

# **PETITION FOR ZONING VARIANCE** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 400.1 To permit an existing accessory structure (shed) to be located in the side yard instead of the required rear yard and to be located 1.5 feet from the property line instead of the required 2.5 feet.

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
1. Shed has been in place for 17 years since the house was built; is less than 100 sq. ft. - no permit needed.
  2. It is a low wooden structure - possible would not be able to be moved and hold together.
  3. It is not visible to our neighbors in present location.

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 are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney for Petitioner:  
(Type or Print Name)  
Address  
City and State  
Attorney's Telephone No.:  
Address  
Phone No.

Legal Owner(s):  
(Type or Print Name)  
Signature  
Address  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Address  
Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 24th day of September, 1985, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 30th day of October, 1985, at 11:30 o'clock.

*Call John*  
Zoning Commissioner of Baltimore County.



**County Board of Appeals of Baltimore County**  
Room 200 Court House (Hearing Room #218)  
Towson, Maryland 21204  
(301) 494-3180  
March 6, 1986

## **NOTICE OF ASSIGNMENT**

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 86-183-A

JAMES K. LIGHTNER, ET UX  
W/S Lakespring Way, 428' S of the c/l of Saxonhill Dr. (10522 Lakespring Way)  
8th District  
Variance-Accessory structure; shed  
11/5/85 - D.Z.C.'s Order - GRANTED

ASSIGNED FOR:  
cc: Mr. & Mrs. James Lightner  
William A. Keible  
Thomas G. Bodie, Esq.  
Phyllis C. Friedman  
Norman Gerber  
James Hoswell  
Arnold Jablon  
Jean Jung  
James Dyer

TUESDAY, MAY 27, 1986, at 10 a.m.  
Petitioner  
Protestant  
Counsel for Protestant  
People's Counsel

#86-183-A  
W/S Lakespring Way, 428' S of c/l of Saxonhill Dr. (10522 Lakespring Way)  
JAMES K. LIGHTNER, ET UX  
1 SIGN

June Holmen, Secretary

Case No. 86-183-A

**BALTIMORE COUNTY OFFICE OF PLANNING & ZONING**  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 24th day of September, 1985.

Petitioner: James K. Lightner, et ux  
Petitioner's Attorney  
Received by: *James E. Dyer*  
Chairman, Zoning Plans Advisory Committee

## **BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE** October 21, 1985

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

Mr. and Mrs. James K. Lightner  
10522 Lakespring Way  
Cockeysville, Maryland 21030

RE: Item No. 55 - Case No. 86-183-A  
Petitioners - James K. Lightner, et ux  
Variance Petition

Dear Mr. and Mrs. Lightner:

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 suitability 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 enclosed 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*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:nr

Enclosures

ORDER RECEIVED FOR FILING  
DATE 5/1/85  
BY *James K. Lightner*

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

STEPHEN E. COLLINS  
DIRECTOR

August 26, 1985

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

Item No. 55 -ZAC- Meeting of August 20, 1985  
Property Owner: James K. Lightner  
Location: W/S Lakespring Way 428' s. of centerline Saxonhill Drive  
Existing Zoning: D. R. 5.5  
Proposed Zoning: Variance to permit an existing accessory structure (shed) to be located in the side yard instead of the required rear yard and to be located 1.5' from the property line instead of the required 2.5'

Dear Mr. Jablon:

The Department of Traffic Engineering has no comment on this particular item.

Very truly yours,  
*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineering Associate II

MSP/...

**BALTIMORE COUNTY FIRE DEPARTMENT**  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. REINCKE  
CHIEF

August 20, 1985

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

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: James K. Lightner  
Location: W/S Lakespring Way 428' S of centerline Saxonhill Drive  
Item No.: 55  
Zoning Agenda: Meeting of August 20, 1985

Gentlemen:

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 100 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.
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: *Roy W. Kemmer*  
Planning Group  
Special Inspection Division  
Fire Prevention Bureau

/mb

**BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES**  
TOWSON, MARYLAND 21204  
494-3610

TED ZALESKI, JR.  
DIRECTOR

September 10, 1985

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

Dear Mr. Jablon:

Comments on Item # 55 Zoning Advisory Committee Meeting are as follows:  
Property Owner: James K. Lightner  
Location: W/S Lakespring Way 428' S of c/l Saxonhill Drive  
District: 6th.

APPLICABLE ITEMS ARE CIRCLED:

- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Building Code and Apd (A.R.S. 11, §11-1 - 1980) and other applicable Codes and Standards.
- A building and other miscellaneous permits shall be required before the start of any construction.
- 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.
- 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. Approved seals are not acceptable.
- All Two Groups except B-1 Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. All Two Groups require a one hour wall if closer than 5'-0" to an interior lot line. All wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 101.1, Section 101.2, and Table 102. A. openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- 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.
- The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.
- When filing for a required Change of Use/Accessory 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 Engineering seals are usually required. The change of the Group are from the Code to the Code or to the Code. See Section 311 of the Building Code.
- The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 210.2 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.
- Comments:
- 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 review of any permit. If desired the applicant may obtain additional information by visiting Room 101 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

4/7/85

*James E. Dyer*  
Building Plans Review

**BALTIMORE COUNTY DEPARTMENT OF PLANNING AND ZONING**  
TOWSON, MARYLAND 21204  
494-3201

NORMAN E. GERBER  
DIRECTOR

OCTOBER 7, 1985

Re: Zoning Advisory Meeting of August 20, 1985  
Item # 55  
Property Owner: JAMES K. LIGHTNER  
Location: W/S LAKESPRING WAY 428'S. OF SAXONHILL DR.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable:

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-89 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 11/1/85.
- ☒ The property is located in a deficient service area as defined by Bill 179-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change are re-evaluated annually by the County Council.
- ☒ Additional comments:

Eugene A. Babor  
Chief, Current Planning and Development

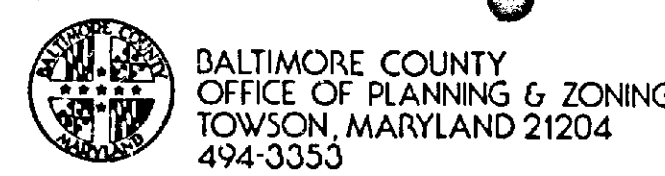
cc: James Hoswell

AUG 6 1986



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Variance(s) to permit



ARNOLD JABLON  
ZONING COMMISSIONER

November 5, 1985

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

Mr. and Mrs. James K. Lightner  
10522 Lakespring Way  
Cockeysville, Maryland 21030

RE: PETITION FOR VARIANCE  
W/S Lakespring Way, 428' S  
of the c/l Saxonhill Drive  
(10522 Lakespring Way) -  
8th Election District  
James K. Lightner, et ux,  
Petitioners  
Case No. 86-183-A

Dear Mr. and Mrs. Lightner:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

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

JMHJ:bg

Attachments

cc: People's Counsel

Mr. James Thompson  
Zoning Enforcement  
Re: 86-151-CV



County Board of Appeals of Baltimore County

Room 200 Court House  
Towson, Maryland 21204  
(301) 494-3180

May 29, 1986

Thomas G. Bodie, Esquire  
Power and Moser  
21 W. Susquehanna Avenue  
Towson, MD 21204

Re: Case No. 86-183-A  
James K. Lightner, et ux

Dear Mr. Bodie:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

*Edith T. Eisenhart*  
Edith T. Eisenhart, Adm. Secretary

Enclosure

cc: William A. Keible  
Mr. and Mrs. James K. Lightner  
Norman E. Gerber  
James G. Hoswell  
Arnold Jablon  
Jean M. H. Jung  
James E. Dyer

IN THE MATTER OF THE APPLICATION OF JAMES K. LIGHTNER, ET UX FOR A VARIANCE FROM SECTION 400.1 OF THE BALTIMORE COUNTY ZONING REGULATIONS W/S LAKESPRING WAY, 428' S. OF C/L SAXONHILL DRIVE (10522 LAKESPRING WAY) 8th DISTRICT

BEFORE COUNTY BOARD OF APPEALS

OF

OF BALTIMORE COUNTY

NO. 86-183-A

ORDER OF DISMISSAL

Petition of James K. Lightner, et ux for variance from §400.1 of the Baltimore County Zoning Regulations on property located on the west side of Lakespring Way, 428 feet south of the centerline of Saxonhill Drive, in the Eighth Election District of Baltimore County.

This case was scheduled for hearing at 10 a.m. on May 27th, 1986. The Board waited until 10:32 a.m. The Protester-Appellant did not appear at this time nor did his counsel of record. Consequently, the Board must dismiss the appeal and the Order of the Zoning Commissioner becomes final.

ORDER

For the reasons set forth in the foregoing, it is this 29th day of May, 1986, by the County Board of Appeals, ORDERED that said appeal be and the same is hereby DISMISSED for nonappearance.

Any appeal from this decision must be in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

*William T. Hackett*  
William T. Hackett, Chairman

*John B. Bourrier*  
John B. Bourrier

*Patricia Phipps*  
Patricia Phipps

IN RE: PETITION FOR VARIANCE  
W/S Lakespring Way, 428' S  
of the c/l Saxonhill Drive  
(10522 Lakespring Way) -  
8th Election District  
James K. Lightner, et ux,  
Petitioners

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 86-183-A

The Petitioners herein request variances to permit an existing accessory structure (shed) to be located in the side yard in lieu of the required rear yard and to be located 1 1/2 feet from the property line in lieu of the required 2 1/2 feet.

Testimony by the Petitioner indicated that the shed in question was put in its present location when the house was built many years ago. It has a low profile and an approximate height of 3 1/2 feet. The construction of the shed is such that it would collapse if there was an attempt to move it. The wall of the adjacent house has no windows facing the property line. The fact that the shed is in violation of the Baltimore County Zoning Regulations (BCZR) was brought to the Petitioners' attention when the neighborhood association reported a number of alleged violations in the community. There were no protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the BCZR would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 5th day of November, 1985, that the herein Petition for Variance to permit an existing accessory structure (shed) to be located in the side yard in lieu of the required rear yard, and to be located 1 1/2 feet from the property line in lieu of the required 2 1/2 feet, in accordance with the plan submitted.

ORDER RECEIVED FOR FILING  
DATE November 5, 1985  
BY *Barbara A. Kellard*

PETITION FOR VARIANCE  
8th Election District

LOCATION: West side of Lakespring Way, 428' South of the centerline of Saxonhill Drive (10522 Lakespring Way)

DATE AND TIME: Wednesday, October 30, 1985 at 11:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from Section 400.1 to permit an existing accessory structure (shed) to be located in the side yard in lieu of the required rear yard and to be located 1.5' from the property line in lieu of the required 2.5'.

Being the property of James K. Lightner, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

ted and filed herein, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restriction:

1. The shed shall be removed when the existing shed requires replacement or the property is sold, whichever comes first.

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

JMHJ:bg

ORDER RECEIVED FOR FILING

DATE November 5, 1985  
BY *Barbara A. Kellard*

ZONING DESCRIPTION

Beginning on the west side of Lakespring Way, at the distance of 428' South of the centerline of Saxonhill Drive, Block F, Plat 4 of Section II in the subdivision of Springdale, 32/98. Also known as 10522 Lakespring Way in the 8th Election District.

AUG 6 1986



RE: PETITION FOR VARIANCES  
W/S Lakespring Way 428'  
S of Centerline Saxonhill  
Dr. (10522 Lakespring  
Way), 8th District  
JAMES K. LIGHTNER, et ux,  
Petitioners  
BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 86-183-A

ENTRY OF APPEARANCE

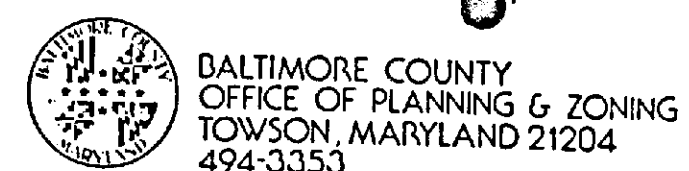
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 2nd day of October, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. James K. Lightner, 10522 Lakespring Way, Cockeysville, MD 21030, Petitioners.

Peter Max Zimmerman  
Peter Max Zimmerman



ARNOLD JABLON  
ZONING COMMISSIONER

October 24, 1985

Mr. & Mrs. James K. Lightner  
10522 Lakespring Way  
Cockeysville, Maryland 21030

Re: Petition for Variance  
W/S Lakespring Way, 428' S. of the  
C/L Saxonhill Dr. (10522 Lakespring  
Way) - 8th Election District  
James K. Lightner, et ux - Petitioners  
Case No. 86-183-A

Dear Mr. & Mrs. Lightner:

This is to advise you that \$68.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to:

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 012358

DATE 10-30-85 ACCOUNT R-01-615-000

AMOUNT \$68.00

RECEIVED FROM James K. Lightner

FOR Advertising and Posting 86-183-A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 008570  
DATE 8/1/85 ACCOUNT 01-615-000  
AMOUNT \$35.00  
RECEIVED FROM James K. Lightner  
FOR Variance # 55  
VALIDATION OR SIGNATURE OF CASHIER

Mr. & Mrs. James K. Lightner  
10522 Lakespring Way  
Cockeysville, Maryland 21030

September 27, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE  
W/S Lakespring Way, 428' S. of the  
C/L Saxonhill Dr. (10522 Lakespring  
Way) - 8th Election District  
James K. Lightner, et ux, Petitioners  
Case No. 86-183-A

TIME: 11:30 a.m.

DATE: Wednesday, October 30, 1985

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

IN RE: PETITION FOR VARIANCE  
W/S Lakespring Way, 428' S.  
of the C/L Saxonhill Drive  
(10522 Lakespring Way) -  
8th Election District  
James K. Lightner, et ux,  
Petitioners  
BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 86-183 A

NOTICE OF APPEAL TO  
THE COUNTY BOARD OF APPEALS

Please enter an appeal to the Baltimore County Board of Appeals from the decision and Order of the Deputy Zoning Commissioner, dated November 5, 1985. Said Appeal is being entered on behalf of William A. Keible, 10833 Sandringham Road, Cockeysville, Baltimore County, 21030, individually, and as President of the Springdale Community Association, Inc.

Thomas G. Bodie  
Thomas G. Bodie  
Attorney for Appellant  
POWER AND MOSNER  
21 W. Susquehanna Ave.  
Towson, Maryland 21204

I HEREBY CERTIFY that on this 3<sup>rd</sup> day of December, a copy of the foregoing NOTICE OF APPEAL was mailed unto Mr. and Mrs. James K. Lightner, 10522 Lakespring Way, Cockeysville, Maryland 21030; and to Phyllis Cole Friedman, Peoples' Counsel for Baltimore County, Rm. 223, Court House, Towson, Maryland 21204.

Thomas G. Bodie  
Thomas G. Bodie  
Attorney for Appellant



SPRINGDALE COMMUNITY ASSOCIATION

P.O. BOX 184, COCKEYSVILLE, MARYLAND 21030

NOV 12 PM 1985

OFFICE OF PLANNING & ZONING

November 5, 1985

County Court  
Mrs. Jung  
111 W. Chesapeake Ave.

Dear Mrs. Jung,  
The Springdale Community Association would like to pay a copy of decision 86-183A, James K. and Thelma Lightner, 10522 Lakespring Way. Please forward as soon as possible to Bill Keible 10833 Sandringham Road Cockeysville, Maryland 21030.

Thank you.

Sincerely,  
Anne Wanfel  
Anne Wanfel  
Corresponding Secretary  
Springdale Community Association

LAW OFFICES  
POWER AND MOSNER

21 WEST SUSQUEHANNA AVENUE  
TOWSON, MARYLAND 21204-5279

(301) 838-1880

December 3, 1985

COUNSEL  
GORDON G. POWER  
WILLIAM J. HART, JR.

Office of the Zoning Commissioner  
for Baltimore County  
County Office Building  
Towson, Maryland 21204

Re: Case No. 86-183 A W/S Lakespring Way

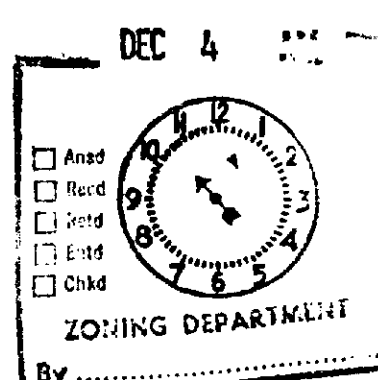
Dear Commissioner:

Enclosed herewith is the Notice of Appeal to the County Board of Appeals along with the check from the Community Association in the amount of \$75.00; please advise as to the cost of posting.

Very truly yours,

Thomas G. Bodie  
Thomas G. Bodie

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 016142  
DATE 12/4/85 ACCOUNT R-01-615-000  
AMOUNT \$80.00  
RECEIVED FROM Springdale Community Association, Inc.  
FOR Appeal Fee for Case No. 86-183-A  
VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon  
Zoning Commissioner  
FROM: Norman E. Gerber, Director  
Office of Planning and Zoning  
SUBJECT: Zoning Petitions No. 86-174-A, 86-175-XA, 86-179-A, 86-181-A, 86-183-A, 86-184-A, and 86-185-A  
Date: October 21, 1985

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

NEC:JCH:elm

Norman E. Gerber  
Norman E. Gerber, Director  
Office of Planning and Zoning

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 8th Date of Posting 12/2/85  
Posted for: Appeal  
Petitioner: James K. Lightner, et ux  
Location of property: W/S Lakespring Way, 428' S. of Saxonhill Drive  
Location of Sign: 10522 Lakespring Way, Room 15, Court House  
Remarks: on property of Baltimore  
Posted by: M. Bodie Date of return: 12/4/85  
Number of Signs: 1

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 8th Date of Posting 10/8/85  
Posted for: Variance  
Petitioner: James K. Lightner, et ux  
Location of property: W/S Lakespring Way, 428' S. of Saxonhill Drive  
Location of Sign: 10522 Lakespring Way, Room 15, Court House  
Remarks: on property of Baltimore  
Posted by: M. Bodie Date of return: 10/15/85  
Number of Signs: 1

AUG 6 1986



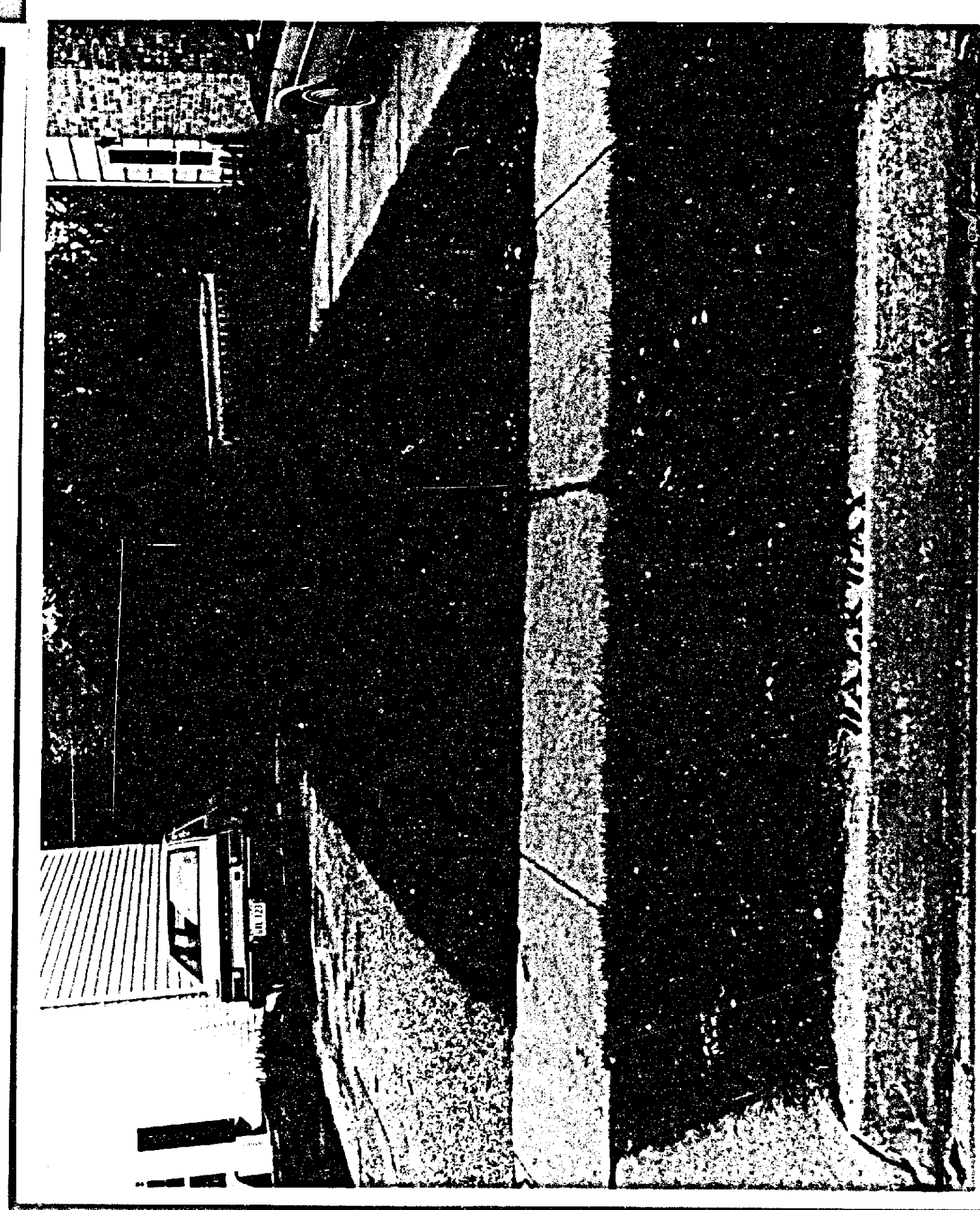
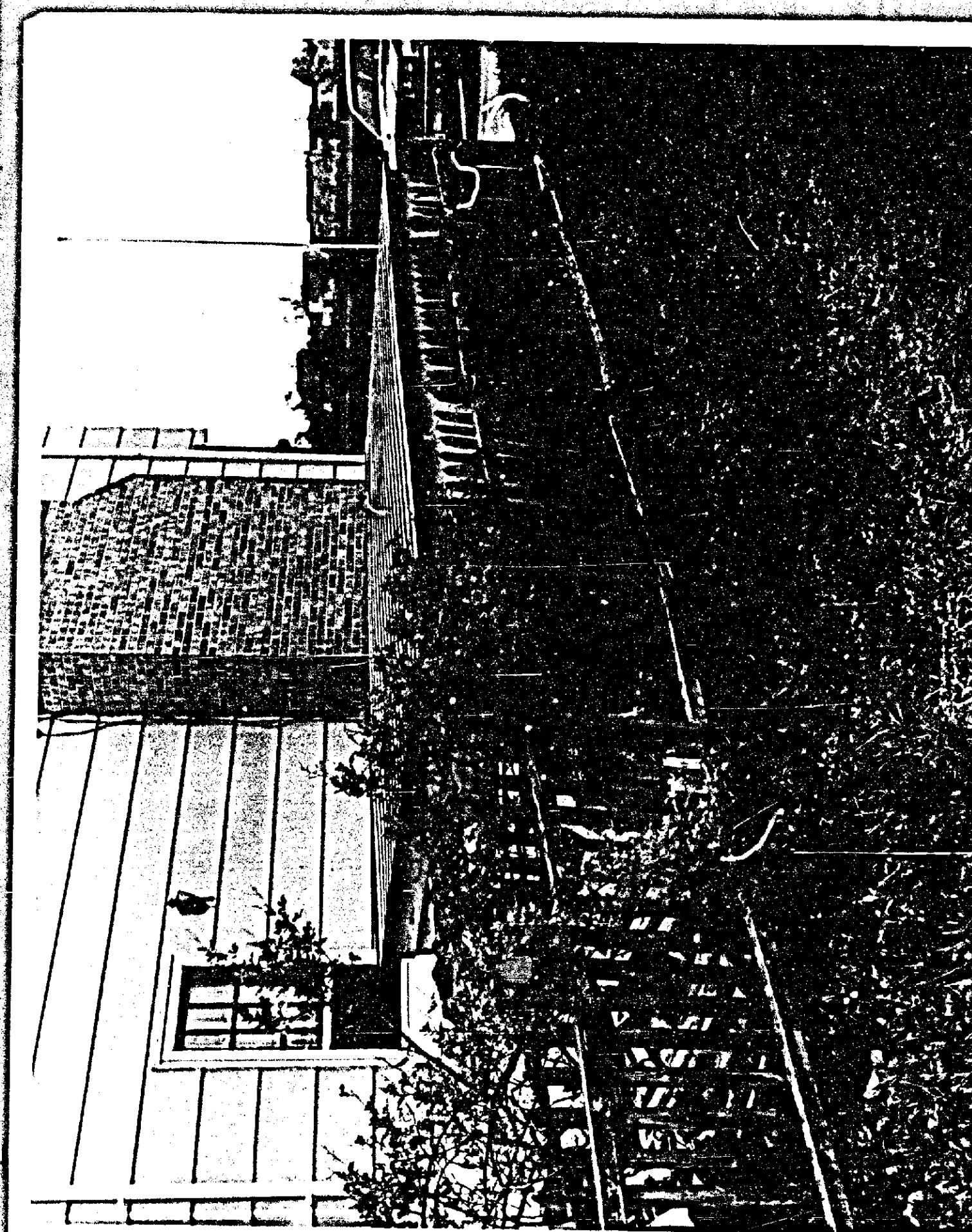
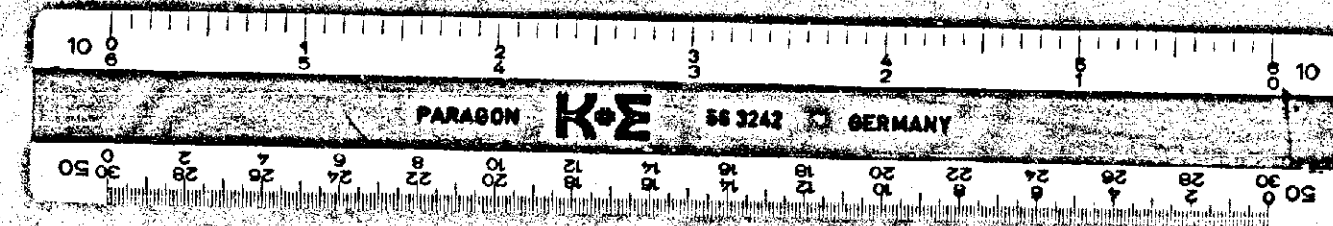
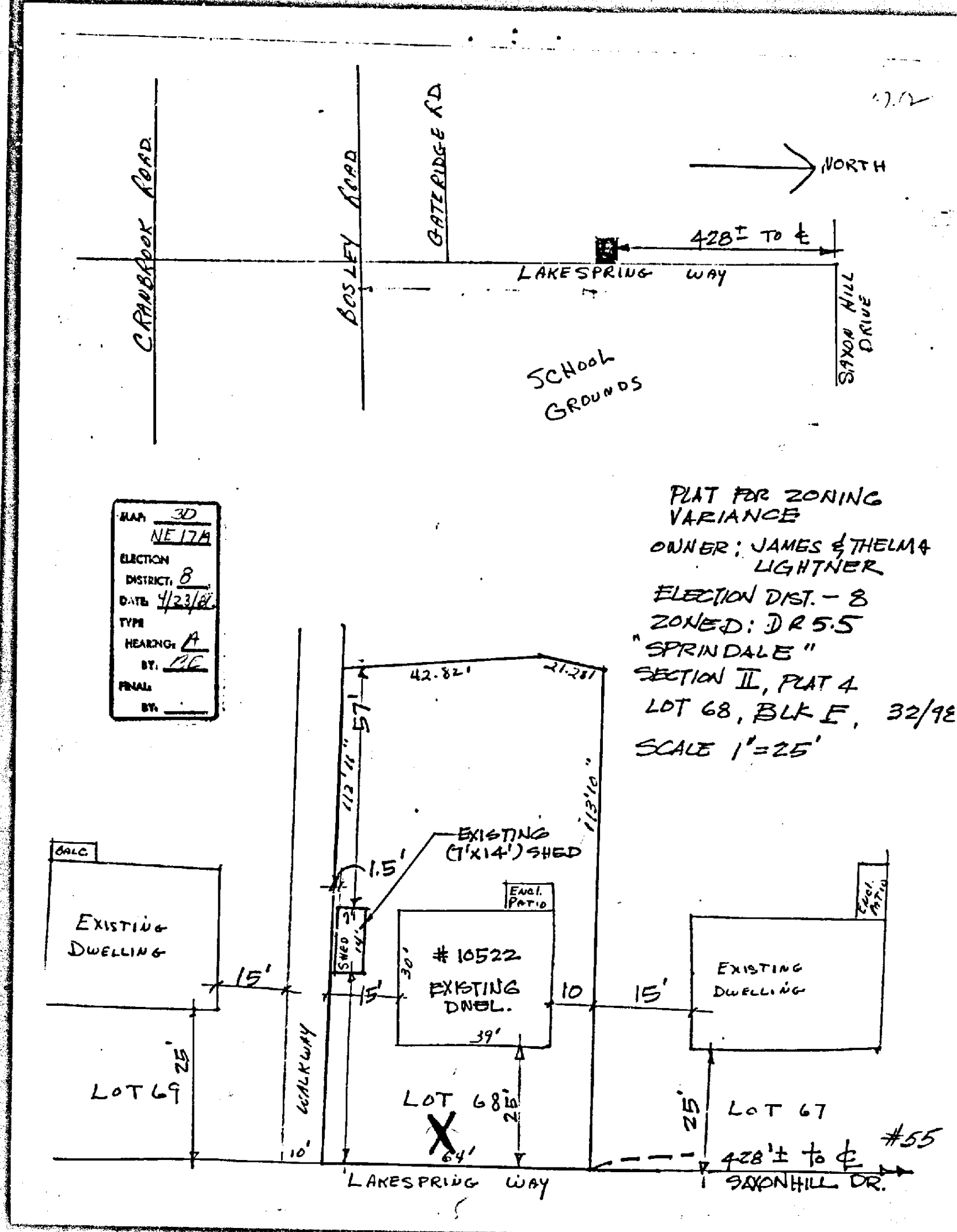
**PETITION FOR VARIANCE**  
 The Board of Public Works of Baltimore County, Maryland, has received a petition from James E. Lightner, Jr., for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, relating to the use of a portion of the property located at the intersection of Lakespring Way and Saxon Hill Drive, Towson, Maryland, for the purpose of erecting a building for the use of a school.

# **CERTIFICATE OF PUBLICATION**

TOWSON, MD., October 10, 1985  
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on October 10, 1985.

THE JEFFERSONIAN,  
*W. Venetian*  
 Publisher

Cost of Advertising  
 24.75



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# **CERTIFICATE OF PUBLICATION**

TOWSON, MD., October 9, 1985  
 THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on October 9, 1985.

TOWSON TIMES,  
*W. Venetian*  
 Publisher

38.25

