unty and which is described in the description and plat ettached hereto and made a part hereof,

(1) from Section 1802.2C to remit side and rear yard setbacks of 30 feet instead of required 75 feet (Description A)

(2) from Section 1B02.2B (504-V.B. 2) to permit side and yard setbacks for offices and other permissible buildings of 5 feet instead of required 25 feet and 30 feet respectively (Description B)

see ettached description

and of for a Special Exception, under the said Zoning Law and Zoning Regulations of Balt County, to use the herein described property, for office premises in DR 16 Zone on first and second floors of 2.1/2 story building to be erected.

Property is to be posted and advertised as prescribed by Zoning Regulations. r we, agree to pay expenses of above re-classification and/or Special Exception advertising etc., upon filing of this petition, and further agree to and are to be bound by the zoning

> Kul of Khin alelle J. Scherr Logal Owner

Address 3401 Stevenswood Court Baltimore, Md. 21207

..., 197 3, that the subject matter of this petition be advertised, as uired by the Zoning Law of Baltimore County, in two newspapers of general circulation throughthat property be posted, and that the public hearing be had before the Zoning

INTER-OFFICE CORRESPONDENCE

TO. S. Eric DiMenna, Zoning Commissioner Date July Jl 1973

FROM William D. Fromm, Director

1st District

HEARING: Wednesday, July 18, 1973 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to make.

In the past the staff and Planning Board has recommended D.R. 16 zoning in anticipation of the classification being used for offices either in identifiable neighborhood, community, and town centurs, or either in identifiable neighborhood, community, and town centurs, or state is not situated in any of these community in the staff view this proposal as a type of "upon" zoning and recommends that it not be granted. There appears to be ample zoning oppurtunities for offices closer to Baltimore National Pike.

if the proofs of Sec. 502.4 are mut it is imperative that any development be conditioned to an approved site plan.

William D. Fromm, Director



DESCRIPTION A

AN & HOLDEFER, INC. SURVEYORS AND CIVIL ENGINEERS

DESCRIPTION OF CHARLES G. SCHERR PROPERTY LOCATED WN THE SOUTHEAST CORNER OF BALTIMORE COUNTY BELTWAY AND INGLESIDE AVENUE TO ACCOMPANY PETITION FOR ZONING VARIANCES.

BEGINNING FOR THE SAME at a point formed by the intersection of the west side of Ingleside Avenue with the southwest Right of Way line of the Baltimore County Beltway, thence leaving said place of beginning and running and binding or the west side of Ingleside Avenue (1) South 27 degrees 59 minutes West 216 feet, more or less, thence leaving said west side of Ingleside Avenue and running the 3 following courses and distances, viz: (2) North 62 degrees 14 minutes Nest 271.33 Feet, (3) North 15 degrees 03 minutes West 332.19 Feet and (4) South 72 degrees 37 minutes East 132.78 feet to intersect the aforementioned southwest Right of Way line of the Baltimore County Beltway, thence running and binding on said Right of Way line, as shown on State Roads Commission of Maryland Right of Way Plat No. 10681, the 2 following courses and distances, viz: (5) South 54 degrees 39 minutes East 340 feet, more or less, and (f) South 46 degrees 07 minutes 10 seconds East 30 feet, more or less. to the place of beginning.

Containing 194 acres of land, more or less.

Subject, however, to an easement area shown on State Roads Commission of Maryland Right of Way Plat No. 10681.

Note: This description has been prepared for zoning purposes only and

L alan Eroms





SURVEYORS AND CIVIL EMGINEERS

ON THE SOUTHEAST CORNER OF BALTIMORE COUNTY BELTWAY AND AND VARITANCE

Containing 0.55 scres of land, more or less.

Maryland Right of Way Plat No. 10591.

Note: This description has been prepared for zoning purposes only and is



251BNS



DESCRIPTION B

FO13 SELAIR RD. / BALTIMORE, MD. 21236 (301) 668-1501

DESCRIPTION OF PORTION OF CHARLES G. SCHERR PROPERTY LOCATED INGLESIDE AVENUE TO ACCOMPANY PETITION FOR A SPECIAL EXCEPTION

BEGINNING FOR THE SAME at a point formed by the intersection of the west side of Ingleside Avenue with the southwest Right of Way line of the Beltimore County Beltway, thence leaving said place of beginning and running and binding on the west side of Ingleside Avenue (1) South 27 degrees 59 minutes West 45.93 feet, thence leaving said west side of Ingleside Avenue and running the 6 following courses and distances, viz: (2) North 54 degrees 39 minutes 00 seconds West 45,37 Feet [3] South 35 degrees 21 minutes 00 seconds West 45,00 Feet (4) North 54 degrees 39 minutes 00 seconds West 175.00 Feet (5) North 47 degrees 52 minutes 45 seconds West 46.10 Feet (6) North 54 degrees 39 minutes 00 seconds West 125.18 feet (7) South 35 degrees 21 minutes 00 seconds East 50.00 feet to intersect the aforementioned southwest Right of Way line of the Baltimore County Beltway, thence running and binding on said Right of Way line. as shown on State Reads Commission of Maryland Right of Way Plot No. 10681. the 2 following courses and distances, viz: (8) South 54 degrees 39 minutes East 300 Feet, and (9) South 46 degrees 07 minutes 10 syconds East 30 feet. more or less, to the place of beginning.

Subject, however, to an essemunt area shown on State Roads Commission of



\$50.00

G CATONSVILLE TIMES

THIS IS TO CERTIFY, that the annexed advertisement of

lished in Baltimore County, Maryland, once a week for one

the same was inserted in the issue of June 28, 1973.

S. Eric Dinenna Zoning Commissioner of Baltimore County

was inserted in THE CATONSVILLE TIMES, a weekly newspaper pub-

xoccession week/before the 2nd day of July 19 73, that is to say,

By Rith Mayon

STROMBERG PUBLICATIONS, Inc.

CATONSVILLE, MD. 21228

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECE'PT

ATE 7/16/73

Date of Posting 1405 59-77 Date of return: 14/4 46- 1973

CERTIFICATE OF POSTI Posted for: SPECIAL EXCEPTION + MARIANCE CHARLES C. SEHERR Location of property: SW/COR. OF INGLESIDE AVE AND THE RIW Location of Signs Q. D. V/S. OF MILES NE AVE. JUSTED F HARDEN AVE Posted by Charles 11. 1144

BALLMORE COUNTY, MARYLAND

SUBJECT Patition 574-14-XA. Southwest corner of Ingleside Ave. and the right-of-way line of the Baltimore County Beltway.

Petition for Special Exception for Offices.

Petition for Variance for side and rear yards.

Petitioner - Charles G. Scherr and Adelle J. Scherr

Pursuant to the advertisement, posting of property, and public hearing on the above Delition and it appearing that by reason of the requirements of Saction 592. Lof the Baltimore County Zoning Regulations having been met, a Special Exception for offices on the first and second floors of a two and one-half (2) story building should be granted; and it further appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the Variances requested not adver :ely affecting the health, safety, and general welfare of the community, Variances to permit side and rear yard setbacks of shirty, [30] feet instead of the required seventy-five [75] feet for Parcel A; and to permit side and rear yard setbacks for offices and other permissible buildings of five [5] feet instead of the required wenty-five (25) feet and thirty [30] feet, respectively, for Parcel B, should be granted in the state of the stat July 197 3, that a Special Exception for officer on the first and cloors of a two and one-half (2) story building should be and the same is IED and that the Variances to permit side and rear yard setbacks of thirty and that the vertaines to permit side and rear year seconds of unity part instead of the required seventy-five (75) feet for Parcel A; and to permit as instead of the required seventy-live (12) feet for Parcel A; and to permit as rear yard setbacks for offices and other permits lible buildings of five (5) feet ago hirty (30) per, respectively, seed of the required wenty-five (25) feet ago hirty (30) per, respectively, seed B. should be and the same is for Pascel B, should be and the same as IGRANSED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Adminisa site plan by the State Highway Adminis.*

trasion, the Department of Public Works, and the Office of Planning and Zoning.

Department to the advertisement, posting of property and public hearing on the above petition 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 DENIED and that the above described property or area be and the same is hereby continued as and MICROFIL MED Zoning Commissioner of Baltimore County

MICROFILIALL

74

MICROFILMED

CERTIFICATE OF PUBLICATION

B. Leanh Structure Manager

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

III W. Champrake Avenue

Your Patition has been received to

F. Eric Distance

Pattern Charles Scherr Saminod by Aaron Margolis

* This is not to be interpreted as acceptance of the Partition for antignment of a houring date.

MICROFILMED

PETITION	MAPPING PROGRESS SHEET									
FUNCTION	Walt Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	dote	by	date	by	date	ь
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:		_			ed Pla ge in or		or des	cript		Ye
Previous case:				Мар			2		_	_No

MEMBERS

DEPARTMENT OF PAFFIC ENGINEERING STATE BOADS COMMISS BUREAU OF FIRE PREVENTION

BUILDING DEPARTMEN BOARD OF EDUCATION

Aaron Margolis, Esq., 506 Tower Bldg., Baltimore, Maryland 21202

RE: 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 awere 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 Baltimor 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 i: requesting a Special Exception for case of the present of the present of the second petition of the present of t

Bounding the site to the north is the south right-of-way line of the Baltimore County Beltwey; to the forward of the south and the southeast is a fronting on Valcour Avenue; to the southeast is a one-family frame dwelling fronting on Ingleside Awenue.

No turb or jutter 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

JJDJ- . PTH . ID

Enclosure

cc: Evans, Hagan & Holdefer, Inc. 8013 Belair Road Baltimore, Maryland 21236

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Baltimore County, Maryland Bepartment Of Public Works

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

June 1h. 1973

Mr. S. Eric DiMenna Zoning Commissioner County Office Building Towson, Maryland 2120b

in: Item #21h (1972-1973)

Property Centr: Charles S. Scherr, et ux

5/85 Ingleside Ave. S. of Salto. Co. Estivay
Hight-of-Yay Line
Present Zoning: L.R. 16

Proposed Zoning: A.R. Variston from Section 1802.22 to
required 75 (Description A)

2. Varisnos from Soction 1802.23 (Sol. V. 3.22) to permit
side and wars esthecks for offices and other, emissable
buildings of 5' instead of the required 25' and 30'
respectively. (Description 1)

Description 10

Descript

Dear Mr. DiNema:

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

The commonts supplied for this property is connection with two \$170 (1969-1970) Earlier Order 700-2000 and as referred to in commenter with Its \$27 9.921 11. Earlier Order 772-219-81, remain valid and spylicable to this Item \$230 (1972-217)) with the stipplicable to make the order of the order of the pagest do drawings requirements is now based upon a 100-year storm frequency rather than a 50-year design storm. These comments are referred to for your consideration.

3 57. Diver CRTH N. DIVER. P.E.

END: EAM: FAR: sa

cc: G. Reier D. Grise J. Trenner

H-NE Ney Sheet 5 & 7 SW 22 & 23 Pos. Sheets

MICROFILMILL

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING EVERNE J. CLIPPORD. P.E. Wm. T. Mes. see

June 14, 1973

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

Re: Item 236 - ZAC - June 12, 1973
Property Owner: Charles G. Scherr, et ux
SM/S Ingleside Avenue and S of Baltimore County Beltwey Right of

Way Line
Proposed Zoning: A. Variance from Section 1802_2C to permit side
and rear yard setbecks of 30 feet permit side
and rear yard setbecks of 30 feet permit side
of the required 75 feet, (Description 1802)

8. Variance from Section 1802_2G (50k-W, 8.2) to
permit side and rear setbecks for office
and other permissable buildings of 5 feet
respectively of the required 25 feet and 30 feet
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respectively of the required 25 feet

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

Very truly yours, Duchaeld Hounge

Michael S. Flanigar Traffic Engineer Associate

: MICROFILM



June 13, 1973

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

Att: Mr. John J. Dillon

RE; Z.A.C. Meeting, June 12, 1973 Property Owner: Charles G.Sherr, et ux Property Owner: Charles G.Sherr, et un un SV. Ingletie N-W. S. Luckelle Calleto. Co. Battemp6/v line Fresent Zenfejo U.R. 16 Proposed Zenfejo U.R. 16 Proposed Zenfejo U.R. 16 Proposed Zenfejo U.R. 16 Rear yard setbacks of 30 ft. Instead of the required JST4. Closett. 1802.28(504-v1.2) to permit side and rear setbacks for offices and other permissable bldgs. of 5ft. instead of the required JST4 and JOT4. respectively. (Description E) C. Special saception for Offices District 1st Lean 294

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

Very truly yours,

Ct s.IMsde

Charles Lee, Chief Ophn & Meyers
by John E. Meyers
Asst. Development Engineer

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

JEFFERSON BUILDING

June 14, 1973

MALD J. ROOP, M.D. M.P.H.

Mr. S. Eric Dimenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

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. 4 5 of Baltimore County Present Zoning: 0.1. de Proposed Zoning: A) Variance from Right-of-way Line Proposed Zoning: A) Variance from Sect. 1802.28(30492) to parmit side and rear netbacks of 30' instead of req. 75'; B) Variance from Sect. 1802.28(30492) to parmit side and rear netbacks for offices and other permissished hulldings of 5' instead of req. 25' and 30' respectively; C) Special Exception for offices.
District! 1
No. Acres: 2.154

Since Metropolitan water and sewer are available, no

Very truly yours, 0 Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB:mnd

S. ERIC DINENN



June 26, 1973

Mr. S. Eric PiNenna, Zoning Commissione Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Buildi
Towson, Maryland 21/204

ents 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 5 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)

Variance from Section 1802.28 (504-V.B.2) to permit side and rear setbacks for offices and other permissable buildings of 5 feet instead of the required 25 feet and 30 feet respectively. (Description 8).

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

MICKUTILMED

John Z. Wimbley Planning Specialist II Project Planning Division

Very truly yours,

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONI? AREA CODE 301 PLANNING 484-3211

BOARD 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

Property Owner: Charles G. Scherr, et ux Location: SW/S Ingleside Avenue and S of Baltimore County Present Zoning: D.R. 16

sent Zonings D.R. 16

posed Zonings A. Variance from Section 1802.20 to permit side and rear yard setbacks of 30 feet instead of the required 75 feet. (Description A).

B. Variance from Section 1802.28 (500+V.B.2) to permit side and rear estbacks for Offices and other permissable buildings of 5 feet instead of the required 25 feet and 30 feet respectively. (Description B). C. Special Exception for Offices

District: No. Acres: 1st 2.194

No adverse effect on student population.

Very truly yours, to Timbe tetrouch W. Nick Petrovich

MICKUPILMED

WIP/-1

JOSEPH N. MIGGWAN

MES MICHARD & TRACEY, V.M.D.

