

OCT 10 1973

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner.

the Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community.

to permit a rear yard setback of thirty (30) feet instead should be granted of the required fifty (50) feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of August, 1973, that the herein Petition for a Variance should be and the same is granted, from and after the date of this Order, to permit a rear yard setback of thirty (30) feet instead of the required fifty (50) feet, subject to the approval of a site plan by the 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 Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of August, 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



July 5, 1973

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 #8, Zoning Advisory Committee Meeting, July 10, 1973, are as follows:

Property Owner: Charich Corporation
Location: Fox Tail Road and Aylesbury Road
Present Zoning: M.R. and M.L.
Proposed Zoning: Variance from Section 243.3 to permit a rear yard setback of 30' instead of the required 50'
District: 8
No. Acres: 0.16 acres

The loading areas and truck docks must be shown on the site plan; also all truck maneuvering must be done on site and this must be indicated on the site plan.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planning Specialist II
Project Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESTER AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3311 ZONING 484-3351



COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
901-100-3000
H. B. STAAB
DIRECTOR

INDUSTRIAL DEVELOPMENT COMMISSION BALTIMORE COUNTY, MARYLAND

July 9, 1973

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

Dear Sir:

Re: ZAC Agenda July 10/73
Item 8 Owner: Charich Corporation
Location: Fox Tail Rd and Aylesbury Rd
Present Zoning: M.R. and M.L.
Pro. Zoning: Variance from Sec. 243.3 to permit rear yard setback of 30' instead of required 50'
No. Acres: 0.16 District: 8

We have reviewed the subject petition and visited the site and offer the following comments:

The present industry on the site requires the requested variance for the needed expansion of its facilities. The Industrial Development Commission feels the request to be reasonable and necessary.

Sincerely yours,
H. B. STAAB
Director

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 10, 1973

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

Re: Item 8
Property Owner: Charich Corporation
Location: Fox Tail Road and Aylesbury Road
Present Zoning: M.R. and M.L.
Proposed Zoning: Variance from Section 243.3 to permit a rear yard setback of 30' instead of the required 50'

Z.A.C. Meeting of: Tuesday July 10, 1973

District: 8
No. Acres: 0.16 acres

Dear Mr. DiNenna:

No bearing on student population.

WJP/ml

Very truly yours,
W. Nick Petrovich
Field Representative

W. NICK PETROVICH, President
JOSHUA B. ANGLER, Secretary

MARCUS W. HODGINS
JOSHUA B. ANGLER, Secretary

W. NICK PETROVICH, President
JOSHUA B. ANGLER, Secretary

DESCRIPTION

DESCRIPTION
TO ACCOMPANY PETITION FOR
ZONING VARIANCE FROM AREA REGULATIONS
PROPERTY OF
CHARICH CORPORATION
EIGHTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING at a point on the south side of Fox Tail Road (70 feet wide, formerly Kilmar Road), at a distance of 197.44 feet measure along the South Side of Fox Tail Road from its intersection with the centerline of Aylesbury Road (80 feet wide) said point of beginning being also on an distant Due West 5.41 feet from the end of the fifth line of all that parcel of land which by deed dated March 30, 1964 and recorded among the Land Records of Baltimore County in Liber OTG 4282 at Folio 435, was conveyed by Nathan Frazer et al to Charich Corporation and running thence binding along the south side of Fox Tail Road and on part of the fifth and all of the sixth lines of the aforementioned deed the 2 following courses and distances, viz:

- 1) Due East, 5.41 feet, and
- 2) 66.01 feet along the arc of a curve to the left having a radius of 780.00 feet and a long chord bearing of N 87° 34' 32" East, 65.99 feet, thence leaving Fox Tail Road and running with and binding along part of the seventh line of the aforementioned deed Due South, 201.35 feet, thence N 19° 45' 43" West, 210.99 feet to the point of beginning. Area contained herein is 0.16 acres more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner
FROM: William D. Fromm, Director
SUBJECT: Petition #74-34-A. South side of Fox Tail Road (formerly Kilmar Road) 197.44 feet East of Aylesbury Road.
Petition for Variance for a Rear Yard.
Petitioner - Charich Corporation

Date: July 19, 1973

8th District

HEARING: Monday, August 6, 1973 (10:45 A.M.)

The staff of the Office of Planning and Zoning will offer no comment on this petition at this time.

William D. Fromm
William D. Fromm, Director

WDF:NEG:mh



BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MELSER
DIRECTOR DEPUTY TRAFFIC ENGINEER

August 2, 1973

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

Re: Item 8 - July 10, 1973 - ZAC
Property Owner: Charich Corporation
Fox Tail Road and Aylesbury Road
Variance from Section 243.3 to permit a rear yard setback of 30' instead of the required 50'
District 8

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested variance to the rear yard.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

Charich Corporation
10 West Aylesbury Road
Timonium, Maryland 21093
August 7, 1973

TO WHOM IT MAY CONCERN:

This is to advise that the Charich Corporation, owners and petitioners for variance petition number 74-34-A, will be responsible for any damages or costs resulting from an appeal with regard to the granting of the variance.

CHARICH CORPORATION

Harry Mahmann
C. Harry Mahmann
President

ORDER RECEIVED FOR FILING

DATE August 6, 1973
BY J. H. H. H. H.

PETITION FOR
VARIANCE
BY SUBJECT

FOR THE
TOWSON TIMES

TOWSON, MD. 21204 July 23 - 1973

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric Dineen
Zoning Commissioner of Baltimore county

was inserted in THE TOWSON TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one week
before the 23 day of July 1973 that is to say, the same
was inserted in the issue of July 19, 1973.

STROMBERG PUBLICATIONS, Inc.

By *Ruth Morgan*

PETITION FOR A VARIANCE
NEW MOTIVATION

FOR THE
CERTIFICATE OF PUBLICATION

TOWSON, MD. July 12, 1973

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 a week
of one time, successive weeks before the 6th
day of AUGUST, 1973, the first publication
appearing on the 17th day of July
1973.

THE JEFFERSONIAN
L. L. Smith
Manager

Cost of Advertisement, \$.

1-SIGN 74-34-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8th Date of Posting July 20, 1973

Posted for: PETITION FOR VARIANCE

Petitioner: CHARISH CORP.

Location of property: S/S of Fox Tail Rd. (Formerly Kilburn Rd.)
197.44 E. of Ayresbury Rd.

Location of Sign: E Side of Ayresbury Rd. 50' from S/S of
Fox Tail Rd.

Remarks: By Thomas H. Roland
Signature

Posted by Thomas H. Roland Date of return: July 27, 1973

Mr. Alvin Spill, Jr., Vice President
18 North Calverly
Timonium, Maryland 21066

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing
this 21st day of July 1973

A. P. Dineen
S. ERIC DINEEN
Zoning Commissioner

Petitioner: Charish Corporation

Petitioner's Attorney: Robert C. Deane

Reviewed by Eric Dineen
Zoning Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 21st day of
June 1973.

R. C. Deane
S. ERIC DINEEN
Zoning Commissioner

Petitioner: Charish Corp. Submitted by Robert C. Deane

Petitioner's Attorney: Robert C. Deane Reviewed by Eric Dineen

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

BALTIMORE COUNTY, MARYLAND No. 111538

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Aug. 6, 1973 ACCOUNT 01-662 5600

AMOUNT \$56.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

DeCourse & Son, Inc.
P.O. Box 366
10914 York Rd.
Cockeysville, Md. 21030
Advertising and posting of property for Charish Corp. - \$10.36

BALTIMORE COUNTY, MARYLAND No. 10895

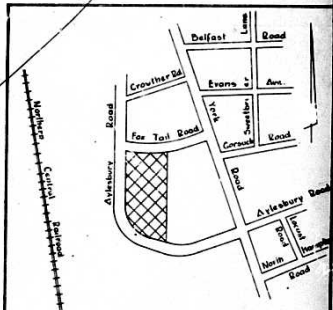
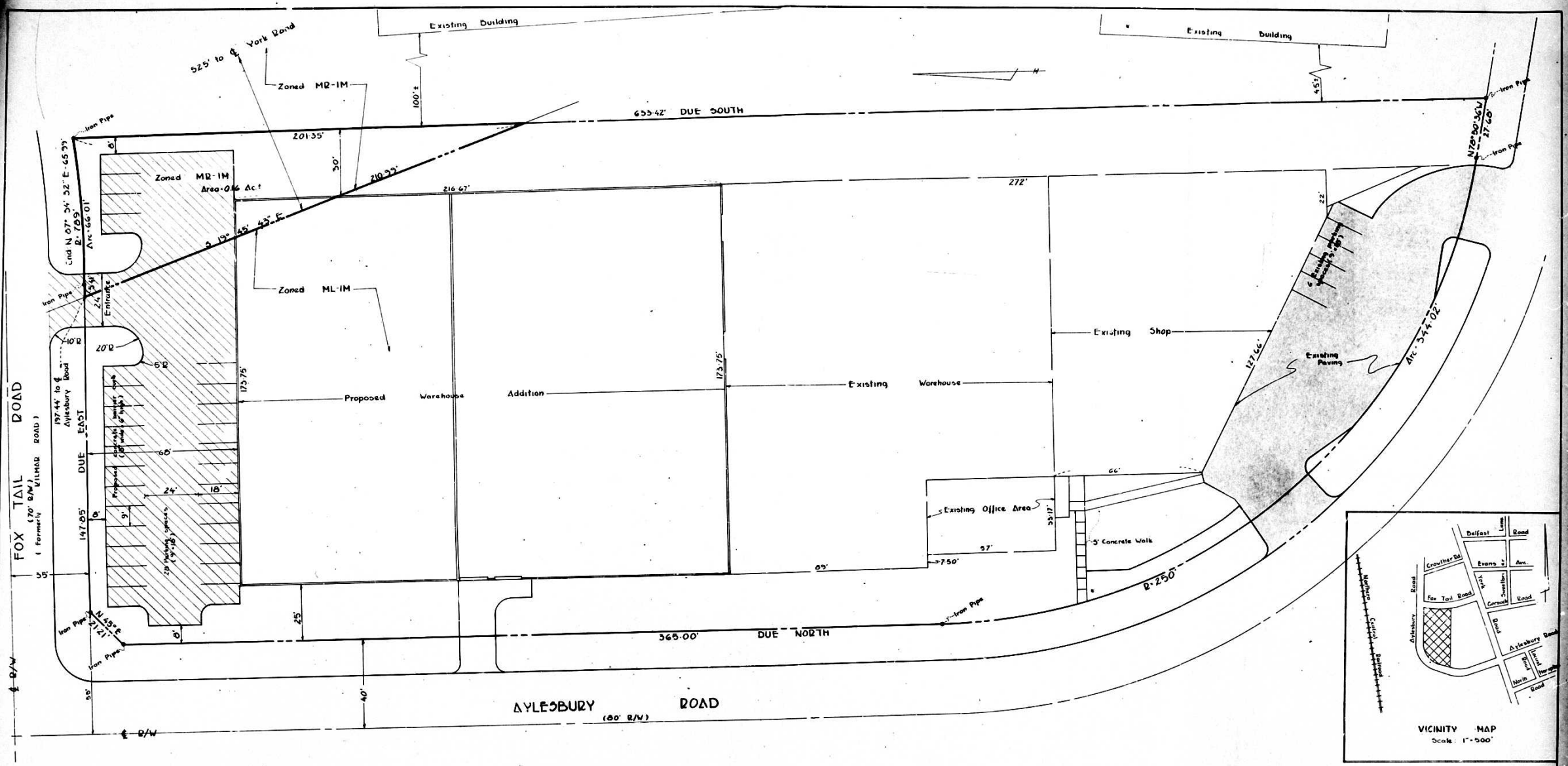
OFFICE OF PL. & Z. - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE July 10, 1973 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

DeCourse & Son, Inc.
P.O. Box 366-10914 York Rd.
Cockeysville, Md. 21030
Petition for Variance for Charish Corp.
\$74-34-A \$5.81



General Notes

- 1) Total area of property.....3.00 Acres
- 2) Present zoning.....MR-IM & ML-IM
- 3) Present use.....Office & Warehouse
- 4) Proposed zoning.....ML-IM & MR-IM with a variance to reduce the 50' side yard to 30' in the MR-IM zone
- 5) Parking data:

A. Number of spaces required	
1- Use	1670 sq. ft. @ 1 sq/500 sq. ft.
a- Office area	1670
b- Warehouse	1670
c- Total number of spaces required	23

- B. Number of parking spaces provided 35
- C. Parking Area
- | | |
|--------------|--------------------------------|
| 1- Spaces | 3' x 10' Typical |
| 2- Paving | Bituminous, Concrete surfacing |
| 3- Screening | Not required |
| 4- Lighting | None |

Existing Paving
Proposed Paving

PURDUM & JESCHKE
ENGINEERS
1023 N. CALVERT STREET
BALTIMORE, MARYLAND



Plan to accompany Petition for Variance
Property of
Charich Corporation
6th Election District Baltimore Co., Maryland
Scale 1"=20' June 19th, 1973

See revised plan

old Plat

