

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 5 feet in lieu of the required 50 feet.

MAP 116
E.D. 3D
DATE 4-20-87
200
1000
DP

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 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: Lewis J. Rubin
Signature: [Signature]
Address: Joanne M. Rubin
City and State: Towson, Md. 21204
Attorney for Petitioner: 2 Southerly Court #404
Address: Towson, Md. 21204
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Lewis J. Rubin
Attorney's Telephone No.: 2 Southerly Court #404, Towson

ORDERED BY The Zoning Commissioner of Baltimore County, this 22nd day of January, 1988, 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 26th day of January, 1988, at 9 o'clock A.M.

ESTIMATED LENGTH OF HEARING - 1/2 HR.
AVAILABLE FOR HEARING - NEXT TWO MONTHS
ALL ORDERS - NEXT TWO MONTHS (over)
REVIEWED BY: [Signature] DATE: 9-21-87

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Case number: 88-277-A
W/S Highfield Ct., 2,342' E c/1 of Pot Spring Road (22 Highfield Court)
8th Election District - 3rd Councilmanic District
Lewis J. Rubin - Petitioner

DATE/TIME: Tuesday, January 26, 1988 at 9:00 a.m.

Variance to permit an accessory use (tennis court) to be located in the side yard in lieu of the required rear yard, and to permit a side yard setback of 5 feet in lieu of the required 50 feet.

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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County

cc: Mr. Lewis J. Rubin
file

IN RE: PETITION FOR ZONING VARIANCE
W/S Highfield Court, 2342' E c/1 of Pot Spring Road (22 Highfield Court)
8th Election District - 3rd Councilmanic District
Lewis J. Rubin, et ux
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-277-A

ORDER OF DISMISSAL

Pursuant to the oral motion made by Petitioner's Counsel at the hearing held on February 22, 1988 in the above-captioned matter, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26th day of February, 1988, that the above-captioned matter be and is hereby DISMISSED without prejudice.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
Date: 4/20/87
By: [Signature]

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.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 826 Date of Posting: 1/18/88
Posted for: Variance
Petitioner: Lewis J. Rubin
Location of property: W/S Highfield Ct. 2342' E of Pot Spring Rd.
Location of Sign: [Signature]
Remarks: [Signature]
Posted by: [Signature] Date of return: 1/22/88
Number of Signs: 1

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD. Jan 7, 1988
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 Jan. 7, 1988.

THE JEFFERSONIAN,

[Signature]
Publisher

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:
Case number: 88-277-A
W/S Highfield Ct., 2,342' E c/1 of Pot Spring Road (22 Highfield Court)
8th Election District - 3rd Councilmanic District
Lewis J. Rubin - Petitioner

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
494-3353

November 24, 1987

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

Re:

Case number: 88-277-A
W/S Highfield Ct., 2,342' E c/1 of Pot Spring Road (22 Highfield Court)
8th Election District - 3rd Councilmanic District
Lewis J. Rubin - Petitioner

Dear Mr. & Mrs. Rubin:

Please be advised that [blank] is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign from the property from the time it is posted by this office until the day of the hearing itself.

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 41628
County, Maryland and forward .13, Towson, Maryland 21204.

DATE: 9-22-87 ACCOUNT: 800-615
AMOUNT: \$ 35.00
RECEIVED FROM: Mr. & Mrs. Rubin
FOR: Spring Variance Item # 116
B 8112*****35.00* 12241

My truly yours,
[Signature]
ROBERT HAINES
Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 826 Date of Posting: 1/18/88
Posted for: Variance
Petitioner: Lewis J. Rubin
Location of property: W/S Highfield Ct. 2342' E of Pot Spring Rd.
Location of Sign: [Signature]
Remarks: [Signature]
Posted by: [Signature] Date of return: 1/22/88
Number of Signs: 1

Feb 2, 1988 - Jan 1988

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Gwendolyn Stephens, Docket Clerk Date: 1/18/88
FROM: Ann Nastarowicz, Deputy Zoning Commissioner
SUBJECT: Case Nos. 88-277-A & 88-327-SPH

Re: Case No. 88-277-A Scheduled for 1/26/88 at 9:00 a.m.
Petition for Zoning Variance
Petitioner: Lewis J. Rubin, et ux
Case No. 88-327-SPH Scheduled for 2/2/88 at 11:00 a.m.
Petition for Special Hearing
Petitioner: Lewis J. Rubin, et ux

The two above cases deal with the same factual situation. The first was filed by Petitioners in proper person. The second was filed by counsel on behalf of Petitioners. The cases are to be consolidated and heard on February 2, 1988. As soon as possible a postponement notice will be placed on the Variance Sign currently posted on the property denoting the hearing will be held on February 2, 1988.

cc: Mr. & Mrs. Lewis J. Rubin
Cornelius J. Carmody, Esq.
Shashi Desai
Jeffrey Long

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
494-3353

January 25, 1988

Shashi Desai
20 Highfield Road
Cockeysville, Maryland 21030

Re: Hearing Notice Correction

In reference to Case Number: 88-277-A and 88-327-SPH, please note that the Hearing Notice should read as follows:

DATE: Monday

DATE: Feb. 22, 1988

TIME: 11:00 a.m.

OFFICE OF ZONING
Baltimore County
(301) 494-3354

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: James Dyer, Zoning Supervisor Date: 11/18/87

FROM: James Thompson, Zoning Enforcement Coordinator

Item No.: 88-277A (if known) 88-327
SUBJECT: Petitioner (if known)

VIOLATION CASE: 88-66
LOCATION OF VIOLATION: Highfield Ct
DEFENDANT: Rubin ADDRESS: 2-1-1

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME	ADDRESS
<u>Shashi Dasai</u>	<u>20 Highfield Ct</u> <u>Cockeysville, Md</u> <u>21030</u>

** Hearing scheduled for 1-20-88*

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

CPS-008

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines, Zoning Commissioner Date: December 9, 1987

Norman E. Gerber, AICP
FROM: Director of Planning and Zoning

Zoning Petitions No. 88-277-A, 88-276-A,
SUBJECT: 88-277-A, 88-278-A, 88-279-A, 88-280-A

There are no comprehensive planning factors requiring comment on this petition.

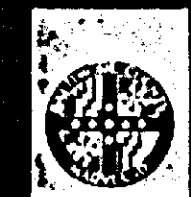
Norman E. Gerber, AICP
Director

NEG:JCHidm

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

CPC-008

October 16, 1987


Dennis F. Rasmussen
County Engineer

Zoning Commissioner
County Office Building
TOWSON, Maryland 21204

Dear Zoning Commissioner:

The Bureau of Traffic Engineering has no comments for items number 523, 107, 108, 109, 110, 111, 112, 113, 116, 118, and 119.

Very truly yours,
Michael S. Planigan
Michael S. Planigan
Traffic Engineer

MSP:sd

RECEIVED
NOV 9 1987
ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 12, 1988

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

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

RE: Item No. 116 - Case No. 88-277-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

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Heinicke
Chief

October 16, 1987

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

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

Location: W/S Highfield Court, 2,342' E. c/l of Pot Spring Road

Item No.: 116 Zoning Agenda: Meeting of 10/6/87

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 of _____ feet along an approved road in accordance with Baltimore County Standard 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.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill* Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/

88-277-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
3rd day of November, 1987.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner Lewis J. Rubin, et ux Received by: James E. Dyer
Petitioner's Attorney _____ Chairman, Zoning Plans
Advisory Committee