

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an RS-10 zone to an RS-10 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 A,000 sq. ft. - OFFICE USE

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 of Baltimore County.

Charles G. Scherr

Contract purchaser

Legal Owner

Address: 3618 Hickory Ave.

Baltimore, Md.

Professional's Attorney

Address: 410 Md. Trust Bldg.

Baltimore, Md.

ORDERED By the Zoning Commissioner of Baltimore County, this 2nd day of September, 1976, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore, Maryland, on the 18th day of August, 1976, at 2:00 o'clock.

John W. Heslon, III
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
SW/C of Ingleside Ave. and the : OF BALTIMORE COUNTY
Baltimore County Highway, 1st District
Charles G. Scherr, Petitioner : Case No. 77-38-X

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

John W. Heslon, III
John W. Heslon, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2183

I HEREBY CERTIFY that on this 9th day of August, 1976, a copy of the foregoing Order was mailed to Aaron Margolis, Esquire, 410 Maryland Trust Building, Baltimore, Maryland 21202, Attorney for Petitioner.



Re: PETITION FOR SPECIAL EXCEPTION : BEFORE
for Offices : COUNTY BOARD OF APPEALS
SW corner of Ingleside Avenue and : OF
the Baltimore Highway, 1st District : OF
Charles G. Scherr : BALTIMORE COUNTY
Petitioner : No. 77-38-X

OPINION

On August 30, 1976, the Deputy Zoning Commissioner issued an Order granting the subject petition and, in a timely manner, the office of the People's Counsel appeared said Order to this Board.

Subsequently, on October 4, 1976, the Deputy Zoning Commissioner rescinded his Order of August 30, 1976: the effect of which was the denial of the subject petition.

There was no appeal by the Petitioner nor by anyone else from the Order of rescission dated October 4, 1976.

Considering this status, it is the opinion of this Board that the Deputy Zoning Commissioner's more recent Order of October 4, 1976 is a final Order since there was no appeal taken from that Order. Therefore, the Board will dismiss the prior appeal of the People's Counsel because the specific subject of this appeal is moot.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 19th day of May, 1977, by the County Board of Appeals, ORDERED that said appeal be and the same is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett

John A. Miller
John A. Miller

Charles G. Scherr - 77-38-X

*my appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

This Deed, Made this 27th day of January

in the year one thousand nine hundred and seventy by and between

A. CALVIN MASKEY, JR. and MARGARET T. MASKEY, his wife,
of Baltimore County, State of Maryland

of the first part, and
CHARLES G. SCHERR and ADELE J. SCHERR, his wife,
of Baltimore County, State of Maryland,

of the second part.

Witnesseth, that in consideration of the sum of Five (\$5.00) dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged,

the said A. Calvin Maskey, Jr. and Margaret T. Maskey, his wife,

do hereby grant and convey unto the said Charles G. Scherr and Adele J. Scherr, his wife, as tenants by the entireties, their assigns, the survivor of them, his or her

heirs and assigns,

in fee simple, all those two (2) lots of ground, situate, lying and being in

Baltimore County, State of Maryland, and described as follows, that is to say:-

Beginning for the first at a post standing at the end of the third line of John Strous lot said point of beginning being the beginning of that lot or parcel of ground which by deed dated the 19th day of May A.D. 1848 and recorded among the Land Records of Baltimore County in Liber A.N.B. No. 399 folio 514 4c was conveyed by Peter Haus and wife unto Jacob Leicht and running thence binding on or near a line of fence as now or recently erected south ten degrees east 326 feet more or less to a stone marked D set or intended to be set in the first line of the ground described in a lease from Augustine H. Farber among the Land Records of Baltimore County in Liber J.W.S. No. 141 folio 44 4c and which stone is intended to be set in said first line one hundred and thirty-six feet from the end thereof; running thence southeasterly at right angles to Ingleside Avenue two hundred and seventy-one feet four inches more or less to a stone marked C set in the northern side of said Ingleside Avenue (thirty feet wide) and running thence north thirty-three and one-quarter degrees east and thirty-six and one-tenth feet more or less to the end of the third line of the ground described in said lease from Augustine H. Farber to Christian Maisel and running thence binding on said Strous lot north sixty-seven and one-half degrees west thirty-one perches to the place of beginning.

SAVING AND EXCEPTING therefrom so much thereof as was granted

and conveyed by Christian Maisel and wife to Ernest F. Maisel and wife, by deed dated December 23, 1899 and recorded among the Land Records of Baltimore County in Liber A.P.C. No. 253, folio 251.

ALSO SAVING AND EXCEPTING therefrom so much thereof as was granted and conveyed by George J. Maisel of C and wife to the State of Maryland to the use of the State Roads Commission of Maryland, by deed dated April 25, 1956 and recorded as aforesaid in Liber C.L.B. No. 2410, folio 152.

BEGINNING FOR THE SECOND at a point in the Southermost Right of Way Line and Right of Way Line of through highway of the Baltimore Highway leading from Wilkens Avenue to the National Pike, said point of beginning being the intersection of the aforesaid Southwesternmost Right of Way Line and Right of Way Line of through highway with the line of division between the property formerly owned by Ernest F. Maisel, now owned by the State Roads Commission of Maryland and the property formerly owned by George J. Maisel, now owned by the State Roads Commission of Maryland, said point of beginning being situated 125 feet measured at right angles to the left of Station 335+62 of the Base Line of Right of Way of the Baltimore Highway, as said Base Line of Right of Way is delineated on the State Roads Commission's plat numbered 5135, attached hereto and made a part hereof, running thence and binding along a part of the aforesaid Southermost Right of Way line and Right of Way Line of through highway in a Southeasterly direction 114 feet, thence continuing in a Southeasterly direction 22 feet to intersect the Westernmost existing Right of Way Line of Ingleside Avenue, running thence and binding along a part of the aforesaid Westernmost existing Right of Way Line of Ingleside Avenue in a Southeasterly direction 45 feet, thence in a Northwesterly direction 154 feet, thence in a Northwesterly direction 50 feet, thence in a Southeasterly direction 29 feet, to the place of beginning. Containing 8,716 square feet plus or minus.

BEING the same two lots of ground and premises which by Deed dated June 20, 1899 and recorded among the Land Records of Baltimore County in Liber O.T.C. No. 3015, folio 231, which were granted unto and conveyed by J. Stewart Brinsfield, Jr. and Mary Ann Brinsfield, his wife, unto A. Calvin Maskey, Jr., one of the grantor: herein.

ORDER RECEIVED FOR FILING

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 102-1 of the Baltimore County Zoning Regulations having been met

It is ORDERED by the Zoning Commissioner of Baltimore County this 30th day of August, 1976, that a Special Exception for Offices 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, 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 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 30th day of August, 1976, 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 and to remain as

Zoning Commissioner of Baltimore County

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

RE: Petition for Special Exception
SW/corner of Ingleside Avenue and the
Baltimore Beltway - 1st Election District
Charles G. Scherr - Petitioner
NO. 77-38-X (Item No. 232)

Dear Mr. Margolis:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
George J. Matrak
Deputy Zoning Commissioner

GJM/mc

Attachments

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

Together with the buildings and improvements thereon erected, made or being and all and every the rights, alloys, ways, waters, privileges, opportunities and advantages, to the same belonging or in anywise appertaining.

To Have and To Hold Can said lots of ground and premises, above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, opportunities and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Charles G. Scherr and Adele J. Scherr, his wife, as tenants by the entireties, their assigns, the survivor of them, his or her

heirs and assigns.

In fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

Witness the hands and seals of said grantors
This: 30th day of August, 1976
A. Calvin Maskey, Jr. (seal)
Margaret J. Maskey (seal)

State of Maryland, County of Baltimore, to wit:
I Henry Corry, That on this 30th day of January, 1970, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared
A. CALVIN MASKEY, JR., and MARGARET J. MASKEY, his wife,
known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

In WITNESS WHEREOF, I hereunto set my hand and official seal.
My Commission expires: 30th day of August, 1977
Notary Public
For record JAN 28 1970
For Charles G. Scherr, Clerk
Mail to: Aaron Margolis
Receipt No. 287327

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. S. Eric DiNanno
TO: Zoning Commissioner Date: August 10, 1976
FROM: Norman E. Giesler, Acting Director of Planning
SUBJECT: Petition 77-38-X, Petition for special exception for offices, Southwest corner of Ingleside Avenue and the Baltimore County Beltway.

1st District

Hearings: Wednesday, August 18, 1976 at 2:00 P.M.

In 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 centers, or, along arteries adjacent to existing commercial strip zoning. This site is not situated in any of these types of locations; therefore, the staff recommends that this petition not be granted.

The petitioner's plot indicates both the maximum density of dwelling units and the proposed office space. This would appear to be in error, and the issue should be clarified prior to hearing.

Norman E. Giesler
Acting Director of Planning

NEG/JGH/s

DEED OF CHARLES G. SCHERR AND WIFE PROPERTY, LOCATED IN THE 1ST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

BEGINNING FOR THE SAME at the corner formed by the intersection of the northwest side of Ingleside Avenue, 24 feet wide and the southwest right-of-way line of the Baltimore County Beltway, as shown on Maryland State Route Commission Right-of-Way Plat No. 10080, said place of beginning also being situated in the 2nd line of the 1st parcel of land which by deed dated Jan. 27, 1970 and recorded among the Land Records of Baltimore County in Liber D.T.G. 5088, folio 360, was conveyed by A. Calvin Maskey, Jr. and wife to Charles G. Scherr and wife, thence leaving said place of beginning and running and binding on the northwest side of Ingleside Avenue, and also binding reversely on a part of the 2nd line of said 1st parcel, referring all courses of this description to the True Meridian as established by the Baltimore County Metropolitan District, (1) South 78 degrees 01 minute 51 seconds East 21' 33 Feet, thence leaving Ingleside Avenue and running and binding reversely on the 2nd end on a part of the 1st line of the 1st parcel of said deed, the two following courses and distances, viz: (2) North 82 degrees 11 minutes 09 seconds West 221' 44 Feet and (3) North 15 degrees 00 minutes 09 seconds East 332' 11 Feet to the southernmost boundary of land which by deed dated April 28, 1956 and recorded among the Land Records of Baltimore County in Liber D.T.G. 2815, folio 182, was conveyed by George U. Mabel and wife to the State of Maryland, thence running and binding on said southeast boundary of the last mentioned deed, (4) South 72 degrees 34 minutes 09 seconds East 152' 78 Feet to the southeast right-of-way line of the Baltimore County Metropolitan District, thence running and binding thereon, as shown on said Maryland State Route Commission Right-of-Way Plat No. 10080, the 2 following courses and distances, viz: (5) South 54 degrees 36 minutes 03 seconds East 345' 23 Feet to a bend in said right-of-way, and (6) South 45 degrees 04 minutes 10 seconds East 25' 15 Feet to the place of beginning.

Containing 2.194 acres of land, more or less, as now surveyed by EVANS, HAGAN & HILGERT, INC.

Being the same two parcels of land which by deed dated Jan. 27, 1970 and recorded among the Land Records of Baltimore County in Liber D.T.G. 5088, folio 360, was conveyed by A. Calvin Maskey and wife to Charles G. Scherr and wife.

Being subject however to Maryland State Route Commission Easement Area for proposed change, as laid out and shown on Maryland State Route Commission Right-of-Way plat #s 10, 681 and 10082

RECORDS BOOK #232



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

October 4, 1976

RE: Petition for Special Exception
SW/corner of Ingleside Avenue and the
Baltimore Beltway - 1st Election District
Charles G. Scherr - Petitioner
NO. 77-38-X (Item No. 232)

Dear Mr. Margolis:

I have this date passed my Corrected Order in the above captioned matter in accordance with the attached.

Very truly yours,
George J. Matrak
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Mr. Harvey Silbermann
Silbermann & Associates
504 West Joppa Road
Towson, Maryland 21204

Board of Appeals

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

Mr. James E. Dyer
Zoning Supervisor

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

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 19, 1976

COUNTY OFFICE BUILDING
111 N. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
Franklin T. HOGANS
XXXXXXXXXXXXXX
Jr.

Aaron Margolis, Esq.
410 Maryland Trust Building
Baltimore, Maryland 21202

RE: Special Mapographic Petition
Item 232
Charles G. Scherr - Petitioner

Dear Mr. Margolis:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participation agency (s) of the Zoning Plans Advisory Committee.

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, JR.
Chairman,
Zoning Plans Advisory Committee

ETH:JD

Enclosure

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

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 21, 1976

COUNTY OFFICE BLDG.
110 Maryland Trust Building
TOWSON, MARYLAND 21204

Franklin T. Hays, Jr.
Chairman

MEMBERS

BOARD OF ENGINEERING

DEPARTMENT OF TRANSPORTATION

STATE BOARD OF COMMERCE

BUREAU OF FIRE PROTECTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Aaron Margolis, Esq.
110 Maryland Trust Building
Baltimore, Maryland 21202

RE: Special Exception Petition
Item 232
Charles G. Scherr - Petitioner

Dear Mr. Margolis:

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.

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 southeast corner of Ingleside Avenue and the Baltimore Beltway, and the petitioner is requesting a Special Exception to permit an office use in the existing apartment buildings on the site.

This petition cannot be assigned a hearing date until the following requirements are met:

1. A satisfactory written description must be submitted.
2. The exact area proposed to be used as offices must be shown.
3. A clear calculation of parking for all existing and proposed uses on the site must be indicated.
4. The type of offices must be shown.

Aaron Margolis, Esq.
Re: Item 232
June 21, 1976
Page 2

Further, the submitted copy of the Final Development Plan does not accurately reflect conditions in the field. The petitioner should be aware that the approved Final Development Plan is the basis for the development of this site, and that any aberration from the plan constitutes a possible zoning violation. Field inspection revealed many such aberrations, especially in the area of required curbing and parking spaces.

Please note with particular interest the comments of the State Highway Administration.

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments of the State Highway Administration.

Very truly yours,

Franklin T. Hays, Jr.
FRANKLIN T. HAYS, JR.
Chairman, Zoning Plans
Advisory Committee

FTH:JD

Enclosure

cc: Silbermann & Associates
504 West Joppa Road
Towson, Md. 21204

Baltimore County
Fire Department
TOWSON, MARYLAND 21204
(410) 253-7210

Paul H. Reinke
Chief

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Frank Benjamin
Zoning Advisory Committee

Re: Property Owner: Charles G. Scherr

Location: SW/C Ingleside Ave. and Baltimore Beltway overpass

Item No. 232 Zoning Agenda June 1, 1976

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown a _____ ~~violates~~ the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed by: *Paul H. Reinke* Chief
Planning Group
Special Inspection Division
Approved: *Franklin T. Hays, Jr.*
Zoning Deputy Chief
Fire Prevention Bureau

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(410) 34-3550

STEPHEN E. COLLINS
DIRECTOR

June 23, 1976

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

Re: Item 231 - ZAC - June 1, 1976
Property Owner: Charles G. Scherr
Location: SW/C Ingleside Ave. and Baltimore Beltway overpass
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices
Acres: 2.768
District: 1st

Dear Mr. DiNenna:

The petitioner has not provided sufficient information to comment on the site.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate
June 23, 1976

SEF/DSE

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(410) 34-3550

STEPHEN E. COLLINS
DIRECTOR

July 26, 1976

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

Re: Item 232 - ZAC - June 1, 1976
Property Owner: Charles G. Scherr
Location: SW/C Ingleside Avenue and Baltimore Beltway overpass
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices
Acres: 2.268
District: 1st

Dear Mr. DiNenna:

No motor traffic problems are anticipated by the requested special exception for 3600 sq. ft. of offices.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

SEF/DSE

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

September 8, 1976

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

Dear Mr. DiNenna:

Comments on Item #232, Zoning Advisory Committee meeting, June 1, 1976, are as follows:

Property Owner: Charles G. Scherr
Location: SW/C Ingleside Avenue and Baltimore Beltway overpass
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices
Acres: 2.268
District: 1st

Since this is a special exception to convert an existing building into offices, and metropolitan water and sewer are existing, no health hazard is anticipated.

Very truly yours,

Thomas A. Devlin
Thomas A. Devlin, Director
Bureau of Environmental Services

TEH:JED/S

Maryland Department of Transportation
State Highway Administration

Harry R. Wright
Deputy Chief
Baltimore County
Baltimore, Md.

June 15, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204
Att: Mr. Franklin Jorgans

Re: Z.A.C. Meeting,
June 1, 1976
Item 232, Property
Owner: Charles G.
Scherr Loc: SW/C
Ingleside Ave. &
Balt. Beltway
Overpass. Existing
Zoning: D.R. 16
Prop. Zoning: Spec.
Exception for Office
Acres: 2.268
District: 1st

Dear Mr. DiNenna,

An inspection at the site revealed that the approved plan for the site was not been complied with. The plan indicates curb and gutter along the common property line with the Baltimore Beltway. This curb has not been constructed and as a result of this condition and of construction of Fern Valley Circle, there exists a bare earth slope against the S.H.A. fence. The slope is eroding. If this situation continues, the fence will be damaged.

It is our opinion that no further development of the site should take place until the plan is complied with.

Very truly yours,
Charles Lee, Chief
Bureau of Eng. Access Permits
John E. Meyers
by: John E. Meyers

CL-JED/c

cc: Mr. H.J. Pistel

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 34-3211

WILLIAM O. FROGMAN
DIRECTOR

June 23, 1976

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 #232, Zoning Advisory Committee Meeting, June 1, 1976, are as follows:

Property Owner: Charles G. Scherr
Location: SW/C Ingleside Avenue and Baltimore Beltway overpass
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices
Acres: 2.768
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 ensure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The site has not been developed in accordance with the approved final development plan; however, if there is compliance with the approved plan, there would be no site planning factors requiring comment at this time.

Very truly yours,

John L. Wimberly
John L. Wimberly
Planning Specialist II
Project and Development Planning



Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

July 1, 1976

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

Re: Item #232 (1975-1976)
Requester: Charles G. Scherr
S/W cor. Ingleside Ave. and Balto. Beltway overpass
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices
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 highway and utility improvements are as secured by Public Works Agreement #17403 executed in connection with the development of "Palm 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 #232 (1975-1976).

Very truly yours,

Edward M. Dwyer
EDWARD M. DWYER, P.E.
Chief, Bureau of Engineering

END:KAP:EMR:SS

cc: R. Norton
N. Skalowitz

E-NE Key Sheet
6 SW 22 & 23 P.1, Sheets
SW 2 P Topo
101 Tax M.J.

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 1, 1976

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

Z.A.C. Meeting of: June 1, 1976

Re: Item 232

Property Owner: Charles G. Scherr

Location: SW/C Ingleside Ave. and Baltimore Beltway overpass

Present Zoning: D.R. 16

Proposed Zoning: Special Exception for offices

District: 1st

No. Acres: 2.268

Dear Mr. Dinenna:

No bearing on student population.

Very truly yours,

W. Dick Petrovich
W. Dick Petrovich,
Field Representative.

WNP/ml

JOSEPH M. MCCORMACK, PRESIDENT
T. EATON, VICE PRESIDENT
WILLIAM P. LUTHER, SECRETARY

MARION M. BISHOP
THOMAS M. GUYER
WILLIAM P. LUTHER, SECRETARY

RUSSELL M. HAVEN
ALVIN A. HARRIS
FREDERICK W. HARRIS, JR.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 17th day of May 1976. Filed * at \$ 50. Received check Cash Other

S. Eric Dinenna
S. Eric Dinenna,
Zoning Commissioner

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

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

MICROFILMED

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1st Date of Posting: OCT 2, 1976
Posted for: Appeal
Petitioner: CHARLES G. SCHERR
Location of property: SW cor. of Ingleside Ave. and Baltimore Beltway
Location of Sign: OPPOSITE 526 INGLESIDE AVE.
Remarks: Thomson & Baland Date of return: OCT 8, 1976
Posted by: Thomson & Baland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 40423

DATE: September 28, 1976 ACCOUNT: 01-662
AMOUNT: \$75.00

RECEIVED John W. Hoesel, III, Esquire, People's Counsel
Cost of Filing of an Appeal and Posting of Property
on Case No. 77-38-X (Item No. 232)
SW corner of Ingleside Avenue and the Baltimore Beltway - 1st Election District
Charles G. Scherr - Petitioner
75.00

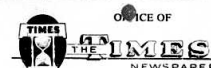
CERTIFICATE OF PUBLICATION

TOWSON, MD., July 22, 1976

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., each week at 10:00 a.m. on the 22nd day of August, 1976, the first publication appearing on the 22nd day of July, 1976.

THE JEFFERSONIAN,
Edmund L. Scherr
Manager.

Cost of Advertisement, \$.....



TOWSON, MD. 21204 July 28, 1976

THIS IS TO CERTIFY, that the annexed advertisement of Petitioner, for a Special Exception-- Scherr was inserted in the following:

- | | |
|--|--|
| ☐ Catonsville Times | ☐ Towson Times |
| ☐ Damwalk Times | ☐ Arbutus Times |
| ☐ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 28th day of July, 1976, that is to say, the same was inserted in the issues of July 28, 1976.

STROMBERG PUBLICATIONS, INC.

BY *Edmund L. Scherr*

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1st Date of Posting: July 31, 1976
Posted for: PETITION FOR SPECIAL EXCEPTION
Petitioner: CHARLES G. SCHERR
Location of property: SW COR. OF INGLESIDE AVE. AND THE BELTWAY
Location of Sign: OPPOSITE 526 INGLESIDE AVE.
Remarks: Thomson & Baland Date of return: August 6, 1976
Posted by: Thomson & Baland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 38947

DATE: August 16, 1976 ACCOUNT: 01-662
AMOUNT: \$75.00

RECEIVED Aaron Margolis, Esq. 610 Maryland Trust Bldg.
Baltimore, Md. 21202 Advertising and posting of property
for Charles G. Scherr - 77-38-X
75.00

Aaron Margolis, Esq.
610 Maryland Trust Bldg.
Baltimore, Md. 21202

Item 232

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 2nd day of July 1976.

S. Eric Dinenna
S. Eric Dinenna,
Zoning Commissioner

Petitioner: Charles G. Scherr

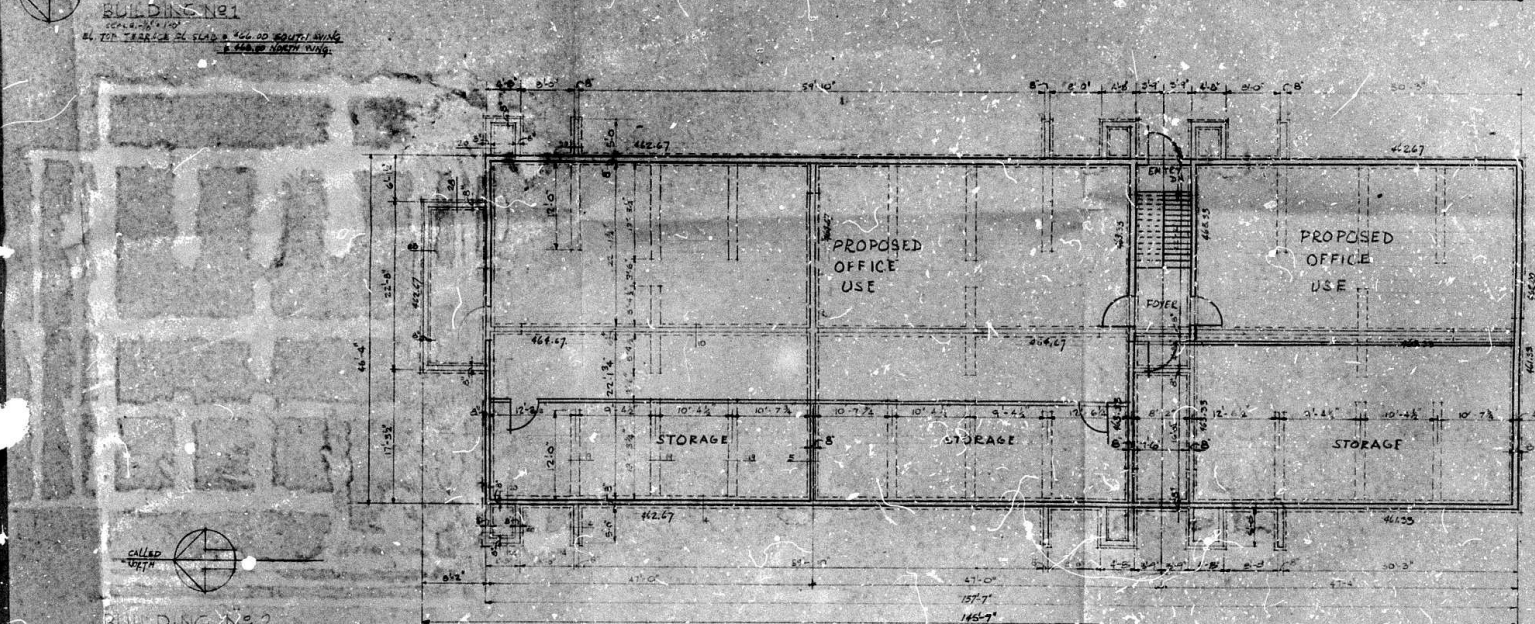
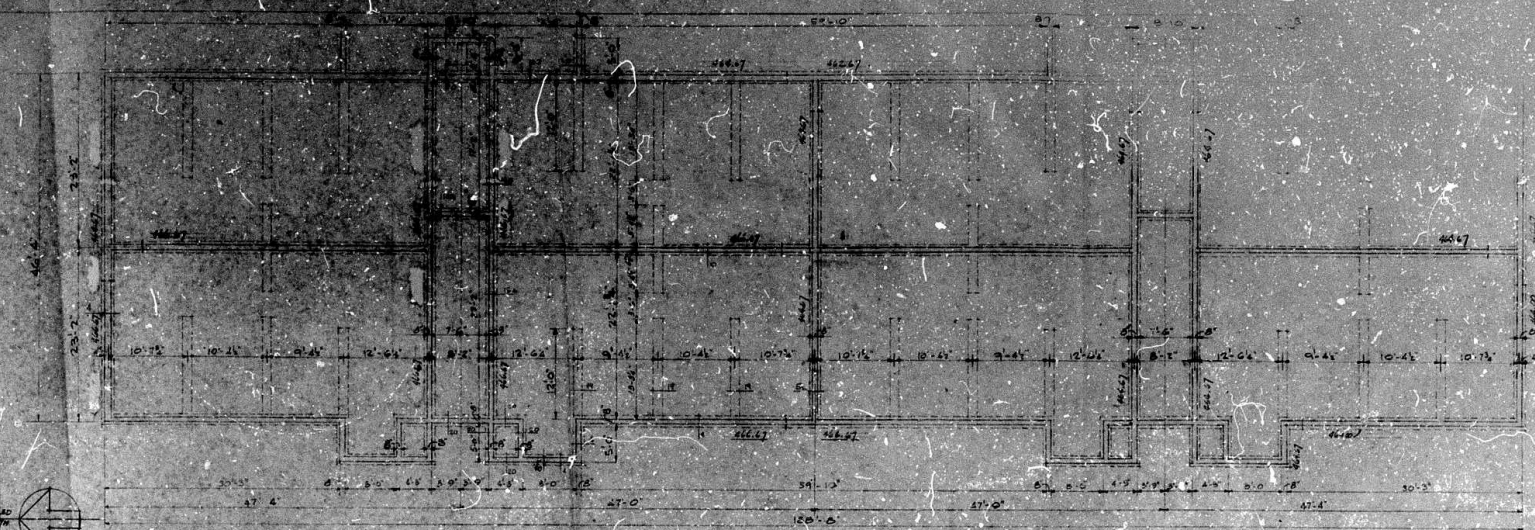
Petitioner's Attorney: Aaron Margolis Reviewed by: Edmund L. Scherr

cc: Edinenna & Associates
c/o West J. J. J.
Towson, Md. 21204

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 38921

DATE: July 26, 1976 ACCOUNT: 01-662
AMOUNT: \$50.00

RECEIVED July 26, 1976
Petition for Special Exception for Charles Scherr
77-38-X
50.00



FOUNDATION PLAN

REVISED TO SHOW NEW MECH. RM. POSITIONS

PETITIONER'S
EXHIBIT

SILBERMANN & ASSOCIATES
ENGINEERS • PLANNERS • SURVEYORS
1000 N. W. 10th St., Suite 100
Fort Lauderdale, Florida 33304

FERN PLACE
APARTMENTS

INGLESIDE AVENUE
AT BALTIMORE BELTWAY
Baltimore County, Maryland

P & S DEVELOPMENT CO.

3618 HICKORY AVENUE
BALTIMORE, MARYLAND
CHARLES G. SCHERR

A-1A

JULY 1, 1975

RECEIVED MAY 29, 1975

TYPICAL LANDSCAPE PLAN

BALTIMORE BELTWAY



A-1a

TYPICAL 2 BEDROOM
UNIT



PLANT LIST				
KEY	NUMBER	BOTANICAL NAME	COMMON NAME	SIZE-CORRECTION
1	4	Gleditsia	Thornless Honeylocust	0-6 0-10
2	5	Melastoma	Floribunda	1-2 1-2
3	15	Persea	Caribbean Coccoloba	1-2 1-2
4	21	Asplenium	Hindenburg	0-12 0-12
5	10	Albizia	Japanese Silk Tree	1-2 1-2
6	15	Albizia	Japanese Silk Tree	1-2 1-2
7	15	Albizia	Japanese Silk Tree	1-2 1-2
8	15	Albizia	Japanese Silk Tree	1-2 1-2
9	15	Albizia	Japanese Silk Tree	1-2 1-2
10	15	Albizia	Japanese Silk Tree	1-2 1-2
11	15	Albizia	Japanese Silk Tree	1-2 1-2
12	15	Albizia	Japanese Silk Tree	1-2 1-2
13	15	Albizia	Japanese Silk Tree	1-2 1-2
14	15	Albizia	Japanese Silk Tree	1-2 1-2
15	15	Albizia	Japanese Silk Tree	1-2 1-2
16	15	Albizia	Japanese Silk Tree	1-2 1-2
17	15	Albizia	Japanese Silk Tree	1-2 1-2
18	15	Albizia	Japanese Silk Tree	1-2 1-2
19	15	Albizia	Japanese Silk Tree	1-2 1-2
20	15	Albizia	Japanese Silk Tree	1-2 1-2
21	15	Albizia	Japanese Silk Tree	1-2 1-2
22	15	Albizia	Japanese Silk Tree	1-2 1-2
23	15	Albizia	Japanese Silk Tree	1-2 1-2
24	15	Albizia	Japanese Silk Tree	1-2 1-2
25	15	Albizia	Japanese Silk Tree	1-2 1-2
26	15	Albizia	Japanese Silk Tree	1-2 1-2
27	15	Albizia	Japanese Silk Tree	1-2 1-2
28	15	Albizia	Japanese Silk Tree	1-2 1-2
29	15	Albizia	Japanese Silk Tree	1-2 1-2
30	15	Albizia	Japanese Silk Tree	1-2 1-2
31	15	Albizia	Japanese Silk Tree	1-2 1-2
32	15	Albizia	Japanese Silk Tree	1-2 1-2
33	15	Albizia	Japanese Silk Tree	1-2 1-2
34	15	Albizia	Japanese Silk Tree	1-2 1-2
35	15	Albizia	Japanese Silk Tree	1-2 1-2
36	15	Albizia	Japanese Silk Tree	1-2 1-2
37	15	Albizia	Japanese Silk Tree	1-2 1-2
38	15	Albizia	Japanese Silk Tree	1-2 1-2
39	15	Albizia	Japanese Silk Tree	1-2 1-2
40	15	Albizia	Japanese Silk Tree	1-2 1-2
41	15	Albizia	Japanese Silk Tree	1-2 1-2
42	15	Albizia	Japanese Silk Tree	1-2 1-2
43	15	Albizia	Japanese Silk Tree	1-2 1-2
44	15	Albizia	Japanese Silk Tree	1-2 1-2
45	15	Albizia	Japanese Silk Tree	1-2 1-2
46	15	Albizia	Japanese Silk Tree	1-2 1-2
47	15	Albizia	Japanese Silk Tree	1-2 1-2
48	15	Albizia	Japanese Silk Tree	1-2 1-2
49	15	Albizia	Japanese Silk Tree	1-2 1-2
50	15	Albizia	Japanese Silk Tree	1-2 1-2
51	15	Albizia	Japanese Silk Tree	1-2 1-2
52	15	Albizia	Japanese Silk Tree	1-2 1-2
53	15	Albizia	Japanese Silk Tree	1-2 1-2
54	15	Albizia	Japanese Silk Tree	1-2 1-2
55	15	Albizia	Japanese Silk Tree	1-2 1-2
56	15	Albizia	Japanese Silk Tree	1-2 1-2
57	15	Albizia	Japanese Silk Tree	1-2 1-2
58	15	Albizia	Japanese Silk Tree	1-2 1-2
59	15	Albizia	Japanese Silk Tree	1-2 1-2
60	15	Albizia	Japanese Silk Tree	1-2 1-2
61	15	Albizia	Japanese Silk Tree	1-2 1-2
62	15	Albizia	Japanese Silk Tree	1-2 1-2
63	15	Albizia	Japanese Silk Tree	1-2 1-2
64	15	Albizia	Japanese Silk Tree	1-2 1-2
65	15	Albizia	Japanese Silk Tree	1-2 1-2
66	15	Albizia	Japanese Silk Tree	1-2 1-2
67	15	Albizia	Japanese Silk Tree	1-2 1-2
68	15	Albizia	Japanese Silk Tree	1-2 1-2
69	15	Albizia	Japanese Silk Tree	1-2 1-2
70	15	Albizia	Japanese Silk Tree	1-2 1-2
71	15	Albizia	Japanese Silk Tree	1-2 1-2
72	15	Albizia	Japanese Silk Tree	1-2 1-2
73	15	Albizia	Japanese Silk Tree	1-2 1-2
74	15	Albizia	Japanese Silk Tree	1-2 1-2
75	15	Albizia	Japanese Silk Tree	1-2 1-2

TYPICAL LANDSCAPE PLAN

BALTIMORE BELTWAY

FERN VALLEY CIRCLE

PAVING

~~6 PARKING SPACES - B-25~~

LOCATION PLAN

SCALE: 1" = 1000'

GENERAL NOTES:

- | | |
|------------------|-----------------------------------|
| 1. Existing Zone | M-16 Zone |
| 2. Existing Use | VACANT |
| 3. Proposed Use | CARLSON'S FACTORY |
| 4. LOCATION | 1 st ELECTION DISTRICT |
| 5. Gross Area | 2.268 AC. |

ALLOWED DENSITY

- | | |
|------------------------|--------------------|
| 1. NO. OF LITS ALLOWED | 2248 x 11 = 24,728 |
| 2. DOWN SPACE REQUIRED | 66 % |
| 3. PLATING REQUIRED | 1536 x 11 = 16,896 |

PROPOSED DENSITY

- | | |
|----------------------------|---------------------|
| 1. NO. OF UNITS PROPOSED | 36 UNITS PROPOSED * |
| 2. AREA OF OPEN SPACE | 0.847 AC. |
| 3. NO. OF PARKING PROVIDED | 57 SPACES |

NOTE

1. IMPROVEMENT OF INDIANSHIRE AVE. PROPOSED UNDER CAPITAL IMPROVEMENTS
76 223 BY OTHERS.
2. THE SPECIAL EXEMPTION FOR OFFICES IN A RESIDENTIAL ZONE AND FOR SODA-
FERRAS AND VARIANCES WERE GRANTED BY CASE # 74-14-VA
REV. MAR. 18, 1974 : 3-D INFO. REV. JUNE 12, 1974: DEVELOPMENT
NO. 74-14-XA
3. APPROXIMATE HEIGHT TENT FOR NEARLAMENT BLDG. = 232
101 COUNT 65 PER APT. UNIT +36 UNITS = 334 A.D.T.

REASON FOR BRT AMENDED FINAL
DEVELOPMENT PLAN - 4/15/76
LACK OF SPACE - 3X - B2

STATE HEALTH INFORMATION
1. DRAINAGE SECT. - MAJOR CHOICE
2. DATE OF HOOD UP - APRIL, 1975
3. TOTAL FLOW TO BE ADDED - 8,640 GPD

1. ALL APARTMENTS WILL BE LEASED
2. TRASH WILL BE PICKED UP INSIDE BLDG.
3. OPEN SPACE SHALL BE RETAINED & MAINTAINED

1-2.50% N.APT - (DENSITY UN/

STATEMENT OF SPECIAL EXCEPTION
CASE NO 76-96-A
ISSUED: OCT. 29, 1975
EXPIRES: NOV 26, 1975 4:30 P.M.

APPROVED

Baltimore County Office of Planning

Zoning Commissioner

Director

32- AMENDED - FINAL DEVELOPMENT PLAN
"FERN PLAZA APARTMENTS"

11. ELECTION DISTRICT BALTO. COUNTY, MARYLAND

JAMES G. SCHWAB - 212 E. HICKORY AVENUE

[illegible]

SILDERMANN & ASSOCIATES
ENGINEERS • PLANNERS • SURVEYORS

504 West Joppa Road • Towson, Maryland 21204

Telephone: (301) 828-3857
SCALE: 1"=30' NOV 5 1984

2-7

