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OK  
New

LAW OFFICES  
**AARON MARGOLIS**

(301) 727-0117

410 MARYLAND TRUST BUILDING  
CALVERT AND REDWOOD STREETS  
BALTIMORE, MARYLAND 21202

ASSOCIATE  
JEFFREY N. PRITZKER

October 30, 1975

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

Re: Petition No. 76-96-A  
Charles C. Scherr, Petitioner

Dear Mr. DiNenna:

I understand that you have passed an Order in the above matter granting the Variance requested.

As you know, the construction on the above project is well advanced and the Petitioner would like to proceed with the completion of the improvements without further delay.

Accordingly, the Petitioner hereby requests permission from you to proceed with construction notwithstanding the fact that the appeal period has not expired. The Petitioner accepts full responsibility in proceeding in this fashion with the full knowledge that if an appeal is in fact filed, he will be required to stop all further work.

Thank you for your kind consideration.

Very truly yours,



Aaron Margolis

AM:rs

cc: Mr. Charles C. Scherr



JAN 30 1976

**PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, CHARLES G. 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 for a Variance from Section IB02.2C - To permit a distance from another D.R. Zone of 66' in lieu of the required 75'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)  
A 75' setback from the road(centerline) would set the building too close to the rear stream. Building was shifted to its present 66' setback from the road centerline to avoid being in the stream area.

See attached description

76-96-A  
Case No. 99

Property is to be posted and advertised as prescribed by Zoning Regulations. We agree to pay expenses of above Variance 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 of Baltimore County.

Charles G. Scherr  
CHARLES G. SCHERR  
Legal Owner

Contract purchaser Address: 3618 Hickory Ave

Aaron Margolis  
Belts, Md. 21211  
Aaron Margolis

Cam Margolis  
Petitioner's Attorney

Address: 410 MARYLAND TRUST BLDG BALTO MD 21201  
Maryland Trust Building

ORDERED BY The Zoning Commissioner of Baltimore County, this 23rd day of September 1975, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of October, 1975, at 10:30 o'clock

S. Eric DiNenna  
Zoning Commissioner of Baltimore County.

(over)

76-96-A  
10/29/75

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
Southwest corner of Baltimore Beltway and Ingleside Avenue, 1st District : OF BALTIMORE COUNTY  
CHARLES G. SCHERR, Petitioner : Case No. 76-96-A

**ORDER TO ENTER APPEARANCE**

Mr. Commissioner:  
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kautz, Jr.  
Charles E. Kautz, Jr.  
Deputy People's Counsel

John W. Hessian, III  
John W. Hessian, III  
People's Counsel  
County Office Building  
Towson, Maryland 21204  
494-2168

I hereby certify that on this 22nd day of October, 1975, a copy of the foregoing Order was mailed to Aaron Margolis, Esquire, Maryland Trust Building, Calvert and Redwood Streets, Baltimore, Maryland 21202, Attorney for Petitioner.

John W. Hessian, III



Baltimore County  
Office of Planning and Zoning  
TOWSON, MARYLAND 21284  
(301) 484-3301

S. ERIC DINENNA  
ZONING COMMISSIONER

October 29, 1975

Aaron Margolis, Esquire  
410 Maryland Trust Building  
Baltimore, Maryland 21202

RE: Petition for Variance  
SW/corner of the Baltimore  
Beltway and Ingleside Avenue -  
1st Election District  
Charles G. Scherr - Petitioner  
NO. 76-96-A (Item No. 46)

Dear Mr. Margolis:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,  
S. Eric DiNenna  
S. ERIC DINENNA  
Zoning Commissioner

SED/scw  
Attachments  
cc: Mr. Robert Atwood  
515 Valcour Road  
Baltimore, Maryland 21228

John W. Hessian, III, Esquire  
People's Counsel

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

TO: S. Eric DiNenna, Zoning Commissioner Date: October 24, 1975

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #76-96-A. Petition for Variance for Distance from a D.R. Zone. Southwest corner of Baltimore Beltway and Ingleside Avenue. Petitioner - Charles G. Scherr

1st District

HEARING: Wednesday, October 29, 1975 at 10:30 A.M.

There are no comprehensive plan issues raised by this petition.

William D. Fromm  
William D. Fromm,  
Director of Planning

WDF:NEG:nb

**BALTIMORE COUNTY**

**ZONING PLANS**

**ADVISORY COMMITTEE**



**PETITION AND SITE PLAN**

**EVALUATION COMMENTS**

Form 66

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 28th day of September 1975

S. Eric DiNenna  
S. ERIC DINENNA,  
Zoning Commissioner

Petitioner Charles G. Scherr

Petitioner's Attorney

By: Silbermann & Associates  
204 West Joppa Road  
Towson, Md. 21284

Reviewed by: Franklin T. Hoggans, Jr.  
Chairman,  
Zoning Plans  
Advisory Committee

WILLIAM D. FROMM  
DIRECTOR  
S. ERIC DINENNA  
ZONING COMMISSIONER



September 22, 1975

Mr. 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 #46, Zoning Advisory Committee Meeting, September 2, 1975, are as follows:

Property Owner: Charles G. Scherr  
Location: SW 1/4 of Ingleside Ave. opposite Harlem Avenue  
Existing Zoning: D.R. 16  
Proposed Zoning: Variance from Sec. 1802.2C to permit a distance from another D.R. zone of 66' in lieu of the required 75'  
No. of Acres: 2.268  
District: 1st

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

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

Very truly yours,  
John L. Wimbley  
John L. Wimbley  
Planning Specialist II  
Project and Development Planning

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it 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.

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a distance from another D. R. Zone of 66 feet in lieu of the required 75 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29th day of October, 1975, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1975, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 17, 1975

COUNTY OFFICE BUILDING  
111 W. Chesapeake Avenue  
TOWSON, MARYLAND 21284

Franklin T. Hogans,  
Chairman

- MEMBERS  
ZONING ADMINISTRATION  
HEALTH DEPARTMENT  
BUREAU OF FIRE PREVENTION  
DEPARTMENT OF TRAFFIC ENGINEERING  
STATE HIGHWAY ADMINISTRATION  
BUREAU OF ENGINEERING  
PROJECT AND DEVELOPMENT PLANNING  
INDUSTRIAL DEVELOPMENT COMMISSION  
BOARD OF EDUCATION  
OFFICE OF THE BUILDING ENGINEER

Mr. Charles G. Scherr  
3618 Hickory Avenue  
Baltimore, Maryland 21211

RE: Variance Petition  
Item 46  
Charles G. Scherr - Petitioner

Dear Mr. Scherr:

The Zoning Plans 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 at the southwest side of Ingleside Avenue opposite Harlem Avenue.

The petitioner is requesting a Variance to permit a distance of 66 feet instead of the required 75 feet for the construction of a building in a D.R. 16 zone from another D.R. zone boundary line.

Field inspection revealed that the building, which is the subject of this Variance petition, to be under construction.

A review of zoning office records indicates that the previous Variance, Case No. 74-14-XA, was granted for this property based on the use

Mr. Charles G. Scherr  
Item 46  
October 17, 1975  
Page 2

of this building for offices. The petitioner now proposes the elimination of said offices, and instead proposes 12 two-bedroom apartments. In light of the fact that the building is now to house a residential use, the 75 foot setback, which is the cause of this Variance petition, applies.

Adjacent properties are improved with single family dwellings to the east and south. The property abuts to the northwest the Baltimore Beltway.

The petitioner is reminded at this time that, in the event this Variance is granted, a revised or amended development plan must be filed with Baltimore County.

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,

Franklin T. Hogans  
FRANKLIN T. HOGANS, JR.  
Chairman, Zoning Plans  
Advisory Committee

FTH:JD  
Enclosure

cc: Silberman & Associates  
504 West Joppa Road  
Towson, Maryland 21204

Baltimore County, Maryland  
Department of Public Works  
COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21284

Chief of Engineering  
ELIZABETH H. DYER, P. E., C.E.P.

September 26, 1975

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

Re: Item #46 (1975-1976)  
Property Owner: Charles G. Scherr  
5/MS of Ingleside Ave. opposite Harlem Ave.  
Existing Zoning: D.R. 16  
Proposed Zoning: Variance from Sec. 1802.2C to permit a distance from another D.R. Zone of 66' in lieu of the required 75'.  
No. of Acres: 2.268 District: 1st

Dear Mr. DiNenna:

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.

General:

Baltimore County utilities and highway improvements are as secured by Public Works Agreement 1703 executed in connection with the development of "Fern Place Apartments and Offices".

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #46 (1975-1976).

Very truly yours,

Elizabeth H. Dyer  
ELIZABETH H. DYER, P.E.  
Chief, Bureau of Engineering

BHD:RAH:PMR:ss

cc: G. Reiser (File Fern Place Apts. & Offices)

N-MS Key Sheet  
6 & 7 SW 22 & 23 Pos. Sheets  
SW 2 Topo  
101 Tax Map



Harry R. Hughes  
Secretary  
Bernard M. Evans  
Administrator

September 8, 1975

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

Re: Z.A.C. Meeting, September 2, 1975  
Item #6. Property Owner: Chas. G. Scherr  
Location: SW/S of Ingleside Ave. opposite Harlem Ave.  
Existing Zoning: DR16  
Proposed Zoning: Variance from Sec. 1802.2C to permit a distance from another DR Zone of 66' in lieu of the required 75'. No. of Acres: 2.268 District: 1st

Attention: Mr. Franklin Hogans

Dear Mr. DiNenna:

No adverse effects to the Baltimore Beltway are anticipated as a result of the proposed development, providing the supporting slopes are not disturbed.

Any work within the storm drain easement must be done under permit from the State Highway Administration's District Engineer.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

By: John E. Meyers

CL:JEM:vrld

BALTIMORE COUNTY, MARYLAND  
JEFFERSON BUILDING TOWSON, MARYLAND 21284

DEPARTMENT OF TRAFFIC ENGINEERING

Stephen E. Collins  
DIRECTOR  
Wm. T. MEYER  
DEPUTY TRAFFIC ENGINEER

September 15, 1975

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

Re: Item 46 - ZAC - September 2, 1975  
Property Owner: Charles G. Scherr  
Location: SW/S of Ingleside Ave. opposite Harlem Ave.  
Existing Zoning: DR 16  
Proposed Zoning: Variance from Sec. 1802.2C to permit a distance from another D.R. Zone of 66' in lieu of the required 75'.

No. of Acres: 2.268  
District: 1st

Dear Mr. DiNenna:

No Traffic Engineering problems are anticipated by the requested variances to the setback distance from a residential zone.

Very truly yours,

Michael S. Flannigan  
Michael S. Flannigan  
Traffic Engineer Associate

MSF:nc

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF HEALTH

JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

September 8, 1975

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE AND COUNTY HEALTH OFFICER

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

Dear Mr. DiNenna:

Comments on Item #66, Zoning Advisory Committee Meeting, September 2, 1975, are as follows:

Property Owner: Charles G. Scherr  
Location: SW/S of Ingleside Ave. opposite Harlem Ave.  
Existing Zoning: DR 16  
Proposed Zoning: Variance from Sec. 1802.2C to permit a distance from another D.R. Zone of 66' in lieu of the required 75'.

No. of Acres: 2.268  
District: 1st

Since this is a variance for apartment buildings already under construction and metropolitan water and sewer exists, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin  
Thomas H. Devlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

HVB:dls

BOARD OF EDUCATION  
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 4, 1975

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

Z.A.C. Meeting of: September 2, 1975

Re: Item 46  
Property Owner: Charles G. Scherr  
Location: SW/S of Ingleside Ave. opposite Harlem Ave.  
Present Zoning: D.R. 16  
Proposed Zoning: Variance from Section 1802.2C to permit a distance from another D.R. Zone of 66' in lieu of the required 75'.

District: 1st  
No. Acres: 2.268

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

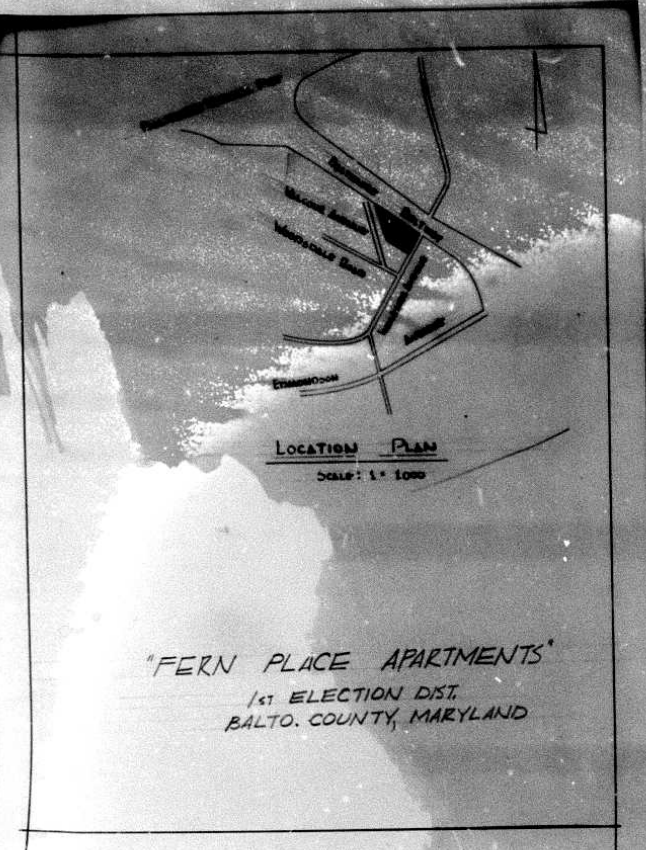
W. Nick Petrosichy  
W. Nick Petrosichy  
Field Representative

WNP/ml

H. ENGLISH PARKER, President  
EUGENE C. HESS, Vice President  
MRS. ROBERT L. BOWEN

MARVIN W. BOUTWINE  
JOSEPH W. WIGGAMAN  
ALVIN LOBELA  
CORNELIA M. WHEELER, Administrative

T. BAYARD WILLIAMS, III  
RICHARD W. TRADY, V.M.D.  
MRS. RICHARD S. WILSON



**PETITION FOR A VARIANCE**  
 ZONING: Petition for Variance for Distance from a D.R. Zone.  
 LOCATION: Southwest corner of Baltimore Highway and Ingheside Avenue.  
 DATE & TIME: WEDNESDAY, OCTOBER 23, 1975 at 10:30 A.M.  
 PUBLIC HEARING: Room 300, 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 on the Petition for Variance from the Zoning Regulations of Baltimore County to permit a distance from member D.R. Zone of 50 feet instead of the required 75 feet.  
 The zoning regulation to be excepted as follows:  
 Section 18B-22-C: In a D.R. 10 zone, no building shall be constructed within 75 feet of land which is in any zone classified as D.R. 1, D.R. 2, D.R. 3, D.R. 4, D.R. 5, D.R. 6, D.R. 7, D.R. 8, D.R. 9, D.R. 10, D.R. 11, D.R. 12, D.R. 13, D.R. 14, D.R. 15, D.R. 16, D.R. 17, D.R. 18, D.R. 19, D.R. 20, D.R. 21, D.R. 22, D.R. 23, D.R. 24, D.R. 25, D.R. 26, D.R. 27, D.R. 28, D.R. 29, D.R. 30, D.R. 31, D.R. 32, D.R. 33, D.R. 34, D.R. 35, D.R. 36, D.R. 37, D.R. 38, D.R. 39, D.R. 40, D.R. 41, D.R. 42, D.R. 43, D.R. 44, D.R. 45, D.R. 46, D.R. 47, D.R. 48, D.R. 49, D.R. 50, D.R. 51, D.R. 52, D.R. 53, D.R. 54, D.R. 55, D.R. 56, D.R. 57, D.R. 58, D.R. 59, D.R. 60, D.R. 61, D.R. 62, D.R. 63, D.R. 64, D.R. 65, D.R. 66, D.R. 67, D.R. 68, D.R. 69, D.R. 70, D.R. 71, D.R. 72, D.R. 73, D.R. 74, D.R. 75, D.R. 76, D.R. 77, D.R. 78, D.R. 79, D.R. 80, D.R. 81, D.R. 82, D.R. 83, D.R. 84, D.R. 85, D.R. 86, D.R. 87, D.R. 88, D.R. 89, D.R. 90, D.R. 91, D.R. 92, D.R. 93, D.R. 94, D.R. 95, D.R. 96, D.R. 97, D.R. 98, D.R. 99, D.R. 100.  
 All that parcel of land in the First District of Baltimore County beginning at a point on the centerline of Ingheside Avenue at the intersection of Harlan Avenue and Ingheside Avenue and running the following courses and distances to the point of beginning: N. 20° 01' 01" E. 55.00' and N. 69° 27' 01" E. 25.00' to the point of beginning. Then running the following courses and distances: S. 20° 01' 01" W. 55.00', N. 20° 01' 01" W. 25.00', N. 10° 01' 01" W. 25.00', S. 10° 01' 01" W. 25.00', S. 69° 27' 01" E. 25.00', and S. 69° 27' 01" E. 25.00' to the point of beginning containing 2.000 acres more or less. Being the property of Charles G. Scherr, as shown on plan filed with the Zoning Department.  
 Hearing Date: Wednesday, October 23, 1975 at 10:30 A.M.  
 Public Hearing Room 300, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.  
 BY ORDER OF  
 S. ERIC DINENNA  
 ZONING COMMISSIONER OF BALTIMORE COUNTY  
 Oct. 9 1975

OFFICE OF  
**THE CATONSVILLE TIMES**  
 CATONSVILLE, MD. 21228 Oct. 9, 1975

THIS IS TO CERTIFY, that the annexed advertisement of  
 Petition for Variance- Charles G. Scherr  
 was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one consecutive weeks before the 29th day of Oct. 1975, that is to say, the same was inserted in the issues of October 9, 1975.

STROMBERG PUBLICATIONS, Inc.  
 By: E.P. Smink

**PETITION FOR A VARIANCE**  
 1ST DISTRICT  
 ZONING: Petition for Variance for Distance from a D. R. Zone.  
 LOCATION: Southwest corner of Baltimore Highway and Ingheside Avenue.  
 DATE & TIME: Wednesday, October 23, 1975 at 10:30 A.M.  
 PUBLIC HEARING: Room 300, 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 on the Petition for Variance from the Zoning Regulations of Baltimore County to permit a distance from member D. R. Zone of 45 feet instead of the required 75 feet.  
 The zoning regulation to be excepted as follows:  
 Section 18B-22-C: In a D. R. 10 zone, no building shall be constructed within 75 feet of land which is in any zone classified as D.R. 1, D.R. 2, D.R. 3, D.R. 4, D.R. 5, D.R. 6, D.R. 7, D.R. 8, D.R. 9, D.R. 10, D.R. 11, D.R. 12, D.R. 13, D.R. 14, D.R. 15, D.R. 16, D.R. 17, D.R. 18, D.R. 19, D.R. 20, D.R. 21, D.R. 22, D.R. 23, D.R. 24, D.R. 25, D.R. 26, D.R. 27, D.R. 28, D.R. 29, D.R. 30, D.R. 31, D.R. 32, D.R. 33, D.R. 34, D.R. 35, D.R. 36, D.R. 37, D.R. 38, D.R. 39, D.R. 40, D.R. 41, D.R. 42, D.R. 43, D.R. 44, D.R. 45, D.R. 46, D.R. 47, D.R. 48, D.R. 49, D.R. 50, D.R. 51, D.R. 52, D.R. 53, D.R. 54, D.R. 55, D.R. 56, D.R. 57, D.R. 58, D.R. 59, D.R. 60, D.R. 61, D.R. 62, D.R. 63, D.R. 64, D.R. 65, D.R. 66, D.R. 67, D.R. 68, D.R. 69, D.R. 70, D.R. 71, D.R. 72, D.R. 73, D.R. 74, D.R. 75, D.R. 76, D.R. 77, D.R. 78, D.R. 79, D.R. 80, D.R. 81, D.R. 82, D.R. 83, D.R. 84, D.R. 85, D.R. 86, D.R. 87, D.R. 88, D.R. 89, D.R. 90, D.R. 91, D.R. 92, D.R. 93, D.R. 94, D.R. 95, D.R. 96, D.R. 97, D.R. 98, D.R. 99, D.R. 100.  
 All that parcel of land in the First District of Baltimore County beginning at a point on the centerline of Ingheside Avenue at the intersection of Harlan Avenue and Ingheside Avenue and running the following courses and distances to the point of beginning: N. 20° 01' 01" E. 55.00' and N. 69° 27' 01" E. 25.00' to the point of beginning. Then running the following courses and distances: S. 20° 01' 01" W. 55.00', N. 20° 01' 01" W. 25.00', N. 10° 01' 01" W. 25.00', S. 10° 01' 01" W. 25.00', S. 69° 27' 01" E. 25.00', and S. 69° 27' 01" E. 25.00' to the point of beginning containing 2.000 acres more or less. Being the property of Charles G. Scherr, as shown on plan filed with the Zoning Department.  
 Hearing Date: Wednesday, October 23, 1975 at 10:30 A.M.  
 Public Hearing Room 300, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
 BY ORDER OF  
 S. ERIC DINENNA  
 ZONING COMMISSIONER OF BALTIMORE COUNTY  
 Oct. 9 1975

**CERTIFICATE OF PUBLICATION**  
 TOWSON, MD. October 9, 1975

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 a week for one time consecutive weeks before the 29th day of October, 1975, the same publication appearing on the 9th day of October 1975.

THE JEFFERSONIAN  
S. Eric Dinenna  
 Manager

Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT  
 No. 23340

DATE: Aug. 22, 1975 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED Cash - Charles G. Scherr, 3618 Hickory Ave. 21211  
 FROM  
 FOR: Petition for Variance

877 7126 22 25.00 CASH  
 VALIDATION OR SIGNATURE OF CASHIER

1-516W 76-96-A

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

Date of Posting: Oct. 11, 1975

For: Petition For Variance  
 of: CHARLES G. SCHERR  
 location of property: SW COR. OF BALTO. HIGHWAY AND INGHESIDE AVE.  
 address: CIPESITE 526 INGHESIDE AVE.

Remarks: F. Roland Date of return: Oct 17, 1975

**PETITION MAPPING PROGRESS SHEET**

| FUNCTION  | Wall Map |    | Original |    | Duplicate |    | Tracing |    | 200 Sheet |    |
|---|----------|----|----------|----|-----------|----|---------|----|-----------|----|
|   | date     | by | date     | by | date      | by | date    | by | date      | by |
| Descriptions checked and outline plotted on map   |          |    |          |    |           |    |         |    |           |    |
| Petition number added to outline                  |          |    |          |    |           |    |         |    |           |    |
| Denied  |          |    |          |    |           |    |         |    |           |    |
| Granted by<br>ZC, BA, CC, CA                      |          |    |          |    |           |    |         |    |           |    |
| Reviewed by: <u>FPH</u>                           |          |    |          |    |           |    |         |    |           |    |
| Revised Plans<br>Change in outline or description |          |    |          |    |           |    |         |    |           |    |
| Previous case:                                    |          |    |          |    |           |    |         |    |           |    |
| Map #   |          |    |          |    |           |    |         |    |           |    |

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
 County Office Building  
 111 W. Chesapeake Avenue  
 Towson, Maryland 21204

Your Petition has been received \* this 20th day of Aug 1975 Filing Fee \$ 25 Received check Cash File Other

Petitioner Scherr Submitted by Margolis  
 Petitioner's Attorney Margolis Reviewed by FPH

\* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

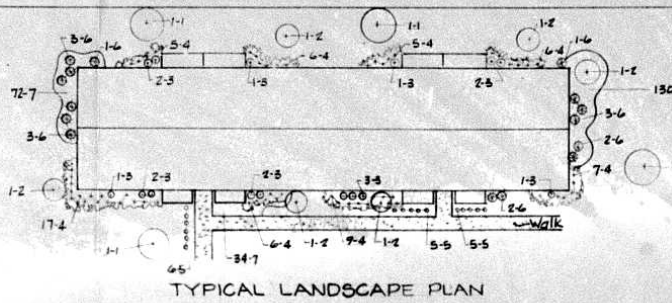
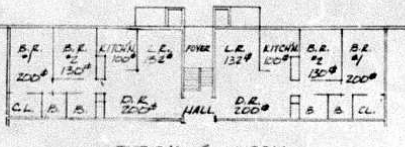
BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT  
 No. 25942

DATE: Oct. 21, 1975 ACCOUNT: 01-662

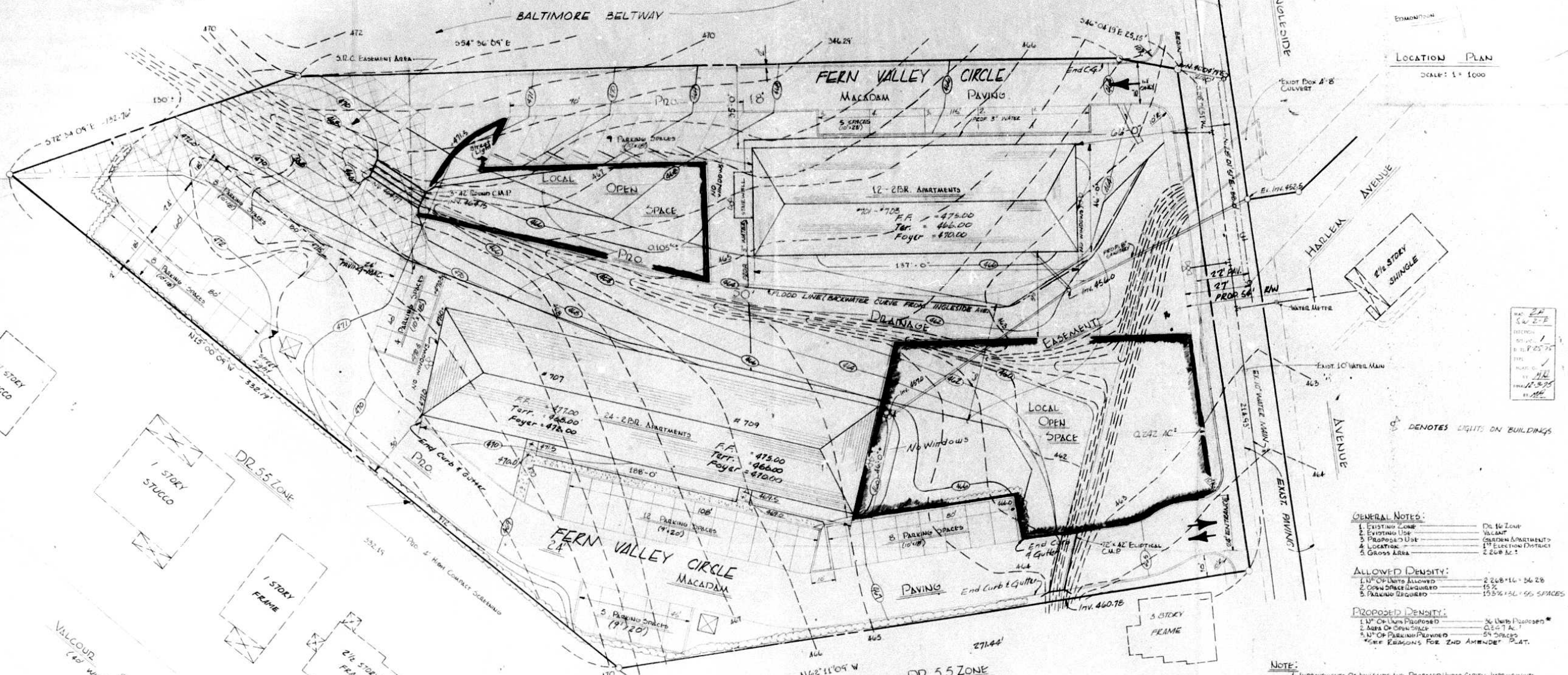
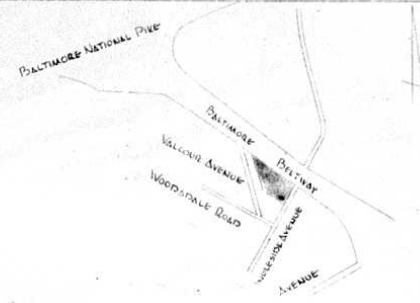
AMOUNT: \$53.75

RECEIVED P & S Realty Co., 1905 Liberty Heights Ave. Balto Md. 21207  
 FROM Advertising and posting of property  
 #16-25-1

877 7226 24 53.75 CASH  
 VALIDATION OR SIGNATURE OF CASHIER



| KEY | QUAN | BOTANICAL NAME              | COMMON NAME             | SIZE-CONDITION |
|-----|------|-----------------------------|-------------------------|----------------|
| 1   | 4    | Gleditsia Shadefooter       | Thornless Honeylocust   | 6'-8" B4 B.    |
| 2   | 0    | Malus Floribunda            | Japanese Flowering Crab | 4'-5" B4 B.    |
| 3   | 15   | Rhododendron Carolinianum   | Carolina Rhododendron   | 12'-18" B4 B.  |
| 4   | 01   | Azalea Hinodagiri           | Hinodagiri Azalea       | 10'-12" B4 B.  |
| 5   | 10   | Ilex Crenata Conveva        | Converleaf Japan Holly  | 12'-15" B4 B.  |
| 6   | 15   | Taxus Hickoi                | Hicks Yew               | 18'-24" B4 B.  |
| 7   | 250  | Prairienocissus Quincifolia | Virginia Creeper        | 12" C.C. Yr.   |



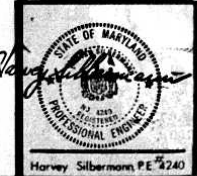
2ND AMENDED - FINAL DEVELOPMENT PLAN  
**"FERN PLACE APARTMENTS"**  
 1ST ELECTION DISTRICT BALTO. COUNTY, MARYLAND  
 FOR  
 CHARLES G. SOEVER - 3618 HICKORY AVENUE  
 BALTIMORE, MARYLAND 21211

2ND AMENDED FINAL DEVELOPMENT PLAN - 12/16/74.  
 1. FLOOD #781 USE CHANGED FROM 10'-30" TO 14'-6" @ 40.85.  
 2. OFFICE REMOVED FROM BLDG. NO. 701-703.  
 3. BUILDING WIDTH OF BUILDING #701-703 INCREASED FROM 10 TO 15 SPACES.  
 4. LOCAL OPEN SPACE WEST OF BLDG. #701 INCREASED FROM 0.18 AC TO 0.25 AC.  
 5. REVISION OF 2ND AMENDED FINAL DEVELOPMENT PLAN - 8/1/75.  
 6. BLDG. #701-703 USE CHANGE FROM 14' x 46' 5" TO 13'-0" x 46'-0".  
 7. ADDITION OF OUTSIDE STAIRWELL TO BLDG. NO. 701-703.  
 8. LOCAL OPEN SPACE CHANGES FROM 0.340 AC TO 0.347 AC.  
 9. ADDITION OF OFFICE MAIN ENTRANCE & STAIRWELL TO LOWER LEVEL - BLDG. #701-703.  
 10. REMOVAL OF SPECIAL EXCEPTION LINE.  
 11. PIPE RUN OF 5" FRESH WATER LINE CHANGED TO FACILITATE EXTENSION OF BLDG. #701-703.  
 12. LOCATION OF ADDRESS DESIGNATING TRAFFIC DIRECTION AT ENTRANCES.  
 13. REVISION OF MACADAM PAVING AT NORTHWEST END FROM 20' TO 24' WIDE.  
 14. REMOVAL OF 2 PARKING SPACES IN THE NORTHERN SECTION REGARDING NO. OF SPACES TO 59.  
 15. LOCATION OF FIRE HYDRANT ON INGLEWOOD AVE. SHIFTED EAST TO THE NORTH.  
 16. DETAIL OF 142 BEDROOM APARTMENTS CHANGED TO SHOW 2 BEDROOM APARTMENTS ONLY.  
 17. 2ND AMENDMENT AREA CHANGES IN SHAPE & SIZE.  
 18. CHANGE OF SPECIAL EXCEPTION CHANGES TO ACCOMMODATE EXTENSION OF BUILDING #701-703.

APPROVED  
 Baltimore County Office of Zoning  
 Baltimore County Office of Planning

STATE HEALTH INFORMATION  
 1. DRAINAGE AREA - MAINTENANCE CHOICE  
 2. DATE OF RECORD - APRIL, 1975  
 3. TOTAL FLOW TO BE ADDED 8,640 GPD.

NOTE:  
 1. IMPROVEMENTS OF INGLEWOOD AVE. PROPOSED UNDER CAPITAL IMPROVEMENTS #5223 BY OTHERS.  
 2. THE SPECIAL EX. FOR OFFICES IN A RESIDENTIAL ZONE AND FOR SIDE REAR YARD VARIANCES WERE GRANTED BY CASE N° 74-14 VA REV. MAR. 18, 1974 : S-D INFO. REV. JUNE 18, 1974 : DEVELOPMENT PLAN N° 74-14 VA  
 3. APPROPRIATE HEIGHT TEST FOR APARTMENT BLDG. #82  
 1.1 D.T. COUNT 6.5 PER APT. UNIT = 36 UNITS = 234 A.D.T.  
 2. 2.5 UNITS PER APT. DENSITY UNIT  
 3. 2.5 B.D.E.M. APT. 36 COUNTY UNITS  
 BY OWNER.



**SILBERMANN & ASSOCIATES**  
 ENGINEERS • PLANNERS • SURVEYORS  
 504 West Joppa Road • Towson, Maryland 21204  
 Telephone: (301) 828-5857  
 SCALE: 1"=20' AUGUST 15, 1975

