

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Robert E. Marscheck, Sr., President
1. or we, Chesaco Supply Co., Inc., 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.

heretby petition for a Variance from Section 238.2 request 9-41-A from M-31-02-581.
M 161.59' line instead of required 30'.

request 0.34' plus or minus from S. 530.31' 12" M 99.99 line instead of
required 30'.
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 minimum requirements would create a hardship
and cause certain practical difficulties to parties
hereto.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition and further agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser
Address: 8002 Pulaski Highway
Petitioner's Attorney
Address: 419 Jefferson St. #4

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day

of July 1968, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of August 1968, at 10:00 o'clock

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 9, 1968

FROM: George E. Gavrellis, Director of Planning

SUBJECT: Petition #69-41-A. Northwest side of Pulaski Highway 160.67 feet East of Chesaco Avenue. Petition for Variance to permit a rear yard of 0.94 feet instead of the required 30 feet; and to permit a side yard of 9.41 feet instead of the required 30 feet.
Chesaco Supply Company, Inc. - Petitioners

15th District

HEARING: Thursday, August 22, 1968. (10:00 A.M.)

If it should be decided to grant the subject petition, we request that the grant be conditioned upon our approval of the site plan. Also, we suggest that consideration be given to a possible stipulation that the surface texture of walls facing the adjacent R-6 zone be specified, and/or that planting be provided.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Chesaco Supply Co., Inc.,
8002 Pulaski Highway
Baltimore, Maryland 21206

SUBJECT: Side and rear yard variance for Chesaco Supply Co., Inc., located NW/4 of Pulaski Highway 160.67 NE of Chesaco Avenue 15th District (Item 25, July 23, 1968)

Dear Sirs:

The Zoning Advisory Committee has reviewed the subject petition and has the following comments to offer:

STATE ROADS COMMISSION:

One 30 ft. entrance would be sufficient to serve this site. The remainder of the frontage and R/W line must be curbed with 8" x 22" concrete curb. Plans must be revised in accordance with this comment prior to the hearing date. All access will be subject to State Roads Commission approval and permit.

BUREAU OF TRAFFIC ENGINEERING:

The plans show parking for one vehicle for both the existing and proposed uses. However, on the date of inspection there were three vehicles on the location.

ZONING ADMINISTRATION DIVISION:

It should be noted that the parking requirements for this use is one car which the petitioner has shown. However, if the property is developed as proposed practically any other use would require considerably more parking which could not be provided. This is due to the size of the building proposed and the variances requested. It appears very likely that this property is being over-crowded.

If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

The above 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 that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Project Planning Division
Bureau of Engineering
Health Department
Bureau of Fire Prevention
Building Engineer
Industrial Development

Very truly yours,

JAMES E. DYER,
Zoning Supervisor

JED:JJO
cc: John Meyers-State Roads
C. Richard Moore-Traffic Engr.

July 21, 1968

Chesaco Supply Co., Inc.
8002 Pulaski Highway
Baltimore, Md. 21206

NOTICE OF HEARING

Re: Petition for Variance
#69-41-A

TIME: 10:00 A.M.

DATE: Thursday, August 22, 1968

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. Chesapeake Avenue,
TOWSON, MARYLAND



William G. Ulrich, Jr.

OFFICE PHONE:
823-2382

RESIDENCE PHONE:
663-7947

William G. Ulrich, Jr.

Registered Land Surveyor

18 FULLERTON HEIGHTS AVE BALTIMORE, MD. 21236

FOR THE PURPOSE OF ZONING ONLY

All that piece or parcel of land situate, lying and being in the Fifteenth Election District of Baltimore County, State of Maryland and described as follows:

Beginning for the same on the northwest side of Pulaski Highway at a point north 58 degrees 57 minutes 12 seconds east 160.67 feet from Chesaco Avenue running thence and binding on the northwest side of Pulaski Highway north 53 degrees 57 minutes 12 seconds east 99.54 feet thence leaving the highway north 31 degrees 02 minutes 48 seconds west 161.59 feet thence running south 53 degrees 31 minutes 12 seconds west 99.99 feet thence running an' ending in the center of a right of way laid out eighteen feet wide with the use thereof in common with others entitled thereto south 31 degrees 02 minutes 48 seconds east 152.13 feet to the place of beginning.

Containing 0.358 of an acre of land more or less.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Chesaco Supply Co., Inc.,
8002 Pulaski Highway
Baltimore, Maryland 21206

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

Your Petition has been received and accepted for filing this
23rd day of July, 1968.

John G. Rose,
Zoning Commissioner

Petitioner/Chesaco Supply Co., Inc.

Petitioner's Attorney

Reviewed by
Chairman of
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th
Posted for: Planning, Survey, August 22, 1968, P. 10:00 A.M.
Petitioner: Chesaco Supply Co.
Location of property: NW/4 of Pulaski Highway 160.67' E of Chesaco Ave.
Location of Sign: 0.34' plus or minus from existing side of Chesaco Supply Co.
Remarks:
Posted by: Mel H. Hess
Signature
Date of return: Aug. 27-68

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 54488

DATE July 25, 1968

To: T. L. Fennell and Associates
2 Market Place
Baltimore, Md. 21222

Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO.	AMOUNT	TOTAL AMOUNT
69-41-A	25.00	25.00
Petition for Variance for Chesaco Supply Co.		
#69-41-A		

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 56242

DATE Aug. 23, 1968

To: Cash

Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO.	AMOUNT	TOTAL AMOUNT
69-41-A	25.25	25.25
Advertising and posting of property for Chesaco Supply Co.		
#69-41-A		

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

ZONING COMMISSIONER OF
BALTIMORE COUNTY

Zoning Commissioner of Baltimore County



REVISID PLANS

WILLIAM G. ULRICH JR.
COUNTY SURVEYOR
18 FULLERTON HEIGHTS AVENUE
BALTIMORE CO. MARYLAND
JUNE 17, 1968 SCALE 1"=50'

BY ORDER OF
JOHN C. ROSE
ZONING COMMISSIONER OF
BALTIMORE COUNTY

By Ruth Morgan

Cost of Advertisement, \$_____