-00 25 '62 ---

1551 Earne

April 24, 1962

MAGUIRE AND BRENNAN

ATTORNEYS AT LAW

ESSEX BALTIMORE 21, MD.

Hon. John G. Rose, Zoning Commissioner Baltimore County County Office Building Baltimore 4, Maryland

Dear Mr. Rose

Re: Petition for a Variance for Chatim Corp.

On behalf of my citert, the Chatim Corporation, please be advised that they are withdrawing their application for variance. I am enclosing herewith my check in the amount of Fifty (\$50.00) bollars for the cost of advertising and posting, as requested.

Thank ou very much for your kind cooperation.

very truly yours, glass magine John N. Maquire

the devel drive. And Record of the specific property of the Court of t

5516

# CERTIFICATE OF PUBLICATION

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 in coch day of \_\_\_\_\_\_larch \_\_\_\_\_19.62 , the first publication appearing on the 9th day of March 19 62...

THE JEFFERSONIAN Leank Struther

Cost of Advertisement, \$\_

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

1, or we. Chatim.Corporation.....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 \_\_\_ 256...3\_\_\_\_ Requesting O' front yard instead of the required 1000' Requesting East side yard of 50' instead of the required 1000' Requesting West side yard of 11' instead of the required 1000' Requesting rear Yard of 60' instead of the required 1000' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) That the building was erected before the property was zoned M H

That the building was erected before the adoption of Section 256.3

of the soning regulations, and due allowance for the 1000 feet set

See Attached Description

back was not foreseen.

VARIANCE TO THE BALTIMORE COUNTY PROBLEM BEGG LATIONS

Maryland.
The Zoning Regulations to be scetted a fallows:
Feeting Action and the scetter and t

timore County, is accounted to the county of the county, will held a public hearing.

Concerning all that parcel of land in the Fifteenth District of Halti-

other none. Coming Commissioner of Hal-County, by authority of the Act and Regulations of Hal-Pounty, will held a public

Property is to be posted and advertised as prescribed by Zoning Reg	ulations.
I, or we, agree to pay expenses of above Variance advertising, posting, e setition, and further agree to and are to be bound by the zoning regulation	te., upon filing of this
Salimore County adopted pursuant to the Zoning Law For Baltimore County	y.

Contract purchaser	By John Maguer Strong Owner
Address	Address 3945 Greenwel Care
John H. Maguire Petitioner's Attorney	Protestant's Attorney
Address 825 Eastern Avenue (21)	
ORDERED By The Zoning Commissioner of	Baltimore County, this 29th de
required by the Zoning Law of Baltimore County,	bject matter of this petition be advertised, in two newspapers of general circulation throug

\_ JAN 99 6228th day of March 196 2 at 1:00 o'cloc



25/6

Chatin Correction

### CERTIFICATE OF PUBLICATION

7HIS IS TO CERTIFY, That the annexed advertisement was published in The COUNTY Paper, Inc., a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of \_\_\_\_\_successive weeks before the 2 day of \_\_\_\_\_\_ the first publication appearing on the Sth day of ..... 19 .....

The COUNTY Paper, Inc.

# VERNON C. LUTZ

SURVEYOR AND CIVIL ENGINEER Town, Street and Readway Supervision. a Tope-graphical Work. a Surveying and Mapping

Chyllaning - Balling Gerate. Augus: 20, 1956

#### Description of Property from Chatin Corp to C.M.Pitt

REGINNING for the same in the center of a 16 foot lame now known as Schaefer Lane and at the end of the fifth or North 64 degrees East 8 foot line of the deed dated May 26, 1952 and recorded among the Land Records of Baltimore County in G.L.B. 2116, folio 267 from Albert Landay, et al to Chatin Corp.; thence leaving said place of beginning, as now surveyed, referring all courses to the above mentioned deed, and binding reversely on the above mentioned fifth line, South 64 degrees West 8.40 feet to the beginning of the last line of the deed dated August 19, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. 2157, folio 511 from Kenneth G. Smith and wife, et al to Chatim Corp.; thence binding on a part thereof, North 51 degree 30 minutes West 145.29 feet to the southeast side of a road 50 feet wide and known as Pulsaki Drive (the southeast side of said drive being located 50 feet southeasterly from and parallel to Pulaski Highway, 150 feet wide); thence leaving Schaefer Lane and binding on the southeast side of Pulaski Drive by a curve to the right with a radius of 25589.99 in a southwesterly direction for a distance of 405.32 feet, the arc of which is subterded by a chord bearing South 64 degrees 19 minutes 32 esconds West 405.32 feet; thence leaving said Pulaski Drive and running for new lines of division through the lands of the first above mentioned deed, the three following courses and distances, wis: South 25 degrees 13 minutes 12 mecomis East 299.73 feet to the northernmost side of a 10 foot State Roads Drainage Essement; thence binding thereon by a curve to the left with a radius of 650.79 feet in a southeasterly direction for a distance of 313.62 feet, the arc of

# BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. John G. Rose, Zoning Commissioner Date March 16, 1962

FROM ... George E. Gavrelis, Deputy Director

#5516-V. Variance to permit a front yard of 0 feet instead of the required 1000 feet; and to permit east side yard of 50 feet instead of the required 1000 feet and a vest side yard of 11 feet instead of the required 1000 feet; and a rear yard of 50 feet instead of the required 1000 feet; Southeast side of Pulsack brive and Schoeler Lane. Seing property of Chatin Corp.

15th District

HEARING: Wednesday, March 28, 1962 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject potition for variances and has the following advisory compents to make with respect to pertinent planning factors:

- 1. It is the understanding of the Planning staff that the subject property was replansified from N-4, to N-3 soning in order to penuit the manufacturing of paint. In its discussion that respect to the appropriateness of such soning and use here from Planning Soard reised questions with respect to this pass here from Planning Soard reised questions with respect to the propriate here. The property of the property
- 2. The Planning staff questions again the extent to which paint manufacting operations will or will not create fire hazards or don problems. Discussions with our industrial consultant indicates the feasibility of paint blending and storage operations here but questions the appropriateness of pigment or vehicle manufacturing and any open kettle continuous.
- 3. Variances, to be granted must be in strict harmony with the spirit and intent of the Zoning Regulations and without substantial injury to the public health, safety, and general wafare, it seems saivisable that the Pire Buress, who consulted with respect to their recommendations or related to the properties of the properties of the respective consulted with respect to their recommendations or not say confidence on the variance being sought here and whether on the say conditions on the variance in terms of the lightricrypse of the building ought to be mades.

GEG: bms

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

(

Towson, Maryland
th #5516
District. 15. Date of Posting. 3-8-62
Posted for Naruand to Juney Regulations
Pellisner: Thating layouthern Louis & Schaufer Land
Location of property: A & S. of Gulush Sharl & Schafer Lane
Location of Signs Miller 75 ft Werby Schaffel dune un lite 55 ft
Me all flux. Locypo grand 11 Mpt 75 ft. Me bof Schafer Lane on M. S. I. faland of bend, another year 125 ft. south of Juliania.
Remarks:
Posted by Gland & Thursman Date of return: 3-9-62

## VERNON C. LUTZ

dice Blancom Famue

August 20, 1956

which is subtended by a chord bearing South 85 degrees 44 minutes 16 seconds Bast 310.59 feet, to the end of said ourse; thence North 66 degrees 25 minutes 53 seconds East 373.81 feet to the center line of Schmefer Lann and to intersect the sixth line or South 51 degrees 30 minutes East 397.5 foot line of the first herein mentioned deed binding reversely on a part of said line and along the center of Schaefer Lane with the use thereof in common with others, North 51 degrees 30 minutes Bost 374.99 feet to the place of beginning.

Being and comprising a part of the land in the first above mentioned deed and all of the land in the deed secondly mentioned herein.

VĀ	ELEPHO	ONE BOOO	OFFIC:	INVOICE COUNTY, MA OF FINA! OF FINA! COURT HOUSE WSON 4, MARYLAND	NCE	No. 1	1601 1/25/62
	То	Hears, Hag 825 Hastern Baltimre 2	zire & Brennen Boule ward, , Md.	BILLED	Zoning Department 119 County Office Tousen he Mie	Bldg.,	

DEPOSIT TO	ACCOUNT NO. 01.622		\$50.00
VTITMAUD	DETA	CH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Advertising and por	ting of property for Chatin Corp.	50,00
		PARO - Income the para - C	Site of Venne
	With the second	4-2562 3402 · s · II	P \$0.00
	3	■ Property (Property Control of Property Cont	-

MAIL TODIVISION OF COLLECTION & FECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

BALTIMORE COUNTY, MARYAND OFFICE OF FINANCE

Division of Collection and Recei COURT HOUSE TOWSON 4, MARYLAND

No. 10302

DATE 1/30/62

DEPOSIT TO	CCOUNT NO.	01/933				770	\$25.00
QUANTITY	Call Control	DETACH UPPE	R SECTION AND RE	CTURN WITH	YOUR REMI	TTANCE	COST
-	Potition	for a Variance :	for Chatin C	erp.			25.00
			P	Ali-s	Svere Cou	on both we College of D	eane
			1-5062	246	٠.	• III •	25.00
	3						

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

STATE REGISTRATION

## VERNON C. LUTZ

SURVEYOR AND CIVIL ENGINEER Town, Street and Roadway Supervision . Topographical Work a Surveying and Mapping

City Planning . Building Operation 4200 ELSRODE AVENUE TREEPHONE HAMILTON 4:2144 BALTINORE IS. MARYLAND

PULASKI (150) HIGHWAY PULASKI (SC) DRIVE 682 5974 € TOPPS LANK & 10: P = 25589.79 4. 405.32 1 Sty Br. BUILD NG 5 64:00 W 8.40 250.0 Recordified this 30th day of September, 1957 OADS TRA VIGE EASEMENT This is to cortify that I have surveyed the above property located in Bultimore County, Haryland, for the purpose of leasting the improvement

looghed on ohrwa. Signed, This

SCALE /00 ft. - 1 inch

0 2 72 02 9t 9t 9t 2t 0t 2t 0t