

87-307-A	W/S of Highfield Ct., 2,342.19' N of the c/l of	
#184	<u>Pot Spring Rd. (22 Highfield Ct.)</u>	8th Elec. Dist.
12/10/86	Variance - filing fee \$35.00 - Lewis J. Rubin, et ux	
12/10/86	Hearing set for 1/21/87, at 10:30 a.m.	
1/21/87	Advertising and Posting - \$78.00	
1/21/87	Ordered by the Zoning Commissioner that the Petition for Zoning Variances to permit an accessory use (tennis court) to be located in the side yard in lieu of the required rear yard and a side yard setback of 15' in lieu of the required 50' is GRANTED with restrictions.	

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 21st day of January, 1987, that the Petition for Zoning Variances to permit an accessory use (tennis court) to be located in the side yard in lieu of the required rear yard and a side yard setback of 15 feet in lieu of the required 50 feet be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. No lighting, which would provide for night play, shall be located on or around the tennis court.
3. The fence surrounding the tennis court must be no closer than 15 feet to the south property line.



Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. & Mrs. Lewis J. Rubin

Mr. Shashi Desai

People's Counsel

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 accessory use (tennis court) to be located in the side yard in lieu of the required rear yard, and 1A03.4B.4 to permit a side yard setback of 15 feet in lieu 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)

- 1.) Grade behind of house is a 25% slope.
- 2.) Area behind house is heavily wooded.
- 3.) County permits were issued without being advised that a zoning variance would be required.

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)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Lewis J. Rubin

(Type or Print Name)

Signature

Joanne M. Rubin

(Type or Print Name)

Signature

2 Southerly Court #404 494-9234

Address

Phone No.

Towson, MD 21204

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Lewis J. Rubin

Name

2 Southerly Court #404 Towson 494-9234

Address

Phone No.

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

of December, 1986, 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 21st day of January, 1987, at 10:30 o'clock

A.M.

Zoning Commissioner of Baltimore County.

(over)

MONDAY
Rodney L. Nulden 11/7/86

184 87-307-A **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 accessory use (tennis court) to be located in the side yard in lieu of the required rear yard, and 1A03.B.4 to permit a side yard setback of 15 feet in lieu 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)

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- 3.) County permits were issued without being advised that a zoning variance would be required.

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)
Signature
Address
City and State
City and State Telephone No.

Legal Owner(s):
Lewis J. Rubin
(Type or Print Name)
Signature
Joanne M. Rubin
(Type or Print Name)
Signature
22 Highfield Ct
Baltimore, Md 21204
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Lewis J. Rubin
2 Southernly Court #404
Baltimore, Md 21204
City and State
Address
Phone No.

MAP NE 17A
3D
E.D. 8
DATE 1/17/87
200
1000
OF 8

Phone No. 494-9234
Phone No. 494-9234

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of December, 1986, 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 21st day of January, 1987, at 10:30 clock a.m.

Zoning Commissioner of Baltimore County

Lewis J. Rubin

Beginning on the west side of Highfield Court 50 feet wide, at the distance of 2342.19 feet north of the centerline of Pot Spring Road, being lot 33, in the subdivision of Overlook, Book No. 51 Folio 72. Also known as 22 Highfield Court in the 8th election district.

Mr. Lewis J. Rubin
Mrs. Joanne M. Rubin
2 Southernly Court
No. 404
Towson, Maryland 21204

December 19, 1986

NOTICE OF HEARING
RE: PETITION FOR ZONING VARIANCES
W/S of Highfield Ct., 2,342.19' N of the c/l of Pot Spring Rd. (22 Highfield Ct.)
8th Election District
Lewis J. Rubin, et ux - Petitioners
Case No. 87-307-A

TIME: 10:30 a.m.
DATE: Wednesday, January 21, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 025666

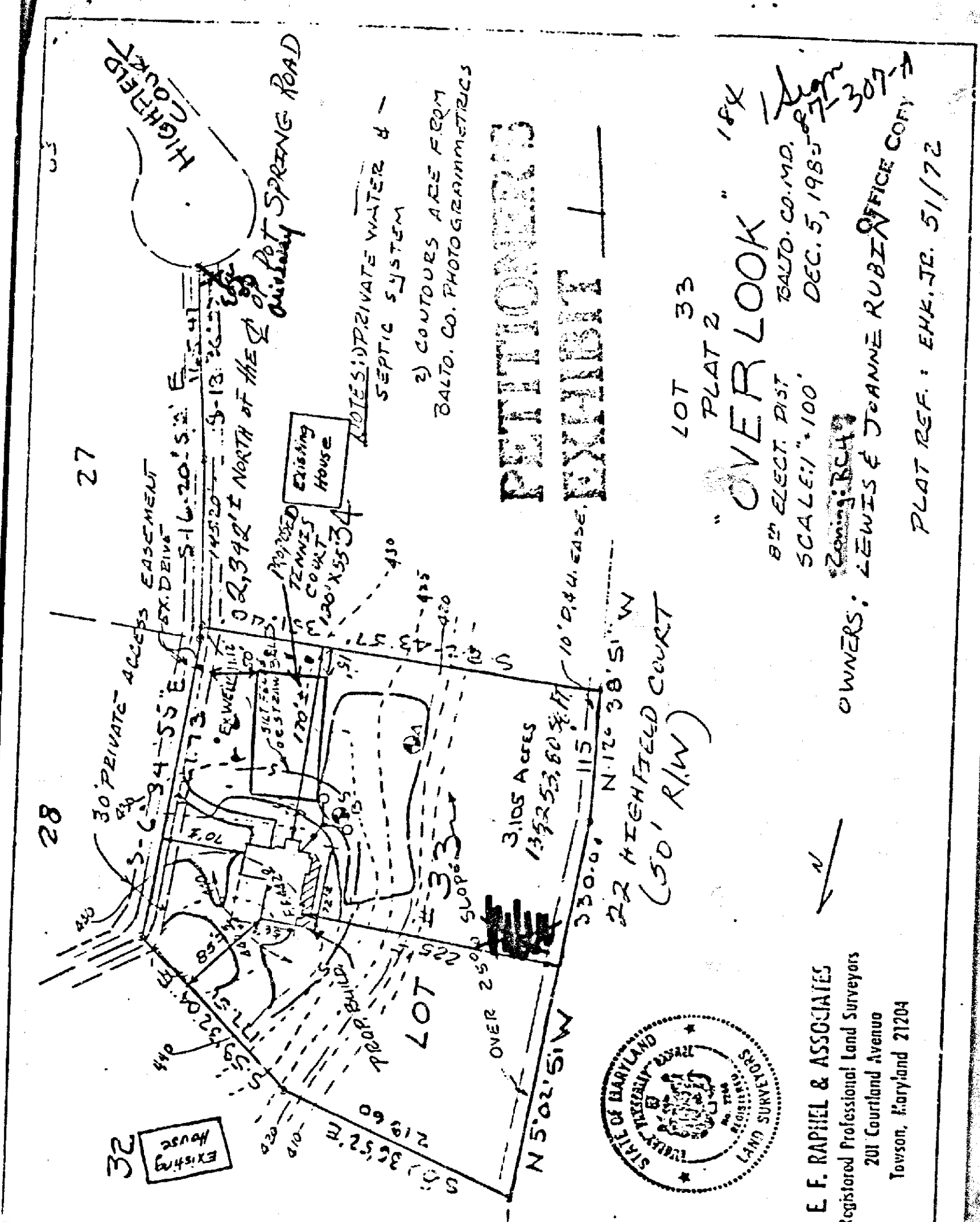
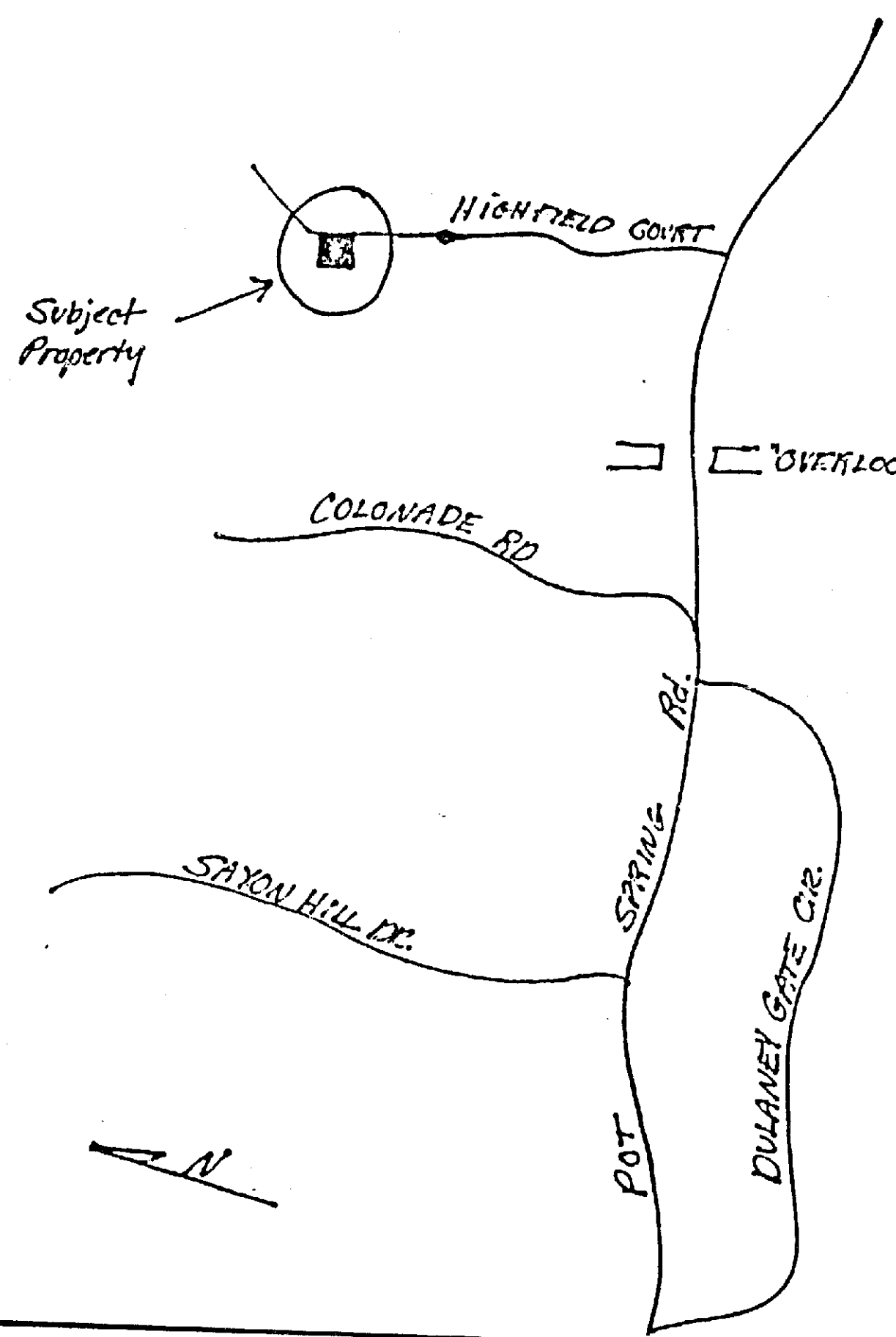
DATE 1/17/87 ACCOUNT R-01-615000

AMOUNT \$ 35.00

RECEIVED FROM Lewis J. Rubin

FOR VARIANCE TERM # 184

VALIDATION ON SIGNATURE OF CARRIER



PETITION FOR ZONING VARIANCES
8th Election District
Case No. 87-307-A

LOCATION: West Side of Highfield Court, 2,342.19 feet North of the Centerline of Pot Spring Road (22 Highfield Court)

DATE AND TIME: Wednesday, January 21, 1987, at 10:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. 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 Zoning Variance to permit an accessory use (tennis court) in the side yard in lieu of the required rear yard and a side yard setback of 15 feet in lieu of the required 50 feet

Being the property of Lewis J. Rubin, et ux as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

RE: PETITION FOR VARIANCE
W/S of Highfield Ct., 2,342.19' N of the C/L of Pot Spring Rd. (22 Highfield Ct.), 8th Dist.
LEWIS J. RUBIN, et ux, Petitioners
Case No. 87-307-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
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 12th day of January, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Lewis J. Rubin, 2 Southernly Court #404, Towson, MD 21204, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 13, 1987

Mr. Lewis J. Rubin
Mrs. Joanne M. Rubin
2 Southernly Court
No. 404
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCES
W/S of Highfield Ct., 2,342.19' N of the c/l of Pot Spring Rd. (22 Highfield Ct.)
8th Election District
Lewis J. Rubin, et ux - Petitioners
Case No. 87-307-A

Dear Mr. and Mrs. Rubin:

This is to advise you that \$78.00 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 29902

DATE 1/21/87 ACCOUNT R-01-615-000

SIGN & POST
RETURNED 1/23/87
Mrs. Joanne M. Rubin, 22 Highfield Ct., #1
Cockeysville, Md. 21030

FOR ADVERTISING & POSTING RE CASE 87-307-A

FOR 87-307-A *****350000 5215F

VALIDATION ON SIGNATURE OF CARRIER

STEPHEN E. COLLINS
DIRECTOR

December 15, 1986

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 171, 174, 175, 176, 178, 179, 180, 181, 182, 184, 185, 186, and 187.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

NSF:lt

December 2, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 184, Zoning Advisory Committee Meeting are as follows:

Property Owner: Lewis J. Rubin, et ux
Location: W/S Highfield Court, 2,342 ft. ± N of c/l Pot Spring Road
District: 8th.

APPLICABLE TYPES ARE CIRCLED:

(A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #11-1 - 1980) and other applicable Codes and Standards.

(B) A building and other miscellaneous permits shall be required before the start of any construction.

(C) If the proposed addition exceeds 600 square feet

Revised: 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.

D. 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. Reproduced seals are not acceptable.

E. All Use Groups except P-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. P-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1007, Section 1006.2 and Table 1002. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

F. 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.

G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

H. When filing for a required Change of Use/Occupancy 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 Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____. See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 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.

J. Comments:

K. 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 extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 N. Chesapeake Avenue, Towson, Maryland 21204.

Michael S. Flanagan
By: C. S. Burman, Chief
Building Plans Section

L/22/86

PAUL H. REINCKE
CHIEF

November 24, 1986

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

RE: Property Owner: Lewis J. Rubin, et ux

Location: W/S Highfield Ct., 2,342' ± N of centerline Pot Spring Road

Item No.: 184

Zoning Agenda: Meeting of 11/18/86

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 _____ 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: *John F. O'Neill*
Planning Group

Noted and Approved:

John F. O'Neill
Fire Prevention Bureau

Special Inspection Division

/mb

Zoning Item # 184 Zoning Advisory Committee Meeting of 11-18-86
Page 2

() Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.

() Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.

() Soil percolation tests (have been/must be) conducted.

() The results are valid until _____. Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.

() Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test _____ shall be valid until _____. is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

() Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

() If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

() Others: *petitioner should provide alternate location for tennis court: maintain 10 foot buffer between edge of court and edge of subway pit.*

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner _____ Date: January 16, 1987
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-305-A, 87-306-A and 87-307-A

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

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sib

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 9, 1986

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

cc:

Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Lewis J. Rubin
2 Southerly Court, #404
Towson, Maryland 21204

RE: Item No. 184 - Case No. 87-307-A
Petitioner: Lewis J. Rubin, et ux
Petition for Zoning Variance

Dear Mr. Rubin:

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 hearing 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:kbb

Enclosures

cc: E.F. Raphael & Associates
201 Courtland Avenue
Towson, Maryland 21204

NORMAN E. GERBER
DIRECTOR

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

JANUARY 14, 1987

Re: Zoning Advisory Meeting of NOVEMBER 18, 1986
Item # 184
Property Owner: LEWIS J. RUBIN, et al
Location: W/S HIGHFIELD CT. 2,342' ±
N. OF E. POT SPRING RD.

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.

- (X) 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 22-98 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 _____.
- () Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by Bill 178-79. 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 traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments:

cc: James Hoswell

David Fields, Acting Chief
Current Planning and Development

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 184, Zoning Advisory Committee Meeting of 11-18-86

Property Owner: *Rubin, Lewis J.*

Location: *W/S Highfield Ct.*

District *8*

Water Supply *private*

Sewage Disposal *private*

COMMENTS ARE AS FOLLOWS:

() Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

() Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

() A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

() A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.

() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.

() Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

() If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86

Rec'd 12-20-86

9-11-87



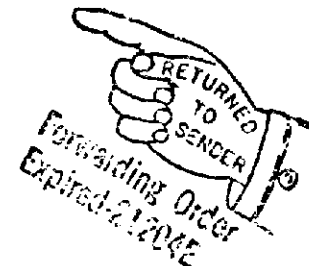
ARNOLD JABLON, ZONING COMMISSIONER
BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

PRESORTED
FIRST-CLASS

RIB 02 373042N1 01/30/87

RETURN TO SENDER
NO FORWARDING ORDER ON FILE
UNABLE TO FORWARD

Mr. & Mrs. Lewis J. Rubin
2 Southerly Court #404
Towson, Maryland 21204



*2/6/87 - Received
Copy of notice +
Order to Public
Hearing filed
at 12:30 PM
2/3/87
pd 3
C. J. Jablon
1/30*

87-807-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
10th day of December, 1986.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner Lewis J. Rubin, et ux
Petitioner's Attorney

Received by: James E. Dyer

Chairman, Zoning Plans
Advisory Committee

PETITION FOR
ZONING VARIANCES
8th Election District
Case No. 87-307-A

LOCATION: West Side of High-
field Court, 2,342.19 feet North of
the Centerline of Pot Spring Road
(22 Highfield Court)

DATE AND TIME: Wednesday, Ja-
nuary 21, 1987, at 10:30 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Bal-
timore County, by authority of the Zon-
ing Act and Regulations of Baltimore
County, will hold a public hearing.
Petition for Zoning Variances to per-
mit an accessory use (tennis court) in
the side yard in lieu of the required rear
yard and a side yard setback of 15 feet
in lieu of the required 50 feet.
Being the property of Lewis J. Ru-
bin, et ux, as shown on plat plan filed
with the Zoning Office.

In the event that this Petition(s) 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
10/28 Jan. 1.

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 1, 1987

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
January 1, 1987.

THE JEFFERSONIAN,

Susan Seiden O'Brien

Publisher

Cost of Advertising

24.75

PETITION FOR
ZONING VARIANCES
8th Election District
Case No. 87-307-A

LOCATION: West Side of Highfield
Court, 2,342.19 feet North of the
Centerline of Pot Spring Road (22
Highfield Court)

DATE AND TIME: Wednesday, Ja-
nuary 21, 1987, at 10:30 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W. Che-
sapeake Avenue, Towson, Maryland

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public hear-
ing.

Petition for Zoning Variances to
permit an accessory use (tennis
court) in the side yard in lieu of
the required rear yard and a side
yard setback of 15 feet in lieu of
the required 50 feet.

Being the property of Lewis J. Rubin,
et ux, as shown on plat plan filed with
the Zoning Office.

In the event that this Petition(s) is
granted, a building permit may be
issued within the thirty (30) day ap-
peal period. The Zoning Commis-
sioner 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
10/28 JAN. 1.

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 31, 1986

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
December 31, 1986.

TOWSON TIMES,

Susan Seiden O'Brien

Publisher

38.25

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8 Date of Posting 1-7-87
Posted for: Variance
Petitioner: Lewis J. Rubin
Location of property: 22 Highfield Ct.
Location of Signs: Driveway at Highfield Ct.
Remarks: _____
Posted by: G.E.F. Date of return: 1-7-87
Number of Signs: 1

87-307A

9-11-87