOUSE, TOWSON, MARYLAND 21204

COUNTY OFFICE Bldg.  
1 E. Chesapeake Ave.  
Tulsa, May 27, 1964

COVERED WITH

ENCLOSURE

57654 • J. Neurosci., September 24, 2008 • 28(39):57648–57654

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DOI: 10.1002/eqe.2387

### CONCLUSIONS AND FUTURE STUDIES

Figure 1

REVIEWS

August 13, 1970

Mr. Nathan Scheraga  
Item 345  
Page 3

August: 13, 1970

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

BUILDING ENGINEER'S OFFICE:

No comment from this office at this time.

**BOARD OF EDUCATION:**

Would only result in a loss of approximately 4 students.

**FIRE DEPARTMENT:**

The owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

Fire hydrants for the proposed site are required and shall be in accordance with Baltimore County Standards.

A second means of access is required for the site.

Minimum width to the roads through site shall be 30' to assure passage of Fire Department equipment.

STATE ROADS COMMISSION:

The alignment and right of way for the Northwest Expressway, as indicated on the subject plan is based on highway construction plans that are quite old. Before highway construction can begin new plans will have to be developed which, in all probability, will change the alignment and/or right of way for the highway improvement. No one is currently working on the project and, therefore, it may be quite some time before the effects to the subject site are known.

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 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,

OLIVER L. MYERS, Chairman

OLM:JD  
ENC.

THIS IS TO CERTIFY, that the annexed advertisement of  
Edward D. Harderty  
Jenning Commissioner of Baltimore County  
was inserted in THE COMMUNITY TIMES, a weekly newspaper published  
in Baltimore County, Maryland, once a week for one ~~several~~  
week before the 31st day of August 19 70 that is to say, the same  
was inserted in the issue of August 27, 1970.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan[illegible]

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
 County Office Building  
 111 W. Chesapeake Avenue  
 Pikesville, Maryland 21208

Mr. William Edgar  
 2 Chesapeake Road  
 Baltimore, Maryland 21206

Your Petition has been received and accepted for filing this  
 \_\_\_\_\_ day of \_\_\_\_\_, 1970

Richard D. Hordley  
 Richard D. Hordley  
 Zoning Commissioner

Petitioner William Edgar, et al  
 Petitioner's Attorney \_\_\_\_\_ Reviewed by Richard D. Hordley  
 Chairman of the  
 Advisory Committee



# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, NATHAN SCHERR, et al., the owner(s) 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-40 zone to an M-L zone; for the following reasons: The property is across the street from a quarry (Industrial zoning) and adjacent to a high power transmission line and the proposed Northwest Expressway. It is unfavorable for residential use and will create job opportunities.

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 Light Industrial (Light Manufacturing and warehousing) after Northwest Expressway has been built.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification 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.

Contract purchaser \_\_\_\_\_ Legal Owner \_\_\_\_\_

Address \_\_\_\_\_ Address \_\_\_\_\_

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RE: PETITION FOR RECLASSIFICATION  
N/S of Nicodemus Road, 1363.30'  
NW of Cherry Hill Lane - 4th  
District  
Nathan Scherr - Petitioner  
No. 71-97-R (Item No. 305)

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF  
BALTIMORE COUNTY

The Petitioner seeks a Reclassification from an R-40 zone to an M-L zone for a parcel of land containing 8.5 acres, more or less, and located on the northeast side of Nicodemus Road, 1,363.30' northwest of Cherry Hill Lane in the Fourth Election District of Baltimore County.

Testimony on behalf of the Petitioner indicated that he planned to construct a high quality Light Industrial Park; further, that the property would adjoin the proposed Northwest Expressway.

Residents of the area, in protest of this Petition, indicated that the present road network is very narrow and could not handle traffic that would emanate from this property if developed in an M-L zone. It was further indicated, that this portion of the Northwest Expressway was in the planning stage and that construction would not take place in the foreseeable future.

Without reviewing the evidence further in detail, it is the Deputy Zoning Commissioner's opinion that the Petition is premature in that construction of the Northwest Expressway is not in the foreseeable future and that the accessibility to the proposed site is inadequate and would constitute a traffic hazard if constructed under the present circumstances. This would affect the health, safety and general welfare of the residents in the area.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 30th day of October, 1970, that the above Reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain R-40.

Deputy Zoning Commissioner of Baltimore County

MCA  
MATZ, CHILDS & ASSOCIATES, INC.  
CONSULTING  
ENGINEERS

DESCRIPTION  
8.5 ACRE PARCEL, NORTHEAST SIDE OF NICODEMUS ROAD, NORTHWEST  
OF CHERRY HILL LANE, PART OF "WESTBURY", FOURTH ELECTION  
DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for "M-L" Zoning.

Beginning for the same at a point in Nicodemus Road and in the sixteenth or N 55° 30' W 2276 foot line of the land described in the deed from Henry Lobe Straus and wife to Herbert B. Millhauser and wife, dated June 15, 1949 and recorded among the Land Records of Baltimore County in Liber T. B. S. 1752, page 341, at the distance of 1363.30 feet, as measured along said Nicodemus Road and said line from the center line of Cherry Hill Lane, running thence in said Nicodemus Road and along a part of said sixteenth line, (1) N 64° 31' 00" W 912.70 feet, thence still binding on the outlines of said land, (2) northerly, 720.3 feet, and (3) N 80° 44' 40" E 150.99 feet, thence binding on the southwest side of the right of way of the Baltimore Gas and Electric Company, sixty-six feet wide, as described in the deed from Herbert B. Millhauser and wife to Bankers Trust Company, dated July 1, 1960 and recorded among said Land Records in Liber W. J. R. 3725, page 627, two courses: (4) S 25° 49' 13" E 23.90 feet, and (5) S 33° 42' 23" E 1334.33 feet to the place of beginning.

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

PETITION FOR RECLASSIFICATION  
FROM R-40 TO M-L  
Nathan Scherr,  
Legal Owner

Petitioner, NATHAN SCHERR, pursuant to the requirements of Bill 72 (1960) of the County Council of Baltimore County, Maryland, submits the following reasons in support of his petition for zoning reclassification:

1. Error in original zoning.
2. Original plan did not take into effect the future growth of Northern Baltimore County and the need for industrial use in that area.
3. The proposed location of the Northwest Expressway.
4. Service change in the character of the neighborhood. The following changes have occurred in the immediate area:
5. Petition No. 65-2000 which is to controlled excavation.
6. Petition No. 65-400 which is from R-20 to R-1.
7. Petition No. 65-400 which is from R-20 to R-1.
8. Petition No. 65-400 which is from R-20 to R-1.
9. The granting of Petitioner's request will benefit the community by providing needed job opportunities in the area.
10. For such other and further reasons to be submitted at the time of hearing.

August 13, 1970

Mr. Nathan Scherr  
5 Caraway Road  
Beltsville, Maryland 21136

RE: Type of Hearing: Reclassification  
from an R-40 zone to an M-L zone,  
and for Special Election  
Location: N/S of Nicodemus Road  
1363.30' W. of Cherry Hill Lane  
Petitioner: Nathan Scherr, et al  
Committee Meeting of June 2, 1970  
4th District  
Item 305

Dear Sir:

Due to the number of cases that this office has to process in a limited time, we are revising our comment which withheld a hearing date. However, it is strongly recommended that the Zoning Advisory Committee's comments are complied with prior to the hearing.

Very truly yours,

OLIVER L. NELKS, Chairman

OLM:JD

## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Zoning Commissioner, September 14, 1970

FROM: Mr. George E. Gavrelis, Director of Planning

SUBJECT: Petition 71-97-R, Northeast side of Nicodemus Road 1363.30 feet northwest of Cherry Hill Lane.  
Petition for Reclassification from R-40 to M-L.  
Nathan Scherr - Petitioner

4th District

HEARING: Wednesday, September 16, 1970 (10:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-40 to M-L, and has the following advisory comments to make relative to pertinent planning factors:

1. The Planning Staff is opposed to the proposed reclassification to M-L zoning here. We note that the property, at this point in time, is surrounded by R-40 zoning and that the Dyer Quarry law operates only under the authority of a special exception and that the special exception for the Dyer Quarry was granted on the basis of there being no adverse effect on the locality.
2. We think that the creation of industrial zoning here would constitute spot zoning in the sense that it creates land use potentials for this property which are not in conformity with those of adjoining properties nor are they in accordance with the comprehensive plan for the area. We note also that the Planning Board has utilized the center line of the proposed Northwest Expressway as the boundary between urban and rural density designations. All that land on the easterly side would be zoned for higher densities than that land on the westerly side would be zoned under the rural categories. We believe that there is ample precedent for using such a proposed road as is the Northwest Expressway as a stopping point for different kinds of zoning.
3. Even after having considered the effect of the Northwest Expressway on land use, we note that no early construction of the portion of the Expressway north of Owings Mills seems to be feasible and that all access to the subject property would be by means of a highly inadequate road system which is graded to rural land use rather than suburban or non-residential land use. Certainly, the subject petition, from an access viewpoint alone, at best is premature.

Containing 8.5 acres of land, more or less.

HGV:mpj J.O. #62095-Z April 13, 1970



## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: Aug. 29 - 1970  
Posted for: RECLASSIFICATION FROM R-40 TO M-L  
Petitioner: NATHAN SCHERR  
Location of property: N/S. of Nicodemus Rd. 1363.30' NW. of Cherry Hill Rd.  
Location of Sign: N/S. of Nicodemus Rd. 1375 ft. + NW. of Cherry Hill Rd.  
Remarks: PH. of Nicodemus Rd. 1425 ft. NW. of Cherry Hill Rd.  
Posted by: Charles H. Hardisty Date of return: Sept. 16, 1970

|                                                                                                                                                    |  |                                                                |  |                                  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------|--|----------------------------------|--|
| TELEPHONE 494-2415                                                                                                                                 |  | INVOICE                                                        |  | No. 73852                        |  |
| BALTIMORE COUNTY, MARYLAND                                                                                                                         |  | OFFICE OF FINANCE                                              |  | DATE: Sept. 14, 1970             |  |
| To: Nathan Scherr<br>5 Caraway Road<br>Beltsville, Md. 21136                                                                                       |  | County District<br>COURT HOUSE<br>TOWSON, MARYLAND 21204       |  | Zoning Dept. of Baltimore County |  |
| PROPERTY TO ACCOUNT NO. 65-400                                                                                                                     |  | RETURN THIS PORTION WITH YOUR REMITTANCE                       |  | TOTAL AMOUNT DUE \$2.00          |  |
| PROPERTY                                                                                                                                           |  | DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD |  |                                  |  |
| Advising and posting of property 71-97-R                                                                                                           |  |                                                                |  |                                  |  |
| IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND<br>OFFICE OF FINANCE, REVENUE DIVISION<br>MAIL TO COURT HOUSE, TOWSON, MARYLAND 21204 |  |                                                                |  |                                  |  |

August 13, 1970

Dear Sirs,

The property is bounded by the Expressway and residential properties on a side. The Zoning Regulations require that any use within a 100 foot setback of such boundary be an RR use with a 50 foot setback of 50 feet for a side and rear, and 75 ft. front. The petitioner's engineer has not submitted a functional site plan indicating these restrictions; therefore, this office cannot comment as to the use or the adequacy of the petitioner's plans.

## BUREAU OF ENGINEERING:

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

Hi Chwys:

Nicodemus Road, an existing road, will be improved in the future on a 70-foot right of way. A portion of this road is to be reconstructed and/or relocated in connection with the proposed Northwest Expressway. Highway right of way widening will be required in connection with any subsequent grading or building permit application.

The Northwest Expressway and the relocation of a portion of Nicodemus Road are State road projects; therefore, all improvements, intersections, and entrances on these roads

will be subject to State Roads Commission requirements.

**Sediment Control:**

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

### Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

The Northwest Expressway and the relocation of Nicodemus Road are State Road projects. Therefore, drainage requirements as they affect these roads come under the jurisdiction of the Maryland State Roads Commission.

### Water and Sanitary Sewers

Public water supply, and public sanitary sewerage is not available to serve this property.

## DEPT. OF TRAFFIC ENGINEERING:

The subject petition is requesting a change from R40 to ML of 8.5 acres. This change should increase the trip density from 80 trips per day to 400 trips per day. Nicodemus Road, in its present condition, is not conducive to industrial traffic.

## DEPT. OF HEALTH:

Private water supplies are proposed.

Soil percolation tests must be conducted to determine the suitability of the soil for underground disposal.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Mr. Nathan Schorr  
5 Cornaby Road  
Reisterstown, Maryland 21136

Your Petition has been received and accepted for filing this

Item 345  
Item 345  
Group 21

11th day of August, 1970

Edward D. Hardesty  
EDWARD D. HARDESTY  
Zoning Commissioner

Petitioner Nathan Scharr, et al

Petitioner's Attorney

Reviewed by Walter L. Hayes  
Chairman of the  
Advisory Committee

OFFICE OF  
THE COMMUNITY **TIMES**  
DALLASTOWN, MD. 21133 August 31 - 1970

THIS IS TO CERTIFY, that the annexed advertisement of  
Edward D. Hardesty  
Joining Commissioner of Baltimore County  
was inserted in THE COMMUNITY TIMES, a weekly newspaper published  
in Baltimore County, Maryland, once a week for one ~~XXXXXX~~  
week before the 31st day of August 19 70 that is to say, the same  
was inserted in the issue of August 27, 1970.

**STROMBERG PUBLICATIONS, Inc.**

By Ruth Morgan

TELEPHONE  
494-2413

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE

No. 73786

RATE ~~August 28.1.378~~

COURT HOUSE  
TOWSON, MARYLAND 21204

Zoning Map, of Baltimore County

**To:**

Veterinary  
 5 Canyon Blvd.  
 Albuquerque, N.M. 87102  
 505-263-4422

|                 |                                                                |                                                                 |         |
|-----------------|----------------------------------------------------------------|-----------------------------------------------------------------|---------|
|                 | TO ACCOUNT: REF.                                               | REEL IN THIS PORTION WITH YOUR REMITTANCE                       | \$50.00 |
| QUANTITY        |                                                                | DETACH ALONG PERFORATION AND REF. THIS PORTION FOR YOUR RECORDS | COST    |
| 7 JUL 68<br>COP | Paid to Mr Richard Fleckenstein for Walter. Schanz<br>871-99-A |                                                                 | \$50.00 |
| 5 JUL 68<br>COP |                                                                |                                                                 |         |

**IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND**  
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION  
COURTHOUSE, TOWSON, MARYLAND 21204

[illegible]

