

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

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an D.R. 5.5 zone to an R.O. zone for a Special Exception, under the zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for N/A

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

MAP NOTE  
2C  
E.D. 3  
DATE 5/21/87  
200  
1000  
DP  
W 30,000  
N 27,320

RECEIVED APPEALS  
COUNTY BOARD OF APPEALS  
AUG 28 4 10 01 P  
Property is to be posted and advertised as prescribed by The Baltimore County Code. N/A

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: (Type or Print Name) MORRIS S. BERMAN  
Signature: *Morris S. Berman*  
Address: (Type or Print Name) LESLIE G. BERMAN  
Signature: *Leslie G. Berman*  
City and State: 4010 Glengyle Avenue 764-7444  
Address: Baltimore, Maryland 21215  
City and State: Baltimore, Maryland 21215  
Signature: Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Address: ABCYS  
City and State: Name  
Attorney's Telephone No.: Address Phone No.

PETITION FOR RECLASSIFICATION  
Case No. R-87-254

LOCATION: Northwest Side of Sherwood Avenue, 160 feet Southwest of the Southwest Side of Reisterstown Road (4 Sherwood Avenue)

PUBLIC HEARING: Thursday, March 26, 1987, at 10:00 a.m.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:

To reclassify the property from a D.R. 5.5 Zone to an R.O. Zone

All that parcel of land in the 3rd Election District of Baltimore County

BEGINNING for the same at a point on the northwest side of Sherwood Avenue, 50 feet wide, at the distance of 160.00 feet, measured southwesterly along said northwest side of Sherwood Avenue, from 1st intersection with the southwest side of Reisterstown Road, 66 feet wide; and running THENCE binding on said northwest side of Sherwood Avenue SOUTH 57°47'45" WEST 60.00 feet;  
THENCE leaving said northwest side of Sherwood Avenue and running at right angles therefrom, NORTH 32°12'40" WEST 119.00 feet;  
THENCE NORTH 57°47'45" EAST 60.00 feet; and  
THENCE SOUTH 32°12'40" EAST 119.00 feet to the place of beginning.

CONTAINING 7,140 Square Feet of land or 0.164 Acre, more or less.

SAVING AND EXCEPTING that portion of the property presently zoned "R.L.-CNS" containing 1,083 Square Feet of land or 0.025 Acre, more or less, leaving 6,057 Square Feet of land or 0.139 Acre, more or less, which represents the Area being petitioned for reclassification as "R.O."

IN THE MATTER OF THE APPLICATION OF MORRIS S. BERMAN, ET UX FOR ZONING RECLASSIFICATION ON PROPERTY LOCATED ON THE NW/4 SHERWOOD AVE., 160' SW OF SW/4 OF REISTERSTOWN ROAD FROM D.R. 5.5 TO R.O. 3rd ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT

BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY CASE NO. R-87-254

OPINION

This case comes before this Board on petition for reclassification of a property known as 4 Sherwood Avenue from D.R. 5.5 and B.L.-CNS to R.O. The case was heard this day in its entirety.

Morris S. Berman, property owner and petitioner, first testified. He testified he purchased the property for his personal office use on the assumption that the R.O. zoning was in existence. During the permit process for improvements to the property, he discovered such was not the case but that the bulk of the property was in fact D.R. 5.5. He further testified that he wants to convert the residence thereon into his personal business office that would employ four people Monday through Friday, 9:00 a.m. to 6:00 p.m. He further testified that the property is in bad shape and needs renovation. Upon cross-examination, he testified that he owns five businesses: a real estate business; an insurance business; a mortgage financing business; a business to finance used car sales; and a used car lot. He described in great detail the commercial uses abutting his property on three sides.

Mr. Sheldon Shugerman, President of the Ralston Community Association, testified as to their opposition to the granting of this petition. He emphasized the age and stability of the community, the concerns about relocating the zoning line, and the neighbors' principal concern of encroachment by a business use into their neighborhood.

To the rear of the property the entire area of 160' x 119' has been rezoned for a commercial parking lot for the restaurant within a residential zone. It must be noted that part of this property lies in the B. L. zone at this time. The property line is within 200 feet of the main intersection street, Reisterstown Road, and is next door to a dentist's office.

Thus it is clear that the aforesaid changes in the manner of land use and in the physical character of the immediate and surrounding areas were not foreseen by either the 1980 or 1984 Comprehensive Zoning Maps. These changes add up to a genuine change in the character of the entire neighborhood which would allow the change as requested in this Memorandum of the property known as 4 Sherwood Avenue, from its present zoning to R. O. zoning.

Respectfully Submitted,

*Morris S. Berman*  
Morris S. Berman  
Proper Person  
4010 Glengyle Avenue  
Baltimore, Maryland 21215  
301-764-7444

Case No. R-87-254  
Morris S. Berman, et ux

Ms. Evelyn Burns, Secretary for the Pikesville Community Growth Corporation (PCGC), testified as to the composition of her organization and its opposition to the reclassification. Mr. Robert Schmidt, a 23-year resident who lives one block away, testified to the traffic problems on the street and the fear of additional parking which would aggravate these problems. Mr. Kenneth Hipsley, a neighborhood resident, testified to the fear that the R.O. classification by domino effect could extend further into the neighborhood and thereby affect the normal use of his property. Mr. James Hoswell, Planner for Baltimore County, testified that he could see no error in the D.R. 5.5 zoning as it provided a reasonable use for the property. He further testified that, during the Comprehensive Map Process in 1988, the Planning Department was doing a series of studies on properties such as this and raised the possibility that rezoning of this type properties might well be considered comprehensively. This basically concluded testimony in this case.

The Board is concerned about aspects of this reclassification petition. The purpose of the R.O. zoning is to provide a buffer between business or manufacturing zoning and residential zoning, and in this case, the subject site contains both a business demarcation line and a residential use, and would seem to warrant its reclassification. It is further noted by the Board that the property is abutted on three sides by commercial use. The Board is, however, not too sympathetic to Mr. Berman's request. Mr. Berman is in the real estate business, and as such, one of his most elemental functions would be to ascertain the zoning of the property he was purchasing. The problems he now faces are basically of his own making. In addition, the request is for a blanket R.O. zoning. Much concern was evidenced by People's Counsel and protestants as to the likelihood that, if the R.O. zoning is granted, a special exception for a

MORRIS S. & LESLIE G. BERMAN #R-87-254  
NW/S Sherwood Avenue, 160' SW of SW side of Reisterstown Road Item #6, Cycle IV, 1986-87  
D.R. 5.5 to R.O. 0.164 acre  
August 28, 1986 Petition Filed *2nd Amendment Petition*  
Morris S. & Leslie G. Berman Petitioners  
4010 Glengyle Avenue Baltimore, MD 21215  
James Earl Kraft Baltimore County Board of Education 940 York Road 21204  
Phyllis Cole Friedman, Esquire People's Counsel  
Norman E. Gerber  
James G. Hoswell  
Arnold Jablon  
Jean M. H. Jung  
James E. Dyer  
Margaret E. du Bois

REQUEST NOTIFICATION

Gerard Logan  
7 Sherwood Ave  
Pikesville 21208

County Board of Appeals of Baltimore County  
Room 200 Court House  
Towson, Maryland 21284  
(301) 494-3180  
April 9, 1987

Mr. & Mrs. Morris S. Berman  
4010 Glengyle Avenue  
Baltimore, MD 21215

RE: Case No. R-87-254  
Morris S. Berman, et ux

Dear Mr. Berman:

Enclosed is a copy of the Opinion and Order passed today by the County Board of Appeals in the subject matter.

Sincerely,

*Kathi C. Weidenhammer*  
Kathi C. Weidenhammer  
Administrative Secretary

Encl.

cc: James Earl Kraft  
Phyllis Cole Friedman, Esq.  
Gerard Logan  
Norman E. Gerber  
James G. Hoswell  
Arnold Jablon  
Jean M. H. Jung  
James E. Dyer  
Margaret E. du Bois  
*File*

MEMORANDUM OF MORRIS S. & LESLIE G. BERMAN  
IN SUPPORT OF THEIR PETITION TO REZONE  
A PORTION OF THEIR LAND FROM  
D.R.-5.5 TO R.O.

CHANGE IN THE AREA

There have been certain changes in the physical character of the neighborhood in the vicinity of the property known as 4 Sherwood Avenue, Pikesville, Maryland 21208.

The physical character of the neighborhood has been drastically altered since the adoption of the Comprehensive Zoning Maps by the County Council of 1980. This has been brought about by the addition of a Town Center.

There are many various individual single family houses that have been changed from that type of location to small residential offices. Several large tracts of land have been converted from single family houses on a large piece of land to multipurpose buildings.

Apartment complexes have either been built at this time or have been approved to be built in the very near future. The parking lot directly across the street from 4 Sherwood Avenue came about within the past several years when a residential house was torn down to make way for the parking lot.

As part of this change we find that 3 Church Lane is now R. O. as are several other houses on that Street. Cala Lane has new townhouses and on Sudbrook Lane, #8, #10, #12, #15, #103, & #107 all now are R. O., O-1.

Attached to this Memorandum are copies of the 1980 and 1984 zoning maps showing part of the subject property is now zoned R.L.-CNS.

Mr. Morris S. Berman  
Mrs. Leslie G. Berman  
4010 Glengyle Avenue  
Baltimore, Maryland 21215

February 17, 1987

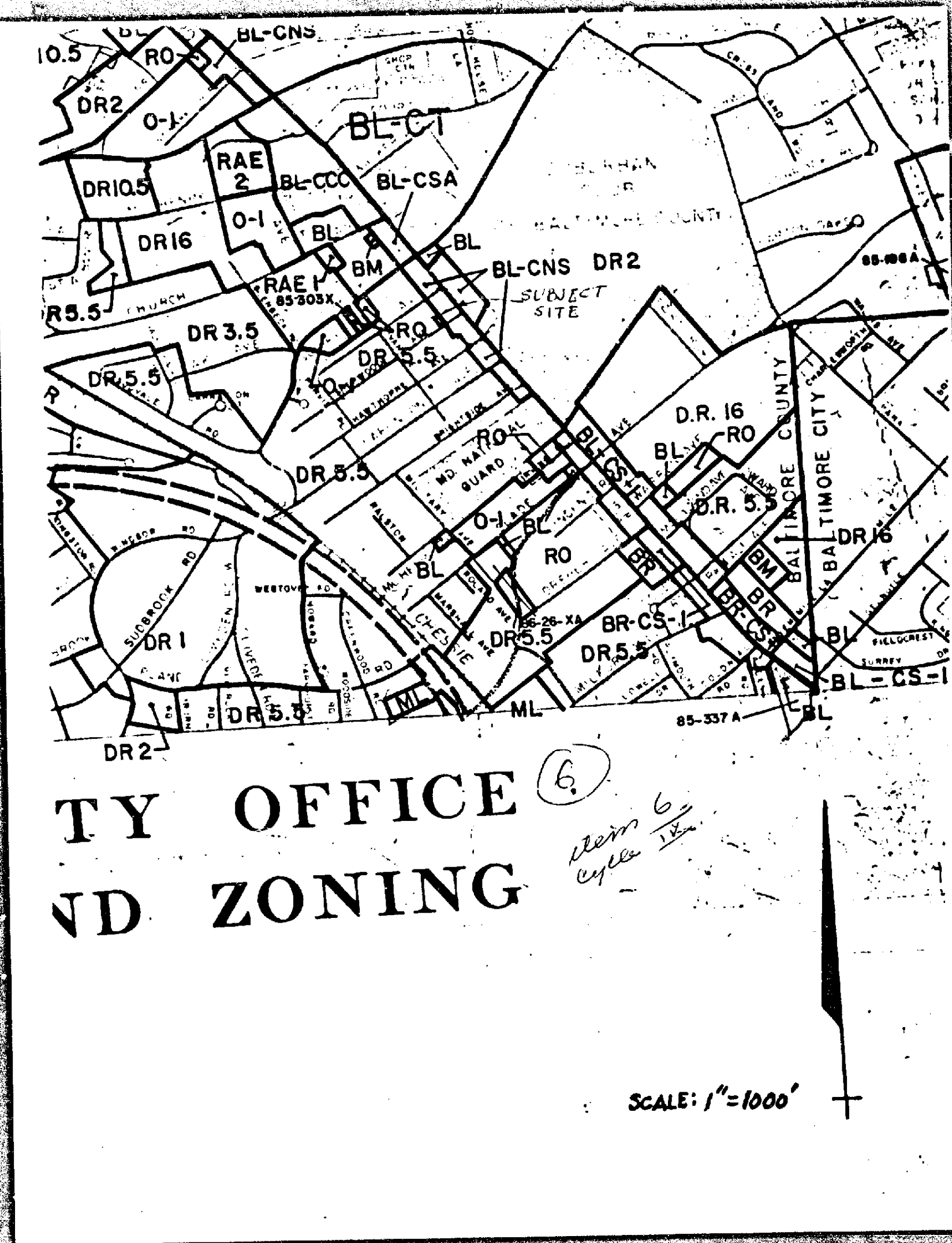
**NOTICE OF HEARING**

RE: PETITION FOR ZONING RECLASSIFICATION  
NW/S Sherwood Ave., 160' SW of the SW/S of  
Reisterstown Rd. (4 Sherwood Ave.)  
3rd Election District - C.D.  
Morris S. Berman, et ux - Petitioners  
Case No. R-87-254

TIME: 10:00 a.m.

DATE: Thursday, March 26, 1987

PLACE: Room 218, Courthouse, Towson, Maryland



**ZONING OFFICE  
AND ZONING**

SCALE: 1"=1000'

Case No. R-87-254  
Morris S. Berman, et ux

Class B office building would be a definite possibility. If Mr. Berman had presented the Board a specific site plan, rather than an envelope request, the Board could then have disposed of these neighborhood concerns. Since such was not the case, the Board recognized these concerns as legitimate. The Board will find in this case that the present D.R. 5.5 zoning with the existing residence upon it is not in error. The Board also recognizes the need for buffer areas between business zonings and residential zonings but finds that to do this on a piecemeal basis at this time is inappropriate.

**ORDER**

It is therefore this 9th day of April, 1987 by the County Board of Appeals ORDERED that the requested reclassification from D.R. 5.5 and B.L.-CNS be and the same is DENIED.

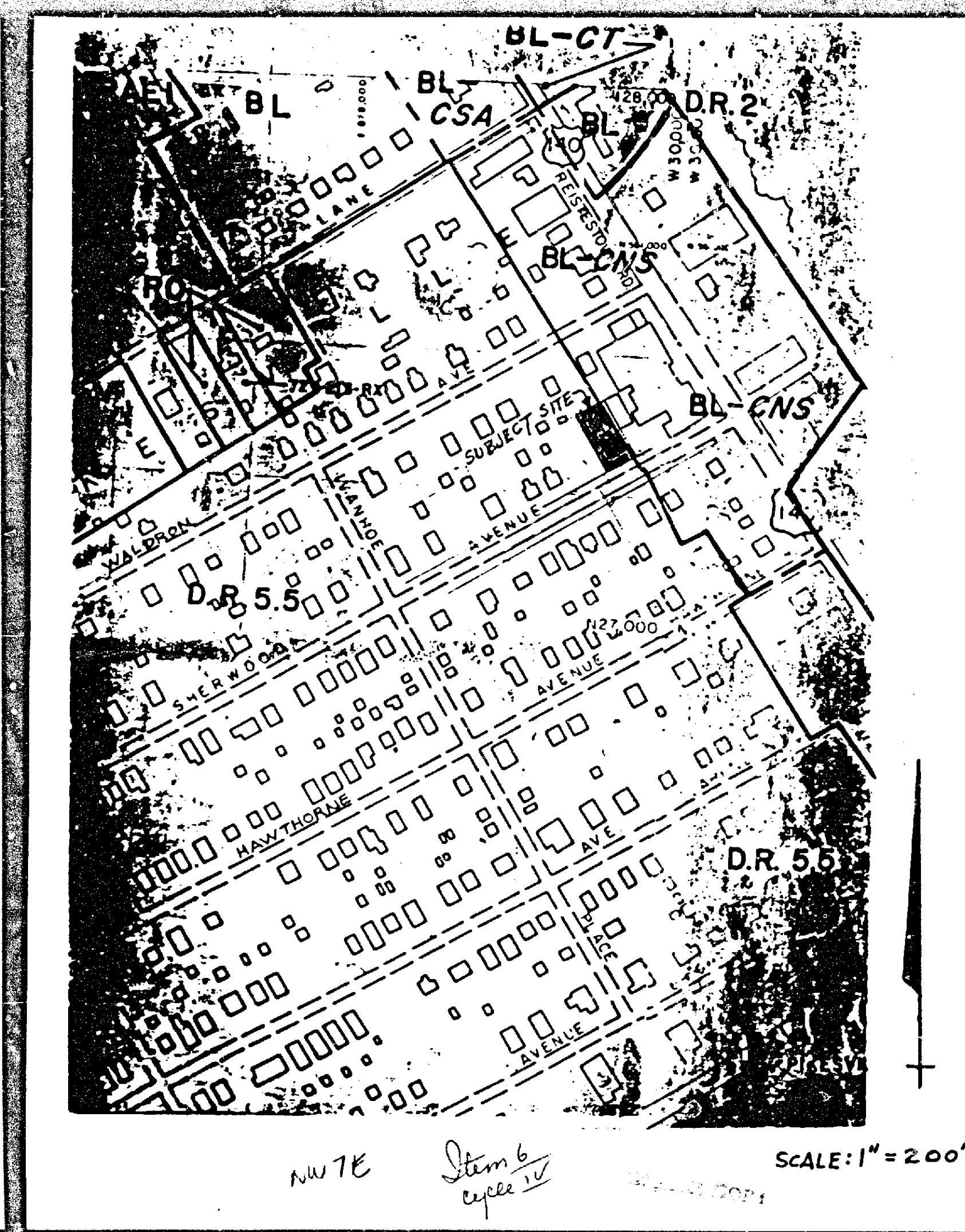
Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF  
BALTIMORE COUNTY

*William T. Hackett*  
William T. Hackett, Chairman

*Keith S. Franz*  
Keith S. Franz

*Leroy B. Spaffrier*  
Leroy B. Spaffrier



SCALE: 1"=200'

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 925907  
DATE 3/23/87 ACCOUNT 01-615  
AMOUNT \$ 100.00  
RECEIVED MORRIS BERMAN  
FILING FEE FOR RECLASSIFICATION  
B B023\*\*\*\*\*100001a 820DF

*T. Hackett*  
T. Hackett, Chairman  
Board of Appeals  
ZONING OFFICE FOR ADVERTISING AND  
ONE WEEK BEFORE THE HEARING. THE  
ZONING OFFICE ON THE DAY OF THE

**LEGAL NOTICE**

PETITION FOR RECLASSIFICATION  
Case No. R-87-254  
LOCATION: Northwest Side of Sherwood Avenue, 160 feet Southwest of the Southeast Side of Reisterstown Road (4 Sherwood Avenue)  
PUBLIC HEARING: Thursday, March 26, 1987, at 10:00 a.m.  
The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold public hearing to reclassify the property from a D.R. 5.5 Zone to an O-1 Zone. All that parcel of land in the 3rd Election District of Baltimore County, BEGINNING for the same at a point on the southwest side of Sherwood Avenue, 30 feet wide, at the distance of 160.00 feet, measured southwesterly along said northwest side of Sherwood Avenue, from its intersection with the southwest side of Reisterstown Road, 66 feet wide, and running thence binding on said southwest side of Sherwood Avenue South 57°47'54" West 60.00 feet, thence leaving said northwest side of Sherwood Avenue and running at an angle therefrom, North 32°12'06" West 119.00 feet, thence North 57°47'54" East 60.00 feet and thence South 32°12'06" East 119.00 feet to the place of beginning, CONTAINING 7.18 Square Feet of land or 0.164 acres of land, more or less, SAVING AND EXCEPTING the portion of the property presently zoned B.L.-CNS containing 1,000 Square Feet of land or 0.023 Acres, more or less, having 6.057 Square Feet of land or 0.139 Acres, more or less, which represents the Area to be reclassified to O-1 Zone.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., March 5, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 5, 1987.

THE JEFFERSONIAN,  
*Luan Seibert*  
Publisher

Cost of Advertising  
57.20

Rec'd  
3/19/87

IN THE MATTER OF THE PETITION FOR RECLASSIFICATION FROM D.R. 5.5 TO R.O. ZONE NW/S Sherwood Ave., 160' SW of SW/S of Reisterstown Rd. 3rd District  
MORRIS S. & LESLIE G. BERMAN, Petitioners  
BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY  
Case No. R-87-254 (Item 6, Cycle IV)

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

RECEIVED  
COUNTY BOARD OF APPEALS  
1987 FEB -5 A 10 31

I HEREBY CERTIFY that on this 5th day of February, 1987, a copy of the foregoing Entry of Appearance was mailed to Morris S. & Leslie G. Berman, 4010 Glengyle Ave., Baltimore, MD 21215, Petitioners.

*Peter Max Zimmerman*  
Peter Max Zimmerman

The bearings used in the above description refer to the B.C.U.D. Grid Meridian. Said description is for petition purposes only and is not intended for use in any conveyance of title thereto.

BEING known as the eastmost one-half of Lot No. 374 and all of Lot No. 375 as laid out on the Plat of "FALSTON ADDITION" which plat is recorded in Flat Book J.W.S. 10. 1, Part 1, Folio 275 & 276.

Being the property of Morris S. Berman, et ux as shown on the plat plan filed with the Zoning Department.

BY ORDER OF  
WILLIAM T. HACKETT, CHAIRMAN  
COUNTY BOARD OF APPEALS  
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 33161  
DATE 3/23/87 ACCOUNT 01-615-000  
AMOUNT \$ 301.18  
RECEIVED FROM Mr. Morris S. Berman, 5 Whisperwood Court, Pikeville, Md. 21208  
ADVERTISING & POSTING COSTS RE CASE # R-87-254  
B B023\*\*\*\*\*30118 320DF



ARNOLD JADLON  
ZONING COMMISSIONER

JEAN M. H. LUNG  
DEPUTY ZONING COMMISSIONER

March 18, 1987

Mr. Morris S. Berman  
Mrs. Leslie G. Berman  
4010 Glengyle Avenue  
Baltimore, Maryland 21215

RE: PETITION FOR ZONING RECLASSIFICATION  
NW/S Sherwood Ave., 160' SW of the SW/S of  
Reisterstown Rd. (4 Sherwood Ave.)  
3rd Election District - 2nd Councilmanic District  
Morris S. Berman, et ux - Petitioners  
Case No. R-87-254

Dear Mr. and Mrs. Berman:

This is to advise you that \$301.18 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' HEARING OR THE ORDER WILL NOT BE ISSUED.

Please make your check payable to "Baltimore County, Maryland" and remit it to Ms. Margaret E. du Bois, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

*Pat & returned 3/26/87*

Received in 2119



County Board of Appeals of Baltimore County  
Room 200 Court House  
Towson, Maryland 21204  
(301) 494-3180

April 24, 1987

Mr. Sheldon Shugarman  
202 Purvis Place  
Pikesville, MD 21208

Re: Case No. R-87-254  
Morris S. Berman, et ux

Dear Mr. Shugarman:

Per your telephone request of April 23, enclosed is a copy of the Board's Opinion and Order in the subject case.

Our file shows no indication of a written request from you relative to notification and receipt of the Board's opinion; therefore a copy was not sent to you.

Sincerely,

*John C. Weidenhammer*  
John C. Weidenhammer  
Administrative Secretary

Encl.

H.S.F

MORRIS S. BERMAN

4010 Glengyle Avenue  
May (301) 764-7444

Baltimore, Maryland 21215  
Evenings (301) 486-1963

April 10, 1987

William T. Hackett, Chairman  
County Board of Appeals of Baltimore County  
Room 200 Court House  
Towson, Md. 21204

Re: Case # R-87-254  
Morris S. Berman  
4 Sherwood Avenue

Dear Mr. Hackett,

I have received your Opinion and Order in the above this date, and am writing you about the matter. When I received the letter I called you and advised I would write you and Mr. Sheldon Shugarman about this property.

Page 3 of the Opinion says that I should have presented a specific site plan, rather than an envelope request, and I wish to correct this. In my plans I stated that there would be no changes to the existing house and the only improvements would be the change of the rear entrance into the basement and possibly the enclosure of the front porch, as the house has absolutely no insulation in it. Otherwise than that, nothing else would change.

I testified that it would be so expensive to do any other way that I would put that into writing. I have no intention of tearing down the house and rebuilding anything on the lot. So, the question of a specific site plan was placed in writing to the Board at the hearing, and I think that a second look might be in order.

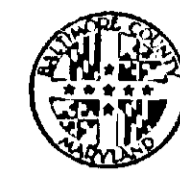
Since I have 30 days from April 9, it is possible that we can get together with the Board and Ralston to resolve this problem.

Yours,

*Morris S. Berman*  
Morris S. Berman

CC: Sheldon Shugarman  
202 Purvis Place  
Baltimore, Md 21208

APR 13 1987



County Board of Appeals of Baltimore County  
Room 200 Court House  
Towson, Maryland 21204  
(301) 494-3180

April 22, 1987

Mr. Morris S. Berman  
4010 Glengyle Avenue  
Baltimore, MD 21215

Re: Case No. R-87-254  
Morris S. Berman

Dear Mr. Berman:

We received your letter of April 10 regarding our Opinion in this matter.

It was clear from your petition that a Documented Site Plan in accordance with the requirements of the Baltimore County Code was not made in this case. The dictum provided in our Opinion was merely a suggestion that without a Documented Site Plan we do not believe that a reclassification was appropriate. Notwithstanding the testimony that you provided at the hearing as to your future use of the property, such does not comply with the Code and could not be considered by us as a restriction on you should we have granted the reclassification as requested.

Very truly yours,

*William T. Hackett*  
William T. Hackett, Chairman  
County Board of Appeals

See: Baltimore County Code, 1985 Cumulative Supplement  
Section 2-58.1(1)  
cc: Mr. Sheldon Shugarman

3 SHERWOOD AVENUE  
BALTIMORE, MD 21208

March 26, 1987

County Board of Appeals of Baltimore County  
Courthouse -- room 218  
Towson, MD 21204

re: case # R87-254

Dear Sirs:

As residents of Sherwood Avenue in Pikesville, we are very interested in maintaining a conscientious level of living. It has come to our attention over the past several months that Mr. Morris S. Berman has purchased 4 Sherwood Avenue in Pikesville, with the intentions of converting the present residential structure into a commercial location. This address is not zoned R0 zone, but instead the present DR 53, and Mr. Berman assures us that he did not know this when he made the purchase. Because Mr. Berman did not do his homework he feels that he is stuck with property that is not commercially zoned. This is a poor excuse for demanding changes in a very old residential location that has no desire for commercial zoning to find its way moving down the avenue.

We as individuals know from experience that Baltimore County is very cooperative and very open when it comes to visiting the numerous offices, such as, Planning, Zoning, and Health, and that the answers are available and the personnel are there to assist you in your investigations. So, as the old cliché goes, "ignorance is no excuse".

Did you know that Sherwood Avenue, as part of the Ralston Community is one of the oldest communities in Pikesville? A community that has been strictly residential for over eighty years. We cherish this community of like-minded people; those who have worked hard for their retirement, and those as young adults who have chosen this neighborhood to raise their children and work hard so that they too can achieve a peaceful retirement.

The bottom line here is that we are here to protect our homes; our investments; our future. Next month, on April 13, 1987, we as homeowners for ten years; a very small amount of time compared to many of the residents in our Ralston Community. We have kept up with improvements and maintenance to our property and we respect the rights of others to the extent that change will not affect us. Now we are faced with a change that could potentially lead the way for continuous change to our neighborhood setting. Mr. Berman announced at our community meeting on Tuesday, March 17, 1987, that if he doesn't get his property rezoned as he has requested, that he will continue to let his residential rental that currently occupies the address known as 4 Sherwood Avenue, in Pikesville, to deteriorate in appearance and maintenance needs. Threats such as these do not welcome promise and trust in a neighborhood where residents continue to be conscientious about their homes and their investments.

99:1113 16:144 188  
5/1/87

page 2 of 2

Parking on our avenue is difficult at times due to the fact that the streets in the Ralston Community are avenues and not wide enough to be considered streets. The traffic light at the corner of Reisterstown Rd and Sherwood Avenue already invites traffic into the neighborhood even though Sherwood Avenue itself is a dead-end street. An onslaught of commercial establishments can only mean more parking on the avenue and more traffic in the future.

Please reconsider any change to the zoning at 4 Sherwood Avenue, in Pikesville, as we are truly concerned about the future of our cherished neighborhood.

Sincerely,

*Joel Linn Weber*  
Joel Linn Weber  
*Jane Reed Weber*  
Jane Reed Weber

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 9, 1987

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

ooo

Chairman

MEMBERS

- Bureau of Engineering
- Department of Traffic Engineering
- State Roads Commission
- Bureau of Fire Prevention
- Health Department
- Project Planning
- Building Department
- Board of Education
- Zoning Administration
- Industrial Development

Mr. and Mrs. Morris S. Berman  
4010 Glengyle Avenue  
Baltimore, Maryland 21215

RE: Item No. 6 - Cycle No. IV  
Case No. R-87-254  
Petitioner: Morris S. Berman, et ux  
Reclassification Petition

Dear Mr. and Mrs. Berman:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the October-April reclassification cycle (Cycle IV). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office on or before March 19, 1987. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time.

Page Two  
Item No. 6, Cycle IV  
March 9, 1987

If you have any questions concerning the enclosed comments, please feel free to contact the Zoning Office at 494-3391 or the commenting agency.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:kkb (MS018)

Enclosures

cc: Frann & Associates  
3210 Southgreen Road  
Baltimore, Maryland 21207



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211

NORMAN E. GERBER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

CYCLE IV, OCT. TO APR. 1986-87

OCTOBER 15, 1986

Re: Zoning Advisory Meeting of OCTOBER 14, 1986  
Item # CYCLE III-46  
Property Owner: MORRIS S. + LESLIE G. BERMAN  
Location: NW/5 SHERWOOD AVE., 160' SW OF SW/5 REISTERSTOWN RD. (66' WIDE)

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- There are no site planning factors requiring comment, AT THIS TIME
- A County Review Group Meeting is required.
- A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- A record plat will be required and must be recorded prior to issuance of a building permit.
- The access is not satisfactory.
- The circulation on this site is not satisfactory.
- The parking arrangement is not satisfactory.
- Parking calculations must be shown on the plan.
- This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- Construction in or alteration of the Floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- The amended Development Plan was approved by the Planning Board on
- Landscaping: Must comply with Baltimore County Landscape Manual.
- The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
- The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

Additional comments:  
IF SUBJECT PROPERTY IS REZONED ANY FUTURE DEVELOPMENT OF THE SITE MUST MEET THE REQUIREMENTS OF BILL # 56-82 "THE DEVELOPMENT REGULATIONS"

cc: James Hoswell

David Fields, Acting Chief  
Current Planning and Development

**BALTIMORE COUNTY, MARYLAND**

INTER-OFFICE CORRESPONDENCE

Mr. Walter Hackett, Chairman  
 TO: Board of Appeals  
 Office of Planning and Zoning  
 FROM: Ian J. Forrest  
 Date: December 9, 1986

SUBJECT: Reclassification Petitions - Cycle IV

This office is unable at this time to make comments regarding the seventeen properties listed for zoning reclassification without more detailed information on the attached plats.

If you have any questions concerning this matter, you may contact Mr. Gerard A. Zitnik at 494-2762.

*Ian J. Forrest*  
 Ian J. Forrest, Director  
 BUREAU OF ENVIRONMENTAL SERVICES

IJF:pb

**BALTIMORE COUNTY**  
 FIRE DEPARTMENT  
 TOWSON, MARYLAND 21204-2586  
 494-4500

PAUL H. REINCKE  
 CHIEF  
 October 22, 1986

Mr. Arnold Jablon  
 Zoning Commissioner  
 Office of Planning and Zoning  
 Baltimore County Office Building  
 Towson, Maryland 21204

Attention: William Hackett  
 Chairman, County Board of Appeals

RE: Property Owner: Morris S. and Leslie G. Berman  
 Location: NW/S Sherwood Avenue, 160' SW of the SW side of Reisterstown Road  
 Item No.: 6 Zoning Agenda: Cycle IV  
 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.

( x ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 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 at \_\_\_\_\_ EXCEEDS 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 operation.

( 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", 1976 edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWERS: *John F. O'Neill* Noted and Approved: Fire Prevention Bureau  
 Planning Group  
 Special Inspection Division

/mb

**BALTIMORE COUNTY, MARYLAND**

INTER-OFFICE CORRESPONDENCE

Chairman,  
 TO: William F. Hackett - Appeals Board  
 FROM: Charles E. Burnham, Plans Review Chief, Department of Permits & Licenses  
 Date: December 1, 1986

SUBJECT: October, 1986 - April, 1987 Zoning Reclassification - Cycle IV

Item # 6 Property Owner: Morris S. and Leslie G. Berman  
 Contract Purchaser: \_\_\_\_\_  
 Location: NW/S Sherwood Avenue, 160' SW of the SW side of Reisterstown Road  
 Existing Zoning: D.R. 5.5  
 Proposed Zoning: R.O.  
 Acres: 0.164  
 District: 3rd.

Any change in use shall require a change of use and occupancy permit. All such structures shall comply to the Baltimore County Building Code as amended by Council Bill #17-85 or the specific Codes in effect at the time.

CEB/vv

3-11-87

Dear Sirs:  
 I would like a written order sent to my address.  
 Case # 87254  
 NAME: MORRIS BERMAN  
 ADDRESS: 4 SHERWOOD AVE  
 PIKESVILLE, MD 21208

MORRIS S. & LESLIE G. BERMAN

THANK YOU  
 GERARD LOGAN  
 4 SHERWOOD AVE  
 PIKESVILLE, MD 21208

copy to: Bettye du Bois  
 3/12/87

RECEIVED  
 COUNTY BOARD OF APPEALS  
 FEB MAR 12 P 2 51K

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

R-87-254

District: 3rd Date of Posting: March 16, 1987

Posted for: Reclassification

Petitioner: Morris S. Berman, et al.

Location of property: NW/S Sherwood Avenue, 160' SW of the SW side of Reisterstown Rd. 4 Sherwood Ave.

Location of Signs: In front of #4 Sherwood Ave.

Remarks:

Posted by: *S.J. Beator* Signature Date of return: March 13, 1987

Number of Signs: 7

MARCH 24 1987

County Board of Appeals  
 Old Court House  
 Towson, MD 21204

Gentlemen:

I am writing to state my opposition to the request for a zoning change at #8 Sherwood Ave. from industrial to R.O.

My wife I bought our home at #16 Sherwood in November 1965 and have been very happy to be a part of a fine neighborhood. We are concerned that the rezoning of this property, just a few houses away from us, might change the character and feeling of our community.

Please consider CEB/119 as once this property is rezoned, the owner could make many changes that would be harmful to the future of our neighborhood as a residential area.

We appreciate your consideration.

Thank you!

*Robert H. Cooper*  
*Helen F. Cooper*

Barbara A. Mullen  
 6 Sherwood Ave. • Pikesville, MD 21208

R-87-254

County Board of Appeals  
 Old Court House  
 Towson, Md 21204

Gentlemen:

Since I will with pleasure I am putting in writing my concern on the issue of re-classification of 4 Sherwood Ave. Pikesville Md 21208.

I am the adjacent property owner living at 6 Sherwood Avenue, Pikesville Md 21208 & strongly oppose to the house being converted to office & the future possibility of one day seeing the house torn down.

This is a stable community. I have lived here 13 years & am concerned that this would be detrimental to the neighborhood & would have a negative impact on my property.

Thank you!

*Barbara A. Mullen*

**BALTIMORE COUNTY**  
 DEPARTMENT OF TRAFFIC ENGINEERING  
 TOWSON, MARYLAND 21204  
 494-3550

STEPHEN E. COLLINS  
 DIRECTOR

December 10, 1986

Mr. William Hackett  
 Chairman, Board of Appeals  
 Office of Law, Courthouse  
 Towson, Maryland 21204

Cycle IV  
 Item No. 6  
 Property Owner: M & L Berman  
 Location: Sherwood Avenue

Dear Mr. Hackett:

The estimated trip generation for the existing zoning is 10 trips/day, and the projected trip generation for the proposed zoning is 25 trips/day.

Very truly yours,  
*Richard Moore*  
 For C. Richard Moore  
 Deputy Director

CRM:GMJ:lt

RECEIVED  
 COUNTY BOARD OF APPEALS  
 FEB REC 16 P 2 51

**IMPORTANT MESSAGE**

FOR: *Kathy CBA*

DATE: *4-23-87* TIME: *2:50* A.M.

**WHILE YOU WERE OUT**

M: *Sheldy Shugart*  
 OF: *202 Furze Pl, 21208*

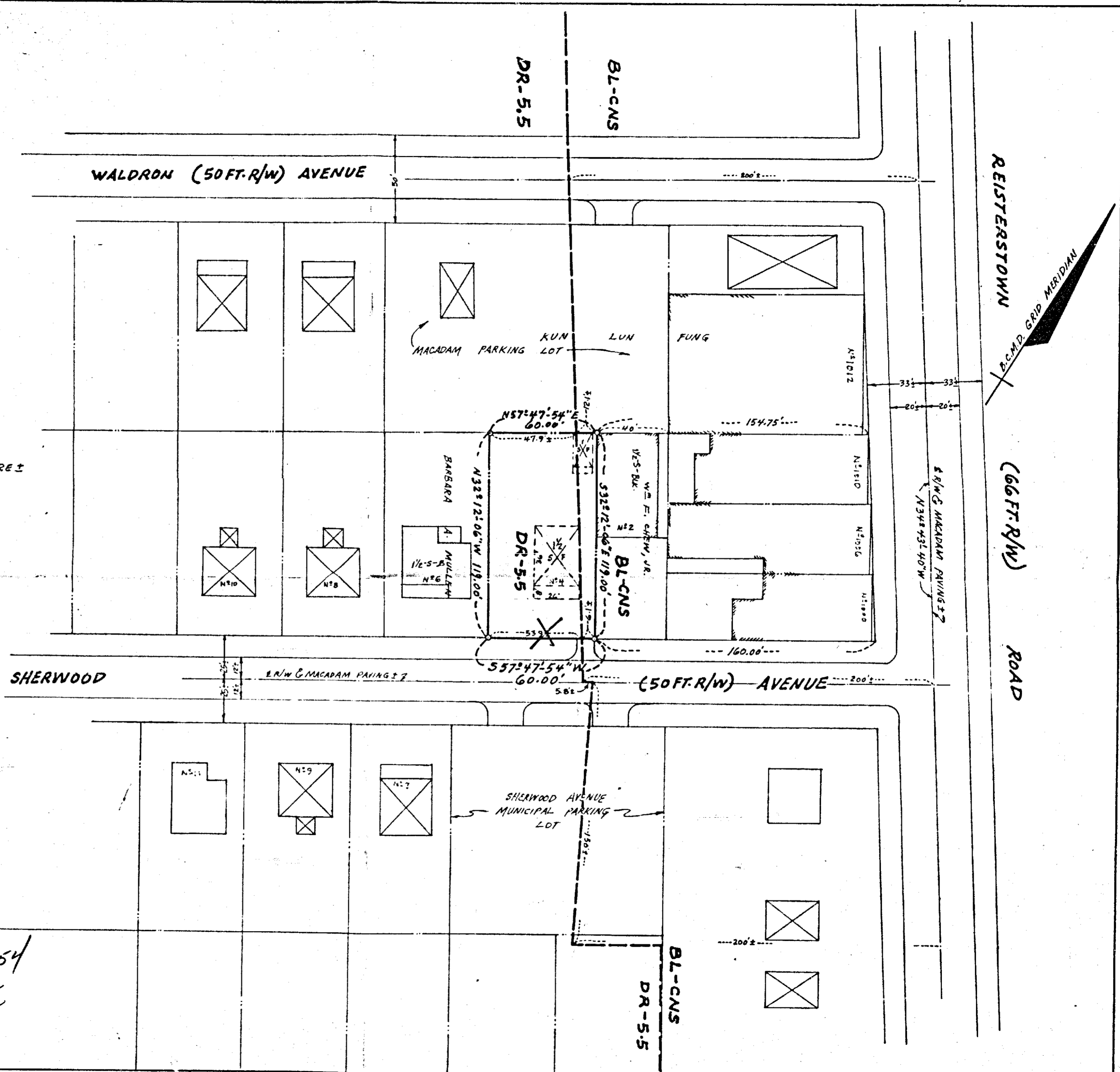
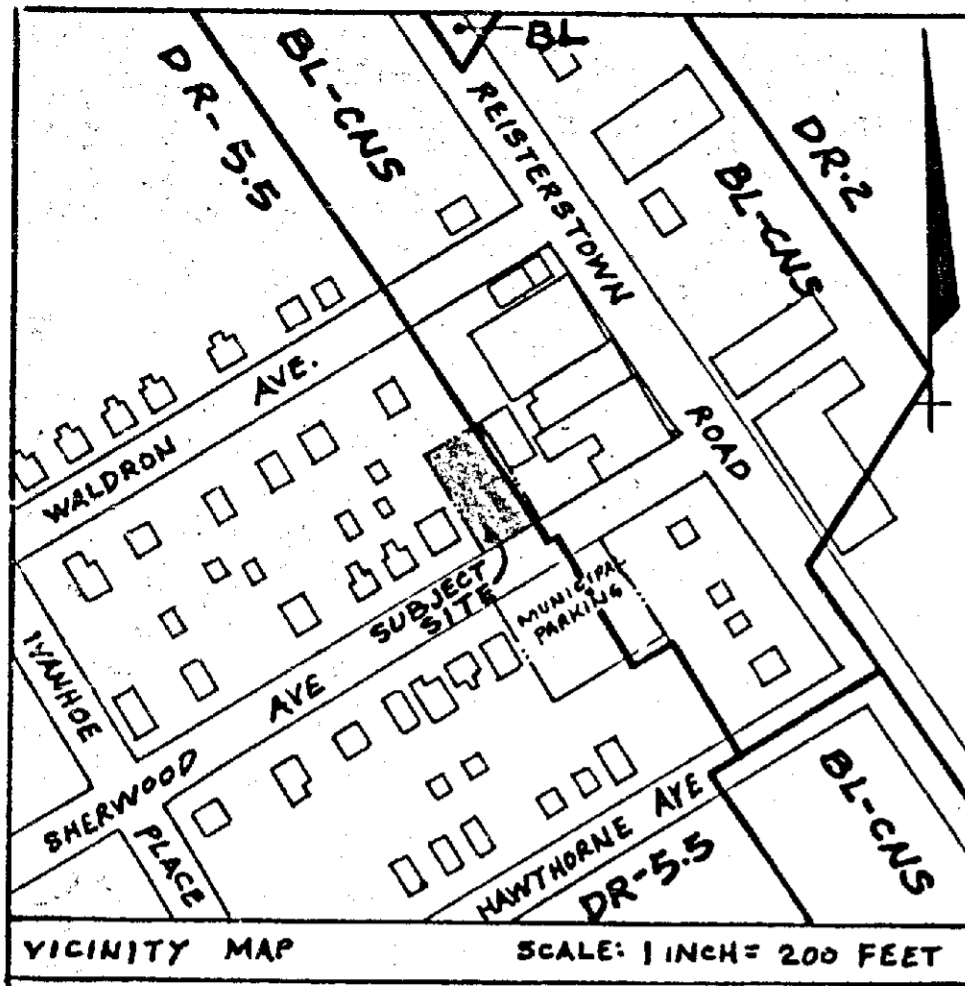
PHONE NO: *659-1758* (Pikesville)

TELEPHONED	PLEASE CALL
CALL TO SEE YOU	WILL CALL AGAIN
WANTS TO SEE YOU	RUSH

RETURNED YOUR CALL

MESSAGE: *Re: R-87-254*  
*Berman - pl send*  
*summary of CBA order of*  
*4-9-87 - he didn't present*

SIGNED: *sh* one



**SITE NOTES**

- 1) EXISTING CLASSIFICATION IS DR-5.5
- 2) PROPOSED CLASSIFICATION IS R.O.
- 3) SUBJECT AREA IS 6057.1 SQ. FT. ± OR 0.139 ACRE ±
- 4) LOCATED IN THE SECOND COUNCILMATIC DISTRICT.



SAMUEL P. FRAMM  
MD. REG. L.S. NO 5817

*1 Sign  
R-87 254  
Item 6  
cycle IV*

PLAT TO ACCOMPANY PETITION FOR RECLASSIFICATION IN THE USE OF THE SUBJECT PROPERTY KNOWN AS  
**4 SHERWOOD AVENUE**  
LOCATED IN THE THIRD ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND.

OWNER - PETITIONER		REVISIONS	
MORRIS S. BERMAN AND LESLIE G. BERMAN 4010 GLENGYLE AVENUE BALTIMORE, MD. 21215		NO	DATE
1	TITLE AND ALIGNMENT OF ZONING LINE	6-26	

**FRAMM & ASSOCIATES**  
ENGINEERS • PLANNERS • SURVEYORS  
3210 SOUTHGREEN ROAD  
BALTIMORE, MARYLAND 21207  
TELEPHONE: (301) 922-4457

SCALE: 1 INCH = 40 FEET  
DATE: AUGUST 18, 1986  
JOB NO: 5817-86081-2  
FILE NO: 0303-078-08-2  
SHEET 1 OF 1