

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 18, 1973

COUNTY OFFICE BLDG.
111 E. Chesapeake Ave.
TOWSON, MARYLAND 21204JOHN J. DILLON, JR.
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROAD COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Aaron Margolis, Esq.,
506 Tower Bldg.,
Baltimore, Maryland 21202RE: Special Exception & Variances
Item 234
Charles G. Scherr and Adelle J. Scherr - Petitioners

Dear Mr. Margolis:

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.

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.

The subject property is located on the southwest side of Ingleside Avenue at the south right-of-way line of the Baltimore County Beltway. The property is currently zoned D.R. 16 and was the subject of two(2) previous petitions Nos. 70-220-R and 72-219-R. Both petitions were for reclassification, both were granted, resulting in the present D.R. 16 zoning. The petitioner is requesting a Special Exception for office use and Variances for side and rear yard setbacks on Parcel "A" (Description A); and Variances for rear yards on Parcel "B" (Description B).

Bounding the site to the north is the south right-of-way line of the Baltimore County Beltway; to the southwest is one-family detached dwellings fronting on Valcour Avenue; to the southeast is a one-family frame dwelling fronting on Ingleside Avenue.

No curb or gutter exists on Ingleside Avenue frontage of this property.

Aaron Margolis, Esq.
Item 234
July 18, 1973

Page 2

No improvements exist on this currently wooded property, and two(2) drainage courses exist as shown on the petitioners' site plan.

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,

JOHN J. DILLON, JR., Chairman

JJDjr.:FTH:JD

Enclosure

cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Maryland 21236Baltimore County, Maryland
Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204Bureau of Engineering
ELLSWORTH N. DIVER, P.E. CHIEF

June 11, 1973

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

Re: Item #234 (1972-1973)
Property Owner: Charles G. Scherr, et ux
S/S Ingleside Ave. & S. of Balto. Co. Beltway
Right-of-Way Line
Present Zoning: L.R. 16
Proposed Zoning: A. Variance from Section 1802.2C to permit side and rear yard setbacks of 30' instead of the required 75' (Description A)
B. Variance from Section 1802.2B (504-V.B.2) to permit side and rear setbacks for offices and other permissible buildings of 5' instead of the required 25' and 30' respectively. (Description B)
C. Special Exception for offices
District: 1st No. Acres: 2.194

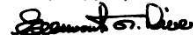
Dear Mr. DiNenna:

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:

The comments supplied for this property in connection with Item #179 (1969-1970) Zoning Order 770-220-R and as referred to in connection with Item #27 (1972-1973) Zoning Order 772-219-R, remain valid and applicable to this item #234 (1972-1973) with the stipulation that the criteria in regard to drainage requirements is now based upon a 100-year storm frequency rather than a 50-year design storm. Those comments are referred to for your consideration.

Very truly yours,


ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

ENCL: 2/1/73

cc: G. Reier
D. Grise
J. Trenner

ONE Key Sheet
5 & 7 SW 22 & 23 Pos. Sheets
3N 2 F Topo
101 Tax Map

MICROFILMED

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLAPPARD, P.E. CHIEF
Wm. T. HILLEN
Traffic Engineering Division

June 14, 1973

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

Re: Item 234 - ZAC - June 12, 1973
Property Owner: Charles G. Scherr, et ux
S/S Ingleside Avenue and S of Baltimore County Beltway Right of Way Line
Proposed Zoning: A. Variance from Section 1802.2C to permit side and rear yard setbacks of 30 feet instead of the required 75 feet. (Description A)
B. Variance from Section 1802.2B (504-V.B.2) to permit side and rear setbacks for offices and other permissible buildings of 5 feet instead of the required 25 feet and 30 feet respectively. (Description B)
C. Special Exception for Offices

District 1

Dear Mr. DiNenna:

This site is small and does not require two entrances, therefore, it should be restricted to one entrance.

Very truly yours,


Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

MICROFILMED

 Maryland Department of Transportation
State Highway Administration
Harry R. Hughes
Secretary
Bartholomew M. Evans
Administrator

June 13, 1973

Mr. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

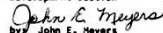
Attn: Mr. John J. Dillon

RE: Z.A.C. Meeting, June 12, 1973
Property Owner: Charles G. Scherr, et ux
Location: SW/S Ingleside Ave. & S. of Balto. Co. Beltway/4 line
Present Zoning: D.R. 16
Proposed Zoning: A. Variance from Section 1802.2C to permit side and rear yard setbacks of 30 ft. instead of the required 75ft. (Description A); B. Variance from Sect. 1802.2B (504-V.B.2) to permit side and rear setbacks for offices and other permissible bldgs. of 5ft. instead of the required 25ft. and 30ft. respectively. (Description B); C. Special exception for Offices
District: 1st Item: 234
No. Acres: 2.194

Dear Mr. DiNenna:

A review of the subject plan and an inspection at the site revealed that no adverse effects to the State Highway are anticipated.

Very truly yours,

Charles Lee, Chief
Development Section

John E. Meyers
Asst. Development Engineer

CLJ:Hdp

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTHJEFFERSON BUILDING
TOWSON, MARYLAND 21204

June 14, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICERMr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

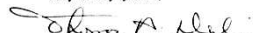
Dear Mr. DiNenna:

Comments on Item 234, Zoning Advisory Committee Meeting
June 12, 1973, are as follows:

Property Owner: Charles G. Scherr, et ux
Location: SW/S Ingleside Ave. & S of Baltimore County
Present Zoning: D.R. 16 Right-of-way Line
Proposed Zoning: A) Variance from Sect. 1802.2C to permit side and rear yard setbacks of 30' instead of req. 75'; B) Variance from Sect. 1802.2B (504VB2) to permit side and rear setbacks for offices and other permissible buildings of 5' instead of req. 25' and 30' respectively; C) Special Exception for offices.
District: 1
No. Acres: 2.194

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

Very truly yours,


Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mno

WILLIAM G. FROMM
DIRECTORS. ERIC DINENNA
ZONING COMMISSIONER

June 26, 1973

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

Dear Mr. DiNenna:

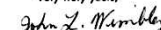
Comments on Item #234, Zoning Advisory Committee Meeting, June 11, 1973, are as follows:

Property Owner: Charles G. Scherr, et ux
Location: SW/S Ingleside Avenue and S of Baltimore County Beltway Right of Way Line
Present Zoning: D.R. 16
Proposed Zoning: A. Variance from Section 1802.2C to permit side and rear yard setbacks of 30 feet instead of the required 75 feet. (Description A)
B. Variance from Section 1802.2B (504-V.B.2) to permit side and rear setbacks for offices and other permissible buildings of 5 feet instead of the required 25 feet and 30 feet respectively. (Description B).
C. Special Exception for Offices

District 1st
No. Acres: 2.194

If the petition is granted, the developer must comply with the Subdivision Regulations and the Comprehensive Manual of Development Policies.

Very truly yours,


John L. Wimbley
Planning Specialist II
Project Planning Division

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 201 JEFFERSON BUILDING 100 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-2811 ZONING 484-2801BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: MAY 13, 1973

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

Z.A.C. Meeting of: Tuesday, June 11, 1973

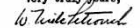
Re: Item 234
Property Owner: Charles G. Scherr, et ux
Location: SW/S Ingleside Avenue and S of Baltimore County
Present Zoning: D.R. 16
Proposed Zoning: A. Variance from Section 1802.2C to permit side and rear yard setbacks of 30 feet instead of the required 75 feet. (Description A).
B. Variance from Section 1802.2B (504-V.B.2) to permit side and rear setbacks for offices and other permissible buildings of 5 feet instead of the required 25 feet and 30 feet respectively. (Description B).
C. Special Exception for Offices

District: 1st
No. Acres: 2.194

Dear Mr. DiNenna:

No adverse effect on student population.

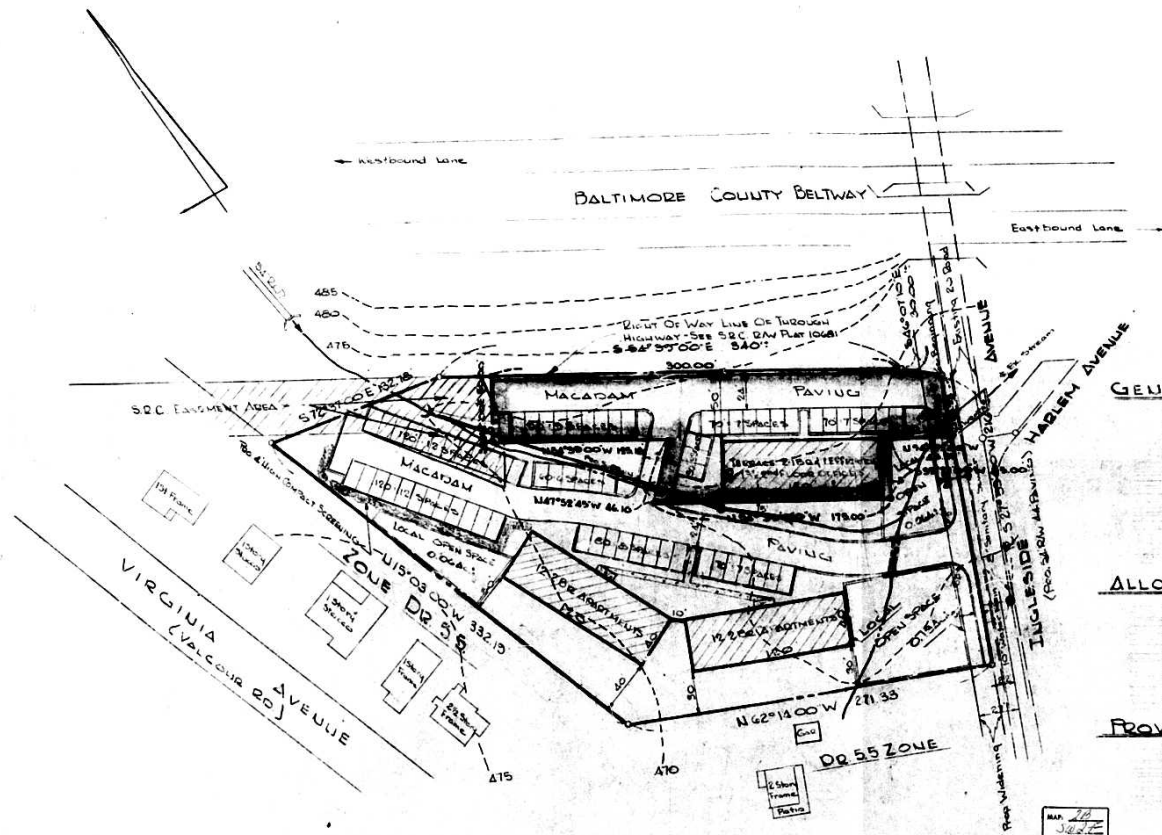
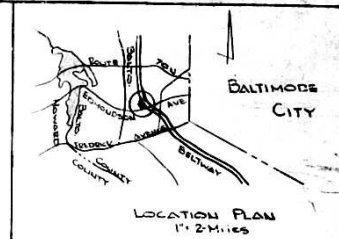
Very truly yours,


W. Nick Petrovich
Field Representative

WNP/ml

MICROFILMED

N. EMERY PARK, MARYLAND
EUGENE C. HESTER, MARYLAND
MRS. JOSEPH E. BERNALMARQUEE M. BUTLER
JOSEPH N. MCGOWAN
ALVIN LORICKT. GAYARD WILLIAMS, JR.
WILLIAM A. TRACY, MARYLAND
MRS. RICHARD E. HUNTER, JR.



GENERAL NOTES:

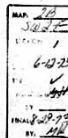
1. GROSS AREA OF PROP. 2.124 AC. ±
 2. EXISTING USE VACANT
 3. PROPOSED USE APTS. FOR GENERAL OFFICE
 4. EXISTING ZONE DR 16 ZONE
 5. PROPOSED ZONE (SEE SECTION 2.1) 1807.2C TO PERMIT SIGN & REAR YARD SETBACKS OF 50' INSTEAD OF REQ'D 75'
- (DESCRIPTION) SPECIAL EXCEPTION FOR OFFICES IN A DR 16 ZONE & A VARIANCE FROM 1807.2B C 304.4B.2) TO PERMIT SIGN & YARD SETBACKS FOR OTHER PERMISSIBLE BUILDINGS OF 5' INSTEAD OF REQ'D 25' & 30' RESPECTIVELY.

ALLOWED DENSITY

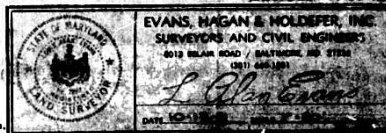
1. AREA OF APARTMENT USE 1.64 AC. ±
2. AREA OF OFFICES 0.50 AC. ±
3. NO. OF UNITS ALLOWED 164 & 172 UNITS
4. OPEN SPACE REQUIRED 15% & 14.02 AC. ±
5. PARKING SPACES REQ'D APTS. 135 & 140 SPACES
6. PARKING SPACES OFFICES 135 & 140 SPACES
7. TOTAL PARKING REQUIRED 270

PROVIDED DENSITY

1. NO. OF UNITS PROPOSED 242 & 218 & 1 EFFICIENCY 26
2. OPEN SPACE PROVIDED 0.25 AC. ±
3. PARKING PROVIDED OFFICE 26 SPACES
4. PARKING PROVIDED APTS. 45 SPACES
5. TOTAL PARKING PROVIDED 71 SPACES



Revised: 11-10-72



PLAT TO ACCOMPANY PETITION FOR VARIANCE & SPECIAL EXCEPTION
CHARLES G. SCHERR PROPERTY
 1ST ELECTION DISTRICT BALTIMORE COUNTY MD
 FOR
 CHARLES G. SCHERR - 4205 LIBERTY HIGHTS AVE - BALTO MD 21207

Revised: 5/16/73 Layout: D.H.G.

