TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

or we. Charich 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.

petition for a Variance from Section 243.3 - to permit a rear yard

setback of 30 feet instead of the required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

To make more practical use of space in the extension of :



SAS of

E

197.44.

fill-34-A (formerly E of Aylesb Sth

4

See attached description

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

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

Contract purchaser

ORDER RECEIVED FOR FILING

Petitioner's Attorney

Timonium, Maryland 21093 Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 10tb day

required by the Zoning Law of Baltimore County, in two newspapers of general cardialdum of Baltimore County, that property be posted, and that the public hearing be abefore the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore

Acri de Kinsa Zoning Commissioner of Baltimore County.

Charich Corporation Per: Alger Zapf, Jr., President Address 10 West Aylesbury Road

Baltimore County. Maryland Bepartment Of Public Borks COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

July 25, 1973

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

Re: Item #8 (1973-1974) Froperty Cumer: Charich Corporation Fox Tell Rd. and Aylochury Rd. Froeant Coning: N.H. and K.L. Fropased Coning: Yellance from Sestive 28.3.3 to parent a rear yard actions of 30 instead of the required 500 District: Sth No. Americ 0.15 series

Bear Mr. DiNorna.

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Aylestury and Fox Tail Roads are existing County roads. No further highway improvements are required at this time. However, the construction or reconstruction of sidewalks required along the frontage of this property ourb and gatter, entrances, aprons, ste. in connection with the further development of this site will be the full responsibility of the Patitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore Gounty Standards.

hevelopment of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings damatroes of the property. A grading permit is, therefore, mecessary for all grading, including the stripping of top soil.

The Patitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any muisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be full responsibility of the Patitioner.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

> PETITION AND SITE PLAN EVALUATION COMMENTS

Item #8 (1973-197h)
Property Cumor: Charich Sorporution
Page 2
July 25, 1973

Water and Sanitary Sewer:

Public water supply and sanitary severage are serving this site.

Very truly yours, Ellsworld W. Dene prof. ELLSWORTH N. DIVER, P.R. Chief, Bureau of Engineering

END:EAM:FUR:SS

Baltimore County Fire Department

J. Austin Deitz



Towson. Maryland 21204 423-7310

Office of Planning and Zoning Baltimore County Office Building Towson, Haryland 21204

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: Charich Corporation

Location: Fox Tail Road and Aylesbury Road

Zoning Agenda Tuesday, July 10, 1973 Item No. 8

Gentlenen:

Pursuant to your request, the ref'..unced property has been surveyed by this Sureau and the comments below marked with an "%" 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 all an approved road in accordance with Baltimore County and as published by the Department of Public Morks, () 2. A second nears of vehicle access is required for the site. () 3. The vehicle dead-end condition shown at

EXCEPDS the maximum allowed by the Fire Department.

The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning

Reviewer: At 1884 Noted and Approved: Faul A Remobe Special Inspection Division Fire Prevention Bureau

August 2, 1973

Mr. Alger Zapf, Jr., Vice President 10 West Aylesbury Road Timonium, Maryland 2109?

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

RE: Variance Petition Item 8 Charich Co-poration - Petitioners

Dear Mr. Zapf:

TORN 1, DILLON, 18

MEMPERS BUREAU OF ENGINEERING

DEPARTMENT OF

IN REAL OF

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT BOARD OF EDUCATION

COSTNO ADMINISTRATION

DETSTRIAL DEVELOPMENT

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced potition and has made an on site field inspection of the proporty. The following comments are a result of this review and inspection.

These 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 appropriateness of the requested zoning.

The subject property is located on the southeast corner of Fox Tail Road and Aylesbury Road, in the Sth District of Baltimore County. This property is currently unimproved on the northermsost end of the site. There is, however, the existing warchouse and shopping area at the lower end of Aylesbury Road. There is an existing warchouse on the east side of the subject site and other office and warchouse and restaurant uses in the vicinity.

Curb and gutter exists along Aylesbury Road and on Fox Tail Road at this location.

This petition is accepted for filing, however, a revised site plan reflecting the comments of the Project Planning office and the Health Department must be submitted prior to the hearing.

Mr. Alger Zaph, Jr., Vice President Item 8 Page 2 August 2, 1973

This position is accepted for filing on the date of the mealesed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

yery truly yours, John J. Dillon, Js., Zoning Advisory Committee

JJDJr.:JD

ec: Purdum & Jeschke 1023 N. Calvert Street Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

JEFFERSON BUILDING WSON, MARYLAND 21204

July 9, 1973

NALD J. ROOP, M.D., M.P.H.

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

Comments on Item 8, Zoning Advisory Committee Meeting July 3, 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 required 50° District: 8 No. Acres: 0,16

Revised plot plan must be submitted showing location of water supply and severage.

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB:mne

DESCRIPTION

DESCRIPTION

TO ACCOMPANY PETITION FOR

20MING VARIANCE FROM AREA REGULATIONS

PROPERTY OF

CHARICH CORPORATION

RECEIVE REACTION DISTRICT BALTIHORE COUNTY, MARYLAND

wide, formerly Kilmar Road), at a distance of 197,44 feet measure! along the of Fox Tail Read from its intersection with the centerline of

of Baltimore County in Liber OTG 4282 at Polio 435, was conveyed by Mathan

Posner et allto 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:

of 780.00 feet and a long chord bearing of H 87° 34' 32" East, 65.99 feet, wing Fox Tail Road and running with and binding along part of the

GIRNING at a point on the south side of Fox Tail Road (70 feet

2) 66.01 feet along the arc of a curve to the left having a radius

th ling of the aforementioned deed Duc South, 201.35 feet, thence N 19° 45' 43" West, 210.99 feet to the point of beginning. Area contained herein

Zoning Commissioner of Baltimore County

RECEIVED FOR FILING

ORBER

WILLIAM D. FROMM

S. ERIC DINENNA



July 5, 1973

Mr. S. Eric DiNenna, ZoningCommissioner 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 Property Owner: Chanton 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'

No. Acres: 0.16 acres

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

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

SUBJECT Petition #74-34-A. South side of Fox Tail Road (formerly Kilmar Road) 197.44 (set East of Aylesbury Road. Petition for Variance for a Rear Vard. Petitioner - Charich Comporation

TO S. Eric DiNesma, Ioning Commissioner Date July 19, 1973

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

FROM William D. Fromm, Director

8th District



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: Wark, 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 Develop-ment Commission feels the request to be reasonable and necessary.

Sincerely yours, Agt. H. B. STAAB

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

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

Re: Item 8

I Item 8
Property Omner: Charich Corporation
Property Omner: Charich Corporation
Location: Freeding Na. and Na.
Present Zonling: Na. and Na.
Proposed Zonling: Warlance from Section 28,3 to penalt a rear yard
settant or 30° instead of the required 50°.

District:

0.16 acres

Dear Mr. DiNenna

No bearing on student population.

Very truly years, W. Wich tetrouch

W. Nick Petrovich Field Representative

- EMELIE PARKS, PREDICTOR

WMP/ml

MARCUS M. REPSARIS

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



100

DEPARTMENT OF TRAFFIC ENGINEERING WM. T. MELEER Eugene J. CLIFFORD. P.E.

August 2, 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

CHARTCH CORPORATION

Whany Malman, C. Marry Wahmann President

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

MSF/pk

1000 Name Courses Street, Barrison, Marriago, 20202

June 19, 1973

1) Due East, 5,41 feet, and

JUL 25 '73 PM

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

William D. Fromm. Director

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

Re: Item 8 - July 10, 1973 - ZAC
Property Jener: Cherich Corporation
Fox Treil Bose and Aylesbury Road
Variance Fox Section 38.3; to permit a rear yard setbock of 301
Instead of the required 501
District 8

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

Very truly yours, Thickels. Fle

Michael S. Flanigan Traffic Engineer Associate

PRITTION FOR
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DOUBLE PRISE DE VAVIANCE
DOUBLE PRISE DE VAVIANCE
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OFFICE OF TOWSON PI M IE

TOWSCN, MD. 21204 July 23 - 19 73

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

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive

weeks before the 23 day of July 1973 that is to say, the same was inserted in the issues of July 19, 1973.

STROMBERG PUBLICATIONS, Inc.

CERTIFICATE OF PUBLICATION

L. Leanh Struck

Cost of Advertisement, \$_____

Mr. Algor tapé, Jr., Vice Precident 18 Vicel Bylantury Heaf Tionnium, Henrichet 216.-

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapsele Avenue Teasen, Maryland 21204

Your Potition has been received and accepted for filing

this day of the same 197

A. Ent Dillows, E. Zoning Counts toner

Potitionar's Attorney

per Person & Frankle

1655 T. Colomos Sc. (31503)

the Thirtsony Countities

BALTIMOL COUNTY OFFICE OF PLANNING ... D ZONING

III W. Chespools Ave Venton, Muyland 2120

Your Position has been received this 2/5t by of

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Pattern Charick Coff samuely Defeat C. De Core Continued by O Collins

* This is not to be interpreted as acceptance of the Patrice of unignment of a hearing date.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT			11153	
DATE_	Aug. 6, 1973	ACCOUNT 01-662		56.0
		AMOUNT_ \$56.	00	

MA. 21030

WHITE CADMEN PRINT ASSETS YELLOW YELD

BALTIMORE COUNTY, MARYLAND OFFICE OF FI. ICE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

July 10, 1973 ACCOUNT 01-662

1-SIGN 74-

74-34-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District 8th POSTITION FOR VARIANCE	Date of Posting Tuky 2011
Petitioner CHARICH CORF.	
Location of property: S/S eF Fex TAIL Rd. 197.44 E eF AyLes Bury Rd.	(Fernierby Kilmar R.)
Location of Signs: E Side of Aylesbury Rd FOXTAIL Rd.	50' tor- FROM 5/5 0
Remarks:	
Posted by Ilionias F. Roland D	ale of return: July 27, 1973



