

87-439-A #331	N/S Wrights Rd., 1350' N Cape May Rd. <u>(410 Wrights Rd.)</u>	15th E.D.
3/24/87	Variance - filing fee \$35.00 - Lawrence T. Holden, et ux	
3/24/87	Hearing set for 5/11/87, 9:45 a.m. (Mr. Jablon)	
5/11/87	Advertising and Posting - \$106.96	
5/12/87	Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit an accessory structure (garage) height of 22 feet in lieu of the permitted 15 feet 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 requested will/will not adversely affect the health, safety, and general welfare of the community, the variance should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of May, 1987, that the Petition for Zoning Variance to permit an accessory structure (garage) 22 feet in height in lieu of the permitted 15 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following restrictions which are condtions 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. Compliance with the Chesapeake Bay Critical Area comments submitted by the Director of Planning, dated May 1, 1987, attached hereto and made a part of this Order.


Zoning Commissioner of
Baltimore County

AJ/srl

Attachment

cc: Mr. & Mrs. Lawrence T. Holden

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 400.3 to permit an accessory structure (garage) height of 22 feet in lieu of the permitted 15 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) ABOVE ALLOWED GARAGE BLDG HEIGHT
- 2) FOR STORAGE BOAT & CAR
- 3) FOR STORAGE OF PERSONAL PROPERTY
- 4) BECAUSE OF LOW LEVEL GROUND WATER AREA ABOVE GROUND STORAGE NEEDED

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

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

410 WRIGHTS RD

Address

Phone No.

BALTIMORE COUNTY MD-21228

City and State

Signature

Address

City and State

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

LAWRENCE T. HOLDEN PH 233-7868

Name

2679th BENEDICT ST BALTO, MD 21223

Address

Phone No.

Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day

of March, 1987, 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 11th day of May, 1987, at 9:45 o'clock A.M.

Carl J. Jahn

Zoning Commissioner of Baltimore County.

(over)

DESCRIPTION FOR VARIANCE

Beginning on the northwest side of Wrights Road at a distance of 1,350 feet northeast of Cape May Road and running thence North 64° 52' East, 72.5 feet; thence North 24° 44' West, 166.6 feet to the waters of Norman Creek, thence binding along the creek South 54° 58' West, 77.2 feet; thence leaving said creek and running South 26° 03' East, 153.1 feet to the place of beginning.

known as 410 Wrights Road in the 15th Election District.

MICROFILMED

MICROFILMED

ORDER RECEIVED FOR FILING

Date

By

John P. Jahn

See'd FBI Record NOV 5 1961 at 74
 Per Elmer H. Kahline, Jr. Clerk
 Mail to R. Earl Hestrich
 Receipt No. 5

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anyway appertaining.

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DATE May 12 1987
BY John V. Jones

Known as 410 Wrights Road in the 15th Election District.

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
day of March, 1987.

Arnold Jablon
Arnold Jablon
Zoning Commissioner

Petitioner Lawrence T. Holden, et ux Received by: James E. Dyer
Petitioner's Attorney Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: May 1, 1987
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-439-A, 87-440-A, 87-441-A and 87-442-A

Please consider the Chesapeake Bay Critical Area Findings
(see memo dated 5/1/87) to be this office's comment.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sib

CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: May 1, 1987
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Chesapeake Bay Critical Area Findings
L. Holden, et ux (87-439-A) Item #331

In accordance with Section 8-1813 of the Chesapeake Bay Critical
Law and the July 8, 1985 Opinion from the County Attorney, it is hereby
my "findings" that the proposed development will comply with the terms
of Section 8-1813(a) for minimizing adverse impacts on water quality and
protecting identified habitats, provided that the Special Exception is
conditioned on compliance with the following requirements:

1. Two (2) major deciduous trees, or four (4) conifers, or
four (4) minor deciduous trees are planted and maintained
on the lot. A combination of these three tree types is
acceptable provided that 2,000 square feet of tree cover
is provided. A large deciduous tree is estimated to cover
1,000 square feet and a minor deciduous or conifer 500 square
feet. Any existing trees that are to remain can be credited
toward meeting these requirements.
2. Storm water runoff from impervious surfaces associated with
this petition should be directed over previous areas such as
lawn to encourage maximum infiltration.

ORDER RECEIVED FOR FILING
Date May 1, 1987
By John F. O'Neill

NEG:PJS:sib
cc: Uri Avin
Tim Dugan
David Fields
Jim Hoswell
Tom Vidmar
People's Counsel

Norman E. Gerber
Norman E. Gerber, AICP
Director

RECEIVED
MAY 4 1987

ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 5, 1987

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

c/o

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. Lawrence T. Holden
2679 St. Benedict Street
Baltimore, Maryland 21223

RE: Item No. 331 - Case No. 87-439-A
Petitioner: Lawrence T. Holden, et ux
Petition for Zoning Variance

Dear Mr. Holden:

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 suit-
ability 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:KKB

Enclosures



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

STEPHEN E. COLLINS
DIRECTOR

March 20, 1987

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

Item No. 331 -ZAC- Meeting of March 3, 1987
Property Owner: Lawrence T. Holden, et ux (CRITICAL AREA)
Location: N/S Wrights Rd., 1350' N of Cape May Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: VARIANCE to permit an accessory structure
(garage) height of 22' in lieu of the
required 15'
Area: 0.27 acres
District: 15th

Dear Mr. Jablon:

The property owner should check with the Department of Public Works
for the right-of-way in this area.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4300

PAUL H. REINCKE
CHIEF

March 5, 1987

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

RE: Property Owner: Lawrence T. Holden, et ux (Critical Area)

Location: N/S Wrights Rd., 1350' N. of Cape May Road

Item No.: 331 Zoning Agenda: Meeting of 3/3/87

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 or 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
Special Inspection Division

Noted and
Approved: *John F. O'Neill*
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

March 13, 1987

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

Dear Mr. Jablon:

Comments re Item # 331 Zoning Advisory Committee Meeting are as follows:

Property Owner: Lawrence T. Holden
Location: N/S Wrights Rd., 1350' N of Cape May Rd.
District: 15th

APPLICABLE ITEMS ARE CIRCLED:

1. 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.S.C. 1, #17-1 - 1980) and other applicable Codes and Standards.
2. A Building and other miscellaneous permits shall be required before the start of any construction.
3. 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.
4. 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. Registered seals are not acceptable.
5. All Use Groups except R-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for
exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer
than 7'-0" to an interior lot line. Any wall built up on interior lot line shall require a fire or party
wall. See Table 101, Section 102.7, Section 102.8 and Table 102.7. No openings are permitted in an
exterior wall within 3'-0" of an interior lot line.
6. 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 101 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) _____, of the Baltimore
County Building Code.
8. When filing for a required Change of Use/Occupancy Permit, an alternative 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.
9. The proposed project appears to be located in a Flood Plain, Flood/Diversion. 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.
10. Comments: See attached copy of code requirement 516.0. Show elevations
above sea level of floor elevations on site plan.

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 112 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland 21204.

Michael S. Flanigan
Michael S. Flanigan
Building Plans Section

4/21/87

PETITION FOR ZONING VARIANCE

15th Election District - 5th Councilmanic District
Case No. 87-439-A

LOCATION: North Side Wrights Road, 1350 feet North of Cape May Road (410 Wrights Road)

DATE AND TIME: Monday, May 11, 1987, at 9:45 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 structure (garage) height of 22 feet in lieu of the permitted 15 feet

Being the property of Lawrence T. Holden, 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 : BEFORE THE ZONING COMMISSIONER
N/S Wrights Rd., 1350' N Cape May Rd. (410 Wrights Rd.) : OF BALTIMORE COUNTY
15th District :
LAWRENCE T. HOLDEN, et ux, : Case No. 87-439-A
Petitioners :

ENTRY OF APPEARANCE

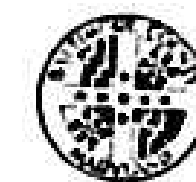
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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 14th day of April, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Lawrence T. Holden, 2679 St. Benedict St., Baltimore, MD 21223, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

May 5, 1987

Mr. Lawrence T. Holden
Mrs. Bernadette H. Holden
2679 St. Benedict Street
Baltimore, Maryland 21223

RE: PETITION FOR ZONING VARIANCE
N/S Wrights Rd., 1350' N Cape May Rd. (410 Wrights Rd.)
15th Election District - 5th Councilmanic District
Lawrence T. Holden, et ux - Petitioners
Case No. 87-439-A

Dear Mr. and Mrs. Holden:

This is to advise you that \$106.96 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 itself.

BALTIMORE COUNTY, MARYLAND No. 35838 County, Maryland, and remitting, Towson, Maryland
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE	5/11/87	ACCOUNT	R-01-615-000
SIGN & POST RETURNED	AMOUNT	106.96	
RECEIVED FROM	Mrs. Bernadette H. Holden, 2679 St. Benedict St., Balto., Md. 21223		
FOR	ADVERTISING & POSTING COSTS RE CASE #87-439-A		
B 0017-****106500a 0118F			
VALIDATION OR SIGNATURE OF CASHIER			

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15th
Posted for Lawrence T. Holden, et ux Date of Posting 4/19/87
Petitioner Lawrence T. Holden, et ux
Location of property N/S Wrights Rd., 1350' N Cape May Rd.
Location of Sign Facing Road, across St. Benedict St.
Remarks Property of Baltimore County
Posted by Matthew Date of return 4/24/87
Number of Signs 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 23, 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 April 23, 1987.

THE JEFFERSONIAN,
Lisa Studer Obrecht
Publisher

PETITION FOR ZONING VARIANCE
15th Election District
Case No. 87-439-A
LOCATION: North Side Wrights Road, 1350 feet North of Cape May Road (410 Wrights Road)
DATE AND TIME: Monday, May 11, 1987 at 9:45 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 structure (garage) height of 22 feet in lieu of the permitted 15 feet.
Being the property of Lawrence T. Holden, 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
6279 Apr. 23

Mr. Lawrence T. Holden
Mrs. Bernadette H. Holden
2679 St. Benedict Street
Baltimore, Maryland 21223

April 3, 1987

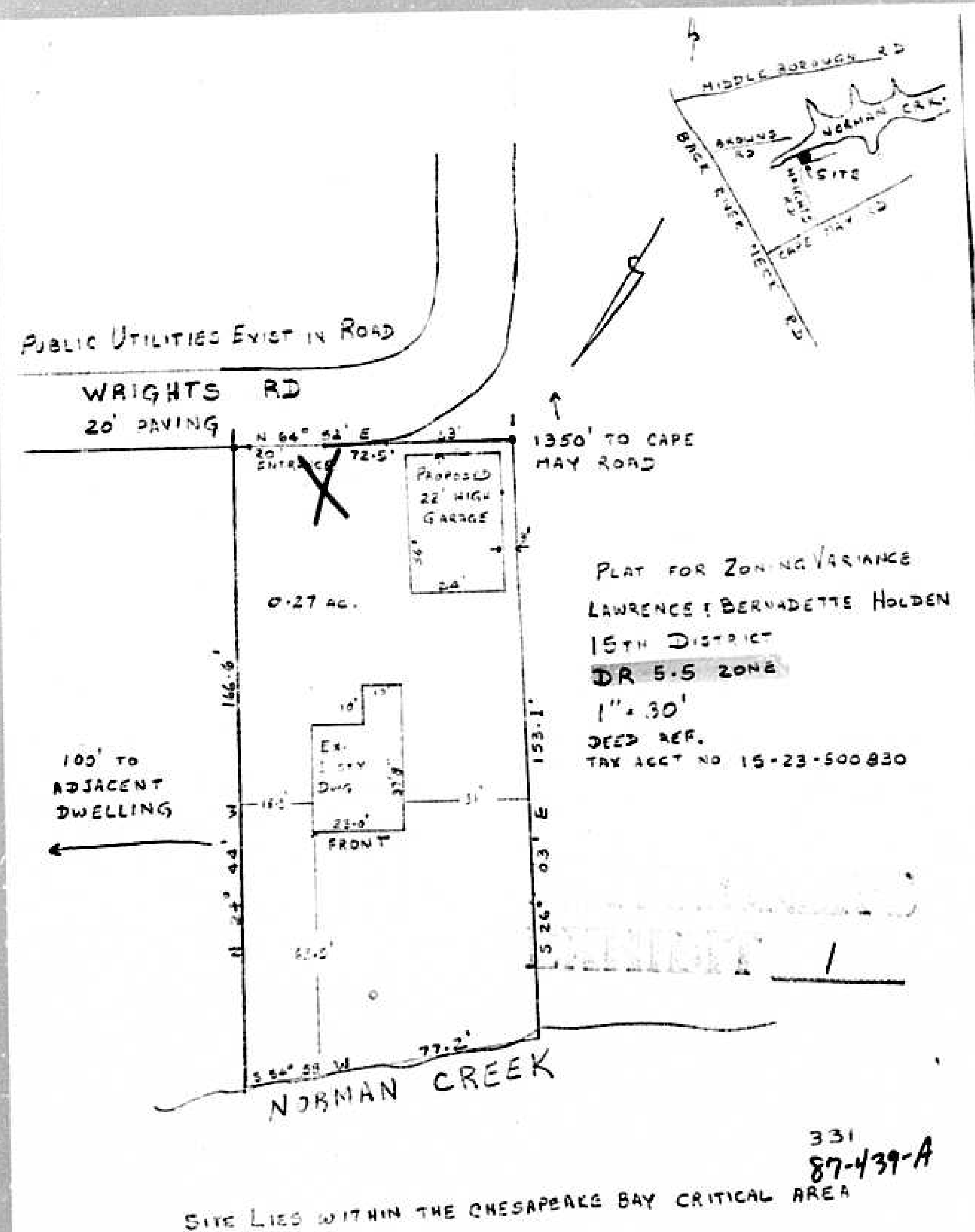
NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
N/S Wrights Rd., 1350' N Cape May Rd. (410 Wrights Rd.)
15th Election District - 5th Councilmanic District
Lawrence T. Holden, et ux - Petitioners
Case No. 87-439-A

TIME: 9:45 a.m.

DATE: Monday, May 11, 1987

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



CERTIFICATE OF PUBLICATION Office of THE AVENUE NEWS

4 Eastern Blvd.
Baltimore, Md. 21221

APRIL 23, 1987

THIS IS TO CERTIFY, that the annexed advertisement of ZONING HEARINGS, IN THE MATTER OF LAWRENCE T. HOLDEN, TO ADVERTISE N/S WRIGHT RD. 1350' N OF CAPE MAY RD. (410) WRIGHTS RD. PO#86015 REQ#000082, 126 LINES @ \$63.00

was inserted in The Avenue News a weekly newspaper published in Baltimore County, Maryland once a week for ONE successive week(s) before the 24 day of APRIL 1987, that is to say, the same was inserted in the issues of 4/23 1987.

The Avenue Inc.
per publisher
Quais Caldwell

PETITION FOR ZONING VARIANCE
15th Election District
Case No. 87-439-A
LOCATION: North Side Wrights Rd., 1350 feet North of Cape May Rd. (410 Wrights Road)
DATE & TIME: Monday, May 11, 1987 at 9:45 a.m.
PUBLIC HEARING: Room 106, County Office Building (111 W. Chesapeake Ave.) Towson, Maryland
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By Order of
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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

No. 29972

DATE 5/12/87 ACCOUNT 01-615

AMOUNT \$ 35.00

RECEIVED FROM LAWRENCE HOLDEN

FOR FILING FOR ZONING VARIANCE 1749 331

B 0045*****35000a 0138F

VALIDATION OR SIGNATURE OF CASHIER