

## BALTIMORE COUNTY OFFICE OF PLANNING &amp; ZONING

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

Your petition has been received and accepted for filing this  
day of March, 1987.

ARNOLD JABLON  
Zoning Commissioner

Petitioner: Michael S. Scher, et ux  
Petitioner's Attorney

Received by: James E. Dyer  
Chairman, Zoning Plans  
Advisory Committee

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner

Date: April 10, 1987

Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning

Zoning Petitions No. 87-415-A, 87-420-A, 87-421-A, 87-424-A, 87-425-A,  
SUBJECT: 87-426-A, 87-427-A, 87-428-A, 87-429-A, 87-430-A, 87-431-A, 87-434-A,  
87-435-A, 87-436-SPH, 87-438-A, 87-443-SPH, 87-445-A and 87-446-A

There are no comprehensive planning factors requiring comment  
on these petitions.

Norman E. Gerber, AICP  
Director

NEG:JGH:sib

CPS-00A

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 13, 1987

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

cc:

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. Michael S. Scher  
7422 Kalton Court  
Baltimore, Maryland 21208

RE: Item No. 311 - Case No. 87-424-A  
Petitioner: Michael S. Scher, et ux  
Petition for Zoning Variance

Dear Mr. Scher:

The Zoning Plans Advisory Committee has reviewed the plans  
submitted with the above-referenced petition. The following  
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 suit-  
ability of the requested zoning.

Enclosed are all comments submitted from the members of the  
Committee at this time that offer or request information on  
your petition. If similar comments from the remaining  
members are received, I will forward them to you. Otherwise,  
any comment that is not informative will be placed in the  
hearing file. This petition was accepted for filing on the  
date of the enclosed filing certificate and a hearing  
scheduled accordingly.

Very truly yours,

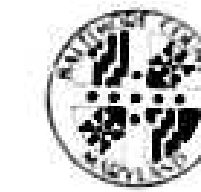
James E. Dyer, Jr.  
JAMES E. DYER, JR.  
Chairman  
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Michael S. Scher  
201 North Charles Street  
Baltimore, Maryland 21201

J. Finley Ransome & Associates  
P.O. Box 10160  
Towson, Maryland 21285-0160



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

STEPHEN E. COLLINS  
DIRECTOR

February 6, 1987

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items  
number 307, 308, 309, 310, 311, and 312.

Very truly yours,

Michael S. Flanigan  
Traffic Engineer Associate II

MSF:lt



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2566  
494-4500

PAUL H. REINCKE  
CHIEF

January 28, 1987

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

RE: Property Owner: Michael S. Scher, et ux

Location: SE/C Kalton Court and Monita Road

Item No.: 311

Zoning Agenda: Meeting of 2/3/87

Contention:

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 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.

REVIEWER: C.H. [Signature] 1-27-87  
Planning Group  
Special Inspection Division

Noted and  
Approved:

John F. O'Neill  
Fire Prevention Bureau



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204

TED ZALESKI, JR.  
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 311 Zoning Advisory Committee Meeting are as follows:

Property Owner: Michael S. Scher, et ux  
Location: SE/C Kalton Court and Monita Road  
District: D.R. 5.5

APPLICABLE ITEMS ARE CIRCLED:

- (1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85,  
the Maryland Code for the Handicapped and Aged (A.M.C. § 21-11 - 1986), and other applicable Codes and Standards.
- (2) A building and other miscellaneous permits shall be required before the start of any construction.
- (3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a  
registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- (4) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect  
or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- (5) All One Group except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for  
exterior walls closer than 5'-0" to an interior lot line. B-4 One Group require a one hour wall if closer  
than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party  
wall. See Table 401, Section 1107, Section 1105.2 and Table 1105. No openings are permitted in an  
exterior wall within 3'-0" of an interior lot line.
- (6) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested  
variance by this office cannot be considered until the necessary data pertaining to height/area and  
construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- (7) The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore  
County Building Code.
- (8) When filing for a required change of use/occupancy permit, an alteration permit application shall also  
be filed along with three sets of acceptable construction plans indicating how the existing structure is  
to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or  
Engineer seals are usually required. The change of use Group are from the \_\_\_\_\_ to the \_\_\_\_\_ or  
to Mixed Use \_\_\_\_\_ See Section 312 of the Building Code.
- (9) The proposed project appears to be located in a Flood Plain, Flood/Riverine. Please see the attached  
copy of Section 514.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct  
elevations above sea level for the lot and the finish floor levels including basement.
- (10) Comments
- (11) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office  
of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired  
the applicant may obtain additional information by visiting Room 112 of the County Office Building at 111  
W. Chesapeake Avenue, Towson, Maryland 21204.

Mr. C. E. Rasmussen, Chief  
Building Plans Review

1/27/87

IN RE: PETITION FOR ZONING VARIANCE  
SE/corner Kalton Court and  
Monita Road (7422 Kalton Ct.)  
3rd Election District  
2nd Councilmanic District

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 87-424-A

Michael S. Scher, et ux  
Petitioners

The Petitioners herein request a variance to permit a side yard setback  
of 20 feet in lieu of the required 25 feet for an existing addition on a corner  
lot.

Testimony by the Petitioners indicated that they purchased the subject  
property in 1980. The existing addition was constructed at least ten years ago  
and prior to the Petitioners taking ownership of the property. When they sought  
refinancing, the legitimacy of the addition was questioned. They were unable to  
locate any building permits relative to its construction. The Petitioners are  
therefore requesting a variance from setback requirements to legalize the addi-  
tion. There were no Protestants.

After due consideration of the testimony and evidence presented, and it  
appearing that strict compliance with the Baltimore County Zoning Regulations  
(BCZR) would result in practical difficulty and unreasonable hardship upon the  
Petitioners, in the opinion of the Deputy Zoning Commissioner, the variance re-  
quested would not adversely affect the health, safety, and general welfare of  
the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore  
County this 6<sup>th</sup> day of May, 1987, that a side yard setback of 20 feet for the  
existing addition, in accordance with the plan submitted, be approved, and as  
such, the Petition for Zoning Variance is hereby GRANTED, from and after the  
date of this Order.

Jean M.H. Jung  
Deputy Zoning Commissioner  
of Baltimore County

ORDER RECEIVED FOR FILING  
Date 5/13/87  
By Betty Schuler

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3333

Arnold Jablon  
Zoning Commissioner

May 6, 1987

Mr. & Mrs. Michael S. Scher  
7422 Kalton Court  
Baltimore, Maryland 21208

RE: Petition for Zoning Variance  
SE/cor. Kalton Ct. & Monita Rd.  
3rd Election District  
2nd Councilmanic District  
Case No. 87-424-A

Dear Mr. & Mrs. Scher:

Pursuant to the hearing recently held on the above-referenced case, en-  
closed please find a copy of the decision rendered. Your Petition for Zoning  
Variance has been Granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate  
to contact this office.

Very truly yours,

Jean M.H. Jung  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ:bjs

Enclosures

cc: People's Counsel







PETITION FOR ZONING VARIANCE  
2nd Election District - 2nd Councilmanic District  
Case No. 87-434-A

**LOCATION:** Southeast Corner of Kellon Court and  
Monter Road (7422 Kellon Court)

**DATE AND TIME:** Tuesday, April 21, 1987, at  
11:00 a.m.

**PUBLIC HEARING:** Room 106, County Office  
Building, 111 W. Chesapeake Avenue, Towson,  
Maryland

362

Pikesville, Md., April 1 1947

Poster for Zoning Variance to permit a side yard setback of 30 feet in lieu of the required 25 feet for a corner lot.

Being the property of Michael S. Scher, et al., as shown on plat filed with the Zoning Office.

In the event that this Petitioner is granted a building setback of 30 feet instead of the thirty (30) day hearing period, the Zoning Commissioner will, without further notice, extend the hearing period, without notice of said period, for a day of the same month, and the same year, as the day of the same month, such request must be received and made by the date of the hearing set above or made at the hearing.

Pikesville, Md., April 19, 1971

TO CERTIFY, that the annexed advertisement is published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore Maryland before the 21st day of April, 1971

BY ORDER OF  
ARNOLD JARLOW  
JUNIOR COMMISSIONER  
OF BALTIMORE COUNTY

1st publication appearing on the  
\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

2nd publication appearing on the  
\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

the third publication appearing on the  
\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

THE NORTHWEST STAR

**Manager**

Cost of Advertisement

Mr. Michael S. Scher  
Mrs. Melanie F. Scher  
7422 Kalton Court  
Baltimore, Maryland 21208

March 16, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE  
SE/cor. Kalton Ct. and Monita Rd.  
(7422 Kalton Ct.)  
3rd Election District - 2nd Councilmanic District  
Michael S. Scher, et ux - Petitioners  
Case No. 87-424-A

**TIME:** 11:00 a.m.

**DATE:** Tuesday, April 21, 1987

**PLACE:** Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 30504

DATE 1/23/11 ACCOUNT 8-01 613 000

AMOUNT \$ 35.00

RECEIVED *11/10/1964*

FOR: 70001600 & 70001601

VALIDATION OR SIGNATURE OF CASHIER.

VICINITY MAP

This is a detailed black and white map of Baltimore, Maryland, and its surrounding areas. The map shows major highways like I-695 and I-83, and various neighborhoods including Pikesville, Baltimore, and Woodmoor. A grid system with numbers 1-6 and letters A-D is overlaid on the map. Handwritten numbers 21209, 2121, and 2120 are visible in the upper right quadrant.

BALTIMORE COUNTY MARYLAND  
3<sup>RD</sup> ELECTION DISTRICT

N. F. I. P. DATA

COMMUNITY No. 240010

PANEL No. 0386

ZONE

\* NOTE:  
FRAME ADDITION MAY ENCROACH  
ON THE BUILDING SET BACK  
LINE.  
Lot size : 9,127.22 Sq. Ft.  
0.209 Acres

(50' R/W)

MONITA ROAD

OFFICE COPY

LOCATION SURVEY

No. 7422 KALTON COURT

REF LINE 6149 PAGE 318

Book No. 23

Folio 3

Plot for Zoning Variance  
Owner: Michael S. Smith  
Melanie F. Smith  
Supervision: Williamsburg  
Zoned: **DB 4.5**

Scale: 1" = 30'      Date: 4/29/86

J. Finley Ransone & Associates  
Registered Land Surveyors  
P.O. Box 10160  
Towson, Maryland  
21285-0160