

5/29/03



IN RE: PETITION FOR VARIANCE
N/S North Point Road, 215' E
centerline of Willow Avenue
15th Election District
7th Councilmanic District
(7738 North Point Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-265-A

James A. Wright, Jr.
Petitioner

*

* * * * *

ORDER ON MOTION FOR RECONSIDERATION

This matter comes before this Deputy Zoning Commissioner as a Motion for Reconsideration filed by James A. Wright, Jr., owner of the property located at 7738 North Point Road. The Petitioner is requesting that I reconsider my previous decision issued February 19, 2003.

The request before me is a variance to allow a truck with a gross vehicle weight in excess of 10,000 lbs. to be parked on residential property. Mr. Wright originally appeared at a hearing on February 5, 2003. Thereafter, my Order dated February 19, 2003 denied the Petitioner's request for variance. A Motion for Reconsideration was filed by the Petitioner on March 13, 2003. A new public hearing was held on May 28, 2003.

Appearing at the hearing were Mr. James Wright, owner of the property, Robert Hoffman and David Karceski, attorneys at law, representing Mr. Wright, as well as many residents of the surrounding community, all of whom appeared in support of the Petitioner. No one appeared in opposition to Mr. Wright's request.

After considering the additional testimony and evidence offered by Mr. Wright on this motion and the lack of opposition at this time to his request, I find that the Motion for Reconsideration shall be granted and the variance request approved, subject to certain conditions and restrictions which shall be imposed at the end of this Order.

ORDER RECEIVED FOR FILING

Date

5/29/03

By

R. J. J. J.

A variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

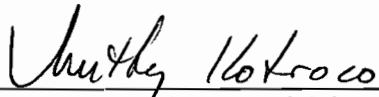
THEREFORE, IT IS ORDERED, this 29th day of May, 2003, by this Deputy Zoning Commissioner, that the variance request to permit the storage of a commercial vehicle on a residential lot in excess of 10,000 lbs., be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the granting of the relief herein is subject to the following conditions and restrictions:

1. The variance relief granted herein shall continue for so long as Mr. James A. Wright, Jr. owns the property. The variance relief shall not be transferable to any third party.

2. Mr. Wright shall store his commercial vehicle within the garage located on the property, in the event the commercial vehicle is kept on the property over night.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED
Date 5/29/03
By R. Jamison



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

May 29, 2003

Robert A. Hoffman, Esquire
David Karceski, Esquire
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, Maryland 21204

Re: Ruling on Motion for Reconsideration
Case No. 03-265-A
Property: 7738 North Point Road

Dear Mr. Karceski:

Enclosed please find the decision rendered in connection with the Motion for Reconsideration filed in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. James A. Wright, Jr.
7738 North Point Road
Baltimore, MD 21219

Mr. Harry Wujek, Jr.
9005 Chesapeake Avenue
Baltimore, MD 21219

Peter Max Zimmerman, Esquire
People's Counsel for Baltimore County
Old Courthouse, Room 47
Towson, MD 21204

Come visit the County's Website at www.co.ba.md.us



3/24/03

IN RE: PETITION FOR VARIANCE
N/S North Point Road, 215' E
centerline of Willow Avenue
15th Election District
7th Councilmanic District
(7738 North Point Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-265-A

James A. Wright, Jr.
Petitioner

*
* * * * *

RULING ON MOTION FOR RECONSIDERATION

This matter came before this Deputy Zoning Commissioner as a variance request filed by James A. Wright, Jr., owner of the property located at 7738 North Point Road. After a hearing on the matter, the Petitioner's request for variance was denied by Order dated February 19, 2003

Mr. Wright appeared at the hearing before me *pro se*. After receiving my Order, Mr. Wright filed an appeal of the matter to the Board of Appeals for Baltimore County on March 13, 2003. Thereafter, the Petitioner engaged the services of Venable, Baetjer & Howard to represent him in this matter. His attorneys deemed it more appropriate to file a Motion for Reconsideration in the matter thereby preserving the Petitioner's right of appeal until after a ruling is issued regarding the reconsideration request.

The Petitioner has additional information which he hopes to bring to the attention of this Deputy Zoning Commissioner at another public hearing. The Motion for Reconsideration was also served on Mr. Wujek, the only citizen who appeared at the hearing, and the Office of People's Counsel for Baltimore County.

On March 24, 2003, this office received an answer to the Petitioner's Motion for Reconsideration filed by the Office of People's Counsel for Baltimore County. People's Counsel argues in their answer that this office is divested of jurisdiction over the matter, given that an appeal has been filed by this property owner. The Office of People's Counsel relies on a letter issued by Zoning Commissioner Lawrence E. Schmidt dated February 27, 2003 in Case No. 03-

ORDER RECORDED
Date 3/24/03
By R. Jensen

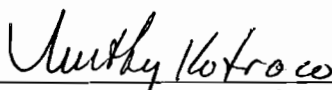
179-SPH. I disagree with the position of People's Counsel regarding the ruling of Zoning Commissioner Schmidt and the manner in which that ruling applies to the case at hand.

It should be noted that the appeal filed in Case No. 03-179-SPH (Commissioner Schmidt's case) was filed by the Office of People's Counsel and not the Petitioner in that case. In the case at hand, Mr. Wright, who is the property owner and petitioner, is the same party who noted an Appeal and filed the Motion for Reconsideration. Given that the party who filed both the Appeal and the Motion for Reconsideration are one and the same, then it is appropriate to entertain the Motion for Reconsideration thereby staying the Appeal until such time as a final ruling is made on the reconsideration request.

THEREFORE, IT IS ORDERED, this 24th day of March, 2003, by this Deputy Zoning Commissioner, that the Motion for Reconsideration filed by James A. Wright, Jr., owner of the property located at 7738 North Point Road, shall be set for a public hearing at which time additional testimony and evidence may be offered by the Petitioner and any protestant.

IT IS FURTHER ORDERED, that any appeal filed in this matter shall be stayed until such time as a final ruling may be made on this Motion for Reconsideration.

IT IS FURTHER ORDERED, that the Petitioner shall be required to post a new sign on the property evidencing a new hearing date for this matter and shall notify Mr. Wujek and the Office of People's Counsel by letter of the date and time of the new public hearing.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

Case No. 03-179-SPH
Date 3/24/03
By R. J. Emerson



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

March 24, 2003

David Karceski, Esquire
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
P. O. Box 5517
Towson, Maryland 21285-5517

Re: Ruling on Motions for Reconsideration
Case No. 03-265-A
Property: 7738 North Point Road

Dear Mr. Karceski:

Enclosed please find the decision rendered in connection with the Motions for Reconsideration filed in the above-captioned case.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. James A. Wright, Jr.
7738 North Point Road
Baltimore, MD 21219

Mr. Harry Wujek, Jr.
9005 Chesapeake Avenue
Baltimore, MD 21219

Peter Max Zimmerman, Esquire
People's Counsel for Baltimore County
Old Courthouse, Room 47
Towson, MD 21204

Come visit the County's Website at www.co.ba.md.us



3/24/03

IN RE: PETITION FOR VARIANCE
N/S North Point Road; 215' E c/line

Willow Avenue
7th Election District
15th Councilmanic District
(7738 North Point Road)

James A Wright, Jr., Legal Owner

*** BEFORE THE DEPUTY**
*** ZONING COMMISSIONER**
*** OF BALTIMORE COUNTY**
*** CASE NO. 03-265-A**

Petitioner(s)

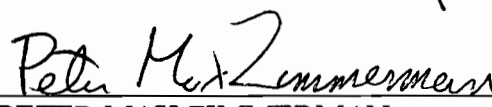
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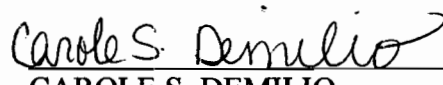
MOTION FOR RECONSIDERATION

People's Counsel for Baltimore County answers the Motion for Reconsideration, as follows:

1. Petitioner filed an appeal to the County Board of Appeals on March 14, 2003. See attached letter from Arnold Jablon. This divests the Commissioner of jurisdiction.
2. The Zoning Commissioner recently so ruled, on February 27, 2003, in a similar situation in Kosmakos and Maryland Towing & Recovery Case No.: 03-179-SPH. Letter is attached.
3. In any event, the petition does not satisfy BCZR 307.1.

WHEREFORE, People's Counsel moves the Motion be dismissed.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

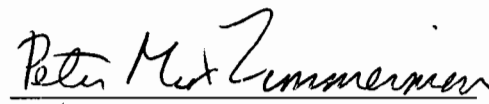
RECEIVED

MAR 24 2003

ZONING COMMISSIONER

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of March, 2003, a copy of the foregoing Answer to Motion for Reconsideration was mailed postage pre-paid to David Karceski, Esquire, Venable, Baetjer & Howard, LLP, 210 Allegheny Avenue, P.O. Box 5517, Towson, MD 21285-5517 and to Harry Wujek, Jr., 9005 Chesapeake Avenue, Baltimore, MD 21219.


PETER MAX ZIMMERMAN



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old Courthouse
400 Washington Ave.
Towson, MD 21204

(410) 887-2188

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

March 24, 2003

Timothy Kotroco, Deputy Zoning Commissioner
401 Bosley Avenue, 4th Floor
Towson, Maryland 21204

Re: James A Wright, Jr., Petitioner
Case No.: 03-265-A

Dear Mr. Kotroco:

Please note that the title of the pleading filed on March 24, 2003 should read "Answer to Motion for Reconsideration." In this letter, we are requesting, therefore, that the title be amended by interlineation to add the words "Answer to" in that title.

Thank you for your consideration.

Sincerely,

Peter Max Zimmerman
Peter Max Zimmerman

PMZ/rmw

cc: David Karceski, Esquire
Harry Wujek, Jr.

RECEIVED

MAR 24 2003

ZONING COMMISSIONER

3/20/03

JR

RECEIVED

IN RE: PETITION FOR VARIANCE
N/S of North Point Road, 215' E
Centerline of Willow Avenue
(7738 North Point Road)

7th Councilmanic District
15th Election District

James A. Wright, Jr.
Petitioner

* BEFORE THE DEPUTY ZONING COMMISSIONER

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 03-265-A

* * * * *

**PETITIONER'S MOTION FOR
RECONSIDERATION**

Petitioner James A. Wright, Jr., by Patricia A. Malone and David H. Karceski with Venable, Baetjer and Howard, LLP, his attorneys, in accordance with Rule 2(k) of the Zoning Commissioner's Rules of Practice and Procedure, files this Motion for Reconsideration, as follows:

1. Mr. Wright filed a Petition for Variance from Section 431.B.1 of the Baltimore County Zoning Regulations requesting approval to park a commercial tractor cab with a gross vehicle weight in excess of 10,000 lbs. on a residential lot.

2. At the public hearing before the Deputy Zoning Commissioner, Mr. Wright explained that he is a self-employed tractor trailer driver, who hauls steel products from Maryland to Pennsylvania on a daily basis. Mr. Wright requested approval to park the cab portion only of his tractor trailer on the lot where he lives. See Motion Exhibit 1, photograph of the truck cab. Mr. Wright's request was supported by three of his immediate neighbors.

3. On February 19, 2003, the Deputy Zoning Commissioner issued his Findings of Fact and Conclusions of Law wherein he denied the requested relief. In the

opinion, the Deputy Zoning Commissioner cited as reason for his denial the opposition to the request by Harry Wujek, Jr., who was concerned about Mr. Wright's entire rig (cab with trailer) being parked on the lot for extended periods of time and the detrimental effect that parking such commercial vehicles would have on the neighborhood.

4. By way of this motion, Mr. Wright asks that the Deputy Zoning Commissioner reconsider his decision to deny the requested relief as he believes the relief is justified and can be approved in a manner which would take into account Mr. Wujek's concerns. The presence of tractor trailers in the neighborhood and traveling along North Point Road is neither a new nor an uncommon occurrence. In fact, as Mr. Wright explained, tractor trailers rigs have been parked on the instant property since 1979. Further, a trucking company, Bauer Trucking Company, is located less than one-quarter mile from Mr. Wright's house at 2745 Bauers Farm Road. *See* Motion Exhibit 2, photographs taken by Mr. Wright, March 18, 2003, of Bauer Trucking Company. Access to and from the trucking company is by way of North Point Road.

5. Mr. Wright's property, which fronts North Point Road, is one acre. As is indicated from the attached photographs, Mr. Wright's property is attractive and well-kept. *See* Motion Exhibit 3, photographs taken by Mr. Wright on March 18, 2003, of his own property and garage. The property includes a garage located in the rear, well off of North Point Road, which is large enough to house the truck cab.

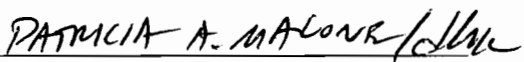
6. Mr. Wright proposes that the Deputy Zoning Commissioner consider revising his decision and granting the relief with a restriction that, from dusk to dawn, only the cab portion of the tractor trailer shall be permitted to be parked on the property

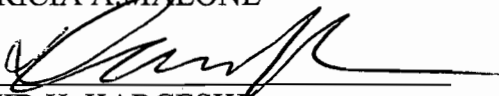
and that, from dusk to dawn, the cab shall be parked inside of the garage. While, as a general rule, Mr. Wright does not park the trailer portion of his truck on the property, he occasionally does have to return home during the day with the entire rig for varying periods of time and, therefore, requests that the Deputy Zoning Commissioner not impose an absolute prohibition with regard to the presence of the entire rig on the property during the daylight hours. Further, Mr. Wright suggests that this relief be limited to himself during his ownership of the property.

7. Mr. Wright filed a Notice of Appeal on March 13, 2003, but requests that the appeal be held until the Deputy Zoning Commissioner issues a decision on this motion.

WHEREFORE, Petitioner James A. Wright, Jr. respectfully requests that the Deputy Zoning Commissioner reconsider his decision of February 19, 2003, and grant the Petition for Variance.

Respectfully submitted,


PATRICIA A. MALONE


DAVID H. KARCESKI
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21285-5517
(410) 494-6200
Attorneys for Petitioner

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of March, 2003, a copy of the foregoing MOTION FOR RECONSIDERATION was mailed to Harry Wujek, Jr., 9005 Chesapeake Avenue, Baltimore, Maryland 21219; and to Peter Max Zimmerman, Esquire, People's Counsel for Baltimore County, Old Courthouse, Room 47, 400 Washington Avenue, Towson, Maryland 21204.



DAVID H. KARCESKI

TO1DOCS1/157006 v1

IN RE: PETITION FOR VARIANCE
N/S of North Point Road, 215' E
Centerline of Willow Avenue
(7738 North Point Road)

7th Councilmanic District
15th Election District

James A. Wright, Jr.
Petitioner

* BEFORE THE DEPUTY
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY

* Case No. 03-265-A

*

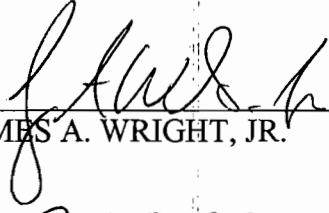
* * * * *

AFFIDAVIT OF JAMES A. WRIGHT, JR.

I, James A. Wright, Jr., solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of this Affidavit are true:

1. I am over eighteen years of age and have personal knowledge of the facts stated in this Affidavit.

2. I have reviewed the Motion for Reconsideration drafted by Venable, Baetjer and Howard, LLP, and the exhibits to that motion. I was the person who took the photographs that have been attached to that motion as exhibits, and I attest that the photographs accurately depict what is described in the motion as my tractor trailer cab, my property, and the Bauer Trucking Company on Bauers Farm Road.


JAMES A. WRIGHT, JR.

3-20-03
Date

2/19/03

IN RE: PETITION FOR VARIANCE
N/S North Point Road, 215' E
centerline of Willow Avenue
15th Election District
7th Councilmanic District
(7738 North Point Road)

James A. Wright, Jr.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-265-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, James A. Wright, Jr. The owner of the property is requesting variance relief to allow a truck with a gross vehicle weight in excess of 10,000 lbs. to be parked on his residential lot.

Appearing at the hearing on behalf of the variance request were James Wright, owner of the property and David Billingsley, the professional engineer who prepared the site plan of the property. Appearing in opposition to the request was Harry Wujek, Jr. There were no others in attendance.

Testimony and evidence indicated that Mr. Wright owns a 1-acre parcel of property zoned D.R.5.5, located on the north side of North Point Road in Edgemere. The property is improved with an existing single-family dwelling wherein Mr. Wright lives. To the rear of the property exists a large garage. Furthermore, the Petitioner has a large driveway and parking area providing dual access to North Point Road. The details of the improvements on the property are shown on Petitioner's Exhibit No. 1, the site plan submitted into evidence.

Mr. Wright testified that he is a self-employed tractor trailer driver. He is contracted by Worthington Steel, located in Middle River, to haul steel products from Maryland to Pennsylvania. These are daily trips which do not require Mr. Wright to be away for extended

2/19/03
James A. Wright, Jr.
Petitioner

periods of time. For the most part, he leaves his property with his tractor at approximately 7:30 a.m. and returns home by 3:30 p.m. or 4:00 p.m. in the afternoon. His request is to allow the parking of the tractor portion of his tractor trailer rig. He testified that he does not bring the trailer portion of his truck to this property, but rather parks it at a trucking facility a short distance from his property. He also indicated that he has parked this tractor on his property for the past three years. Prior to that, the previous owners parked tractor trailer rigs on the property since 1979. Mr. Wright is requesting formal permission to continue to park his tractor cab on the property, at this time.

Appearing in opposition to the Petitioner's request was Mr. Harry Wujek, Jr. Mr. Wujek is opposed to the parking of a commercial tractor cab on the property, given its residential zoning. He testified that in his opinion the parking of commercial vehicles in residential neighborhoods is not appropriate and can contribute to the decline of this neighborhood. He also testified that pulling out onto North Point Road from the Petitioner's property with such a large vehicle is a dangerous proposition, given the speed and amount of traffic on North Point Road. He, therefore, is opposed to the granting of this variance relief.

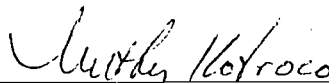
Additionally, Mr. Wujek testified that this property owner does in fact bring the entire rig home to the property on occasions and in fact the tractor and trailer were parked on the property on the day of this variance hearing. Mr. Wujek provided a photograph of the tractor trailer rig on the property into evidence.

After considering the testimony and evidence offered at the hearing, I find that the Petitioner's variance request should not be granted to allow for the permanent storage and parking of this commercial vehicle on this property. While Mr. Wright does have the support of three of his neighbors as is evidenced by the letter he submitted into evidence, the storage and

parking of these large diesel tractor cabs can have an adverse impact on the surrounding community above and beyond the neighbors who reside immediately adjacent to this property. Therefore, I believe it is not appropriate to approve of the variance request in this case.

THEREFORE, IT IS ORDERED, this 17th day of February, 2003, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 431B.1 of the Baltimore County Zoning Regulations, to allow a commercial tractor cab with a gross vehicle weight in excess of 10,000 lbs. be and is hereby DENIED.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

February 19, 2003

Mr. James A. Wright, Jr.
7738 North Point Road
Baltimore, Maryland 21219

Re: Petition for Variance
Case No. 03-265-A
Property: 7738 North Point Road

Dear Mr. Wright:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been denied in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: David Billingsley
Central Drafting & Design, Inc.
601 Charwood Court
Edgewood, MD 21040

Come visit the County's Website at www.co.ba.md.us



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7738 NORTH POINT ROAD
which is presently zoned D.R. 5.5

This Petition shall be filed with the Department of Permits and Development Management. 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(s)

431 B.1. TO ALLOW THE GROSS VEHICLE WEIGHT FOR A COMMERCIAL VEHICLE PARKED ON A RESIDENTIAL LOT TO EXCEED 10,000 POUNDS.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

JAMES A. WRIGHT, JR.
Name - Type or Print _____
Signature [Signature] _____
Name - Type or Print only 1 owner _____
Signature _____
7738 NORTH POINT RD. (410) 477-6351
Address _____ Telephone No. _____
BALTIMORE MD. 21219
City _____ State _____ Zip Code _____

Representative to be Contacted:

DAVID BILLINGSLEY
CENTRAL DRAFTING AND DESIGN, INC.
Name _____
601 CHARWOOD CT. (410) 679-8719
Address _____ Telephone No. _____
EDGEWOOD MD. 21040
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 03-265-A

Reviewed By BR Date 12/3/02

REV 10/25/01

Estimated Posting Date 12/16/02

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 7738 NORTH POINT ROAD
Address
BALTIMORE MD 21219
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

PETITIONER IS THE OWNER/OPERATOR OF A TRACTOR TRAILER AND WISHES TO PARK THE TRACTOR ONLY ON HIS PROPERTY FOR SECURITY AND CONVENIENCE.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

X [Signature]
Signature
JAMES A. WRIGHT, JR.
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of NOV, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JAMES A. WRIGHT, JR.
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires JAN 1 2005
[Signature]

ZONING DESCRIPTION

7738 NORTH POINT ROAD

Beginning for the same at a point on the north side of North Point Road (60 feet wide) said point being distant 215 feet east of the centerline of Willow Avenue (30 feet wide), thence being all of the 1.00 acre lot shown on the plat entitled " Bauers' Acre " recorded among the plat records of Baltimore County in Plat Book 44, Folio 129. Containing 1.00 acre of land more or less.

Being known as 7738 North Point Road and being located in the Fifteenth Election District, Seventh Councilmanic District of Baltimore County, Maryland.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 20140

DATE 12/13/02 ACCOUNT R001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: James Wright, Jr.

FOR: Administrative Variance

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Item #265

PAID RECEIPT

BUSINESS ACTUAL TIME
12/04/2002 12/03/2002 09:32:53
REG #502 MAIL JENIA JEE DRAWER 2
>> RECEIPT # 238404 12/04/2002 OFLN
DEPT 5 528 ZONING VERIFICATION
CR NO. 020140

Receipt Tot \$50.00
50.00 OK
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 23102

PAID RECEIPT

DATE 3/14/03 ACCOUNT R001006 G150

AMOUNT \$ 300.00

RECEIVED
FROM:

JAS. WRIGHT JR.

FOR:

APPEAL CASE NO.

03-265-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

BUSINESS ACTUAL TIME
3/17/2003 3/14/2003 14:03:08
REG MS02 MAIL JEVA JEE
>>RECEIPT # 258640 3/14/2003 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 023102

Receipt Tot \$300.00
300.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 03-265-A
Petitioner: JAMES A. WRIGHT, JR.
Address or Location: 7738 NORTH POINT ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: JAMES A. WRIGHT, JR.
Address: 7738 NORTH POINT ROAD
BALTO, MD. 21219
Telephone Number: (410) 477-6356

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 03- 265 -A Address 7738 North Point RoadContact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner Please Print Your NameFiling Date: 12/3/02 Posting Date: 12/16/02 Closing Date: 12/31/02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

Detach Along Dotted Lines

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMATCase Number 03- 265 -A Address 7738 North Point Blvd.Petitioner's Name James Wright, Jr. Telephone 410-477-6351Posting Date: 12/16/02 Closing Date: 12/31/02Wording for Sign: To Permit the gross vehicle weight for a commercial vehicle parked on a residential lot to exceed 10,000 pounds.

CERTIFICATE OF POSTING

RE: Case No.: 03-265-A

Petitioner/Developer: JAMES

WRIGHT JR.

Date of Hearing/Closing: 12/31/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 7738 NORTH POINT

BLVD

The sign(s) were posted on 12/14/02
(Month, Day, Year)

Sincerely,

[Signature] 12/14/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

(Address)

Dundalk, Maryland 21222

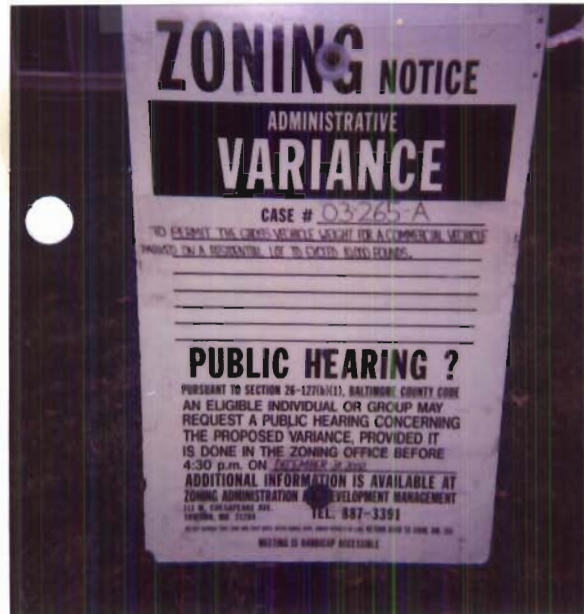
(City, State, Zip Code)

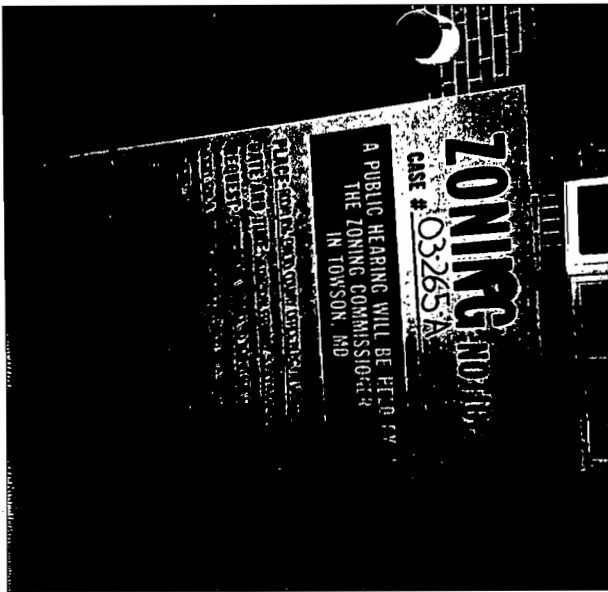
(410) 282-7940

(Telephone Number)

996
cert.doc

FILE





TOWSON, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 7738 NORTH POINT RD

The sign(s) were posted on 1/20/03
(Month, Day, Year)

Sincerely,

[Signature] 1/20/03
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #03-265-A
7738 North Point Road
N/side North Point Road
215 feet east centerline
Willow Avenue
15th Election District
7th Councilmanic District
Legal Owner(s): James A. Wright, Jr.

Administrative Variance: to permit the gross vehicle weight for a commercial vehicle parked on a residential lot to exceed 10,000 pounds.

Hearing: Wednesday, February 5, 2003 at 2:00 p.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

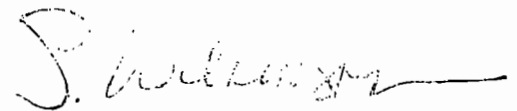
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
JT 1/723 Jan. 21 C583716

CERTIFICATE OF PUBLICATION

1/24/, 2003

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/21/, 2003.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News



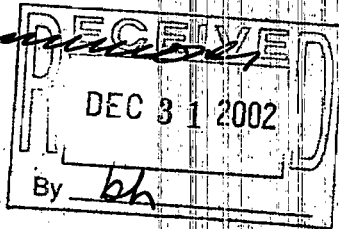
LEGAL ADVERTISING

Robert -

In view of
letter from Regl's
Council, have this
case set in for
a public hearing

James J. Elmitt

Zoning Commissioner
12/30/02





Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

January 2, 2003

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-265-A

7738 North Point Road
N/side North Point Road 215 feet east centerline Willow Avenue
15th Election District – 7th Councilmanic District
Legal Owner: James A. Wright, Jr.

Administrative Variance to permit the gross vehicle weight for a commercial vehicle parked on a residential lot to exceed 10,000 pounds

Hearings: Wednesday, February 5, 2003 at 2:00 p.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:rlh

C: James A. Wright, Jr., 7738 North Point Road, Baltimore 21219
David Billingsley, Central Drafting & Design, 601 Charwood Ct., Edgewood 21040

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 21, 2003.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 21, 2003 Issue - Jeffersonian

Please forward billing to:

James A. Wright, Jr.
7738 North Point Road
Baltimore, MD 21219

410-477-6351

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-265-A

7738 North Point Road

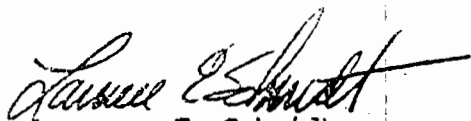
N/side North Point Road 215 feet east centerline Willow Avenue

15th Election District – 7th Councilmanic District

Legal Owner: James A. Wright, Jr.

Administrative Variance to permit the gross vehicle weight for a commercial vehicle parked on a residential lot to exceed 10,000 pounds

Hearings: Wednesday, February 5, 2003 at 2:00 p.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Issue - Jeffersonian

Please forward billing to:

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-265-A

7738 North Point Road

N/side North Point Road, 215 feet east centerline of Willow Avenue

15th Election District – 7th Councilmanic District

Legal Owner: James Wright, Jr.

Administrative Variance to permit the gross vehicle weight for a commercial vehicle parked on a residential lot to exceed 10,000 pounds.

Hearings: Monday, May 12, 2003 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 9, 2003

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-265-A

7738 North Point Road
N/side North Point Road, 215 feet east centerline of Willow Avenue
15th Election District – 7th Councilmanic District
Legal Owner: James Wright, Jr.

Administrative Variance to permit the gross vehicle weight for a commercial vehicle parked on a residential lot to exceed 10,000 pounds.

Hearings: Monday, May 12, 2003 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:rlh

C: Robert A. Hoffman, Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson
21204
James Wright, Jr., 7738 North Point Road, Baltimore 21219
Board of Appeals
Peter M. Zimmerman, People's Counsel

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 26, 2003.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Issue - Jeffersonian

Please forward billing to:

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-265-A

7738 North Point Road

N/side North Point Road, 215 feet east centerline of Willow Avenue

15th Election District – 7th Councilmanic District

Legal Owner: James Wright, Jr.

Administrative Variance to permit the gross vehicle weight for a commercial vehicle parked on a residential lot to exceed 10,000 pounds.

Hearings: Wednesday, May 28, 2003 at 3:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 9, 2003

CORRECTED NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-265-A

7738 North Point Road

N/side North Point Road, 215 feet east centerline of Willow Avenue

15th Election District – 7th Councilmanic District

Legal Owner: James Wright, Jr.

Administrative Variance to permit the gross vehicle weight for a commercial vehicle parked on a residential lot to exceed 10,000 pounds.

Hearings: Wednesday, May 28, 2003 at 3:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:rlh

C: Robert A. Hoffman, Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson 21204

James Wright, Jr., 7738 North Point Road, Baltimore 21219

Board of Appeals

Peter M. Zimmerman, People's Counsel

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 13, 2003.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 30, 2002

James A. Wright, Jr.
7738 North Point Road
Baltimore, MD 21219

Dear Mr. Wright:

RE: Case Number: 03-265-A, 7738 North Point Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 3, 2002

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel
David Billingsley, Central Drafting & Design, Inc., 601 Charwood Ct., Edgewood 21040

Come visit the County's Website at www.co.ba.md.us





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 31, 2003

James A. Wright, Jr.
7738 North Point Road
Baltimore, MD 21219

Dear Mr. Wright:

RE: 03-265 Case Number 7738 North Point Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 12/3/02.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc

Enclosures

David Billingsley Central Drafting and Design, Inc. 601 Charwood Ct.
Edgewood, MD 21040
People's Counsel

Come visit the County's Website at www.co.ba.md.us



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 23, 2003

James A. Wright, Jr.
7738 North Point Road
Baltimore, MD 21219

Dear Mr. Wright:

RE: Case Number: 03-265-A, 7738 North Point Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 3, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
David Billingsley, Central Drafting and Design, Inc., 601 Charwood Ct.,
Edgewood 21040

Come visit the County's Website at www.co.ba.md.us





Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old CourtHouse
400 Washington Ave.
Towson, MD 21204

(410) 887-2188

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

December 26, 2002

Lawrence E. Schmidt, Zoning Commissioner
401 Bosley Avenue, 4th Floor
Towson, MD 21204

26

Re: James A. Wright, Jr.
Case # 03-.265-A

Dear Mr. Schmidt:

Please be advised that after review of the Administrative Variance request forwarded to my office, it is this office's belief that the issue presented in this case cannot be heard as an Administrative Variance. This case must proceed under the Variance process under BCZR 307. Enclosed please find a copy of this Administrative Variance request for your review.

Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Peter Max Zimmerman", with a long, sweeping horizontal stroke at the end.

Peter Max Zimmerman
People's Counsel for Baltimore County

A handwritten signature in dark ink, appearing to read "Carole S. Demilio", with a stylized, cursive script.

Carole S. Demilio
Deputy People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits &
Development Management

DATE: January 27, 2003

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For December 30, 2002
Item Nos. 257, 258, 259, 260, 261, 262,
263, 264, 265, 266, 267, 268, 270, 271,
272, 273, 274, 275, 276, 277, 278, 279,
280, 281, 282, 283, 284, 285, 286, 287,
288, 289, and 290

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.30.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 265 BR

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Caivert Street • Baltimore, Maryland 21202



Baltimore County
Fire Department.

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

December 19, 2002

ATTENTION: George Zahner

Distribution Meeting of 12/23/02

Property Owner:

Location:

Item No.:

Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items:

246
242-249, 251-269

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

Anne Arundel County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

December 31, 2002

ATTENTION: George Zahner

Distribution Meeting of December 23, 2002

Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items:

257-290

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



Maryland Department of Planning

Parris N. Glendening
Governor

Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz
Secretary

Mary Abrams
Deputy Secretary

December 27, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Room 111, Mail Stop # 1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, 12/30/02 re: case numbers 03-257-A, 03-258-SPHA, 03-259-SPHA, 03-260-A, 03-261-A, 03-262-A, 03-263-A, 03-264-SPH, 03-265-A, 03-266-XA, 03-267-A, 03-268-A, 03-270-A, 03-271-A, 03-272-A, 03-273-A, 03-274-A, 03-275-A, 03-276-A, 03-277-XA, 03-278-SPH, 03-279-A, 03-280-A, 03-281-SPHA, 03-282-A, 03-283-SPHA, 03-284-A, 03-285-A, 03-286-A, 03-287-A, 03-288-A, 03-289-A, 03-290-A

Dear Mr. Zahner:

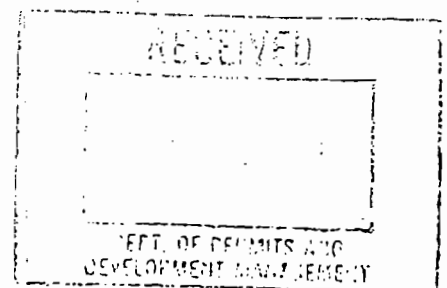
The Maryland Department of Planning has received the above-referenced information on 12/26/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup



RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
VARIANCE *
7738 North Point Road; N/side North Point * ZONING COMMISSIONER
Road 215feet east c-line Willow Avenue *
15th Election District * FOR
7th Councilmanic District *
Legal Owner(s): James A. Wright, Jr. * BALTIMORE COUNTY
Petitioner(s) *
03-265-A

* * * * *

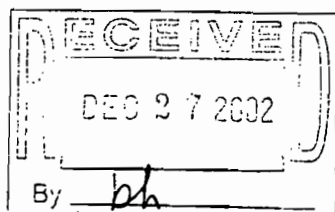
ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent documentation filed in the case.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of December, 2002, a copy of the foregoing Entry of Appearance was mailed to, David Billingsley, Central Drafting & Design, Inc, 601 Charwood Court, Edgewood, MD 21040, Representative for Petitioner(s).



Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



Baltimore County
Zoning Commissioner

February 27, 2003

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

Edward J. Gillis, Esquire
C. Robert Loskot, Esquire
Baltimore County Office of Law
400 Washington Avenue, Room 219
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
No Particular Location
George Kosmakos and Maryland Towing & Recovery – Petitioners
Case No. 03-179-SPH

Dear Messrs. Gillis & Loskot:

In response to the Motion for Reconsideration filed by you in the above-captioned matter on February 6, 2003, the following comments are offered.

You are no doubt aware by now that the Office of People's Counsel for Baltimore County filed an appeal of my decision on January 15, 2003. The filing of their appeal vests jurisdiction over this matter with the County's Board of Appeals. Therefore, I am unable to entertain the Motion and the Board will ultimately conduct a de novo hearing on this matter in the near future.

Should you have any questions in this regard, please do not hesitate to call me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Deborah C. Dopkin, Esquire
409 Washington Avenue, Suite 1000, Towson Md. 21204
Mr. Arnold Jablon, Director, DPDM; People's Counsel; Case File



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

December 31, 2002

Mr. James A. Wright
7738 North Point Road
Baltimore, MD 21219

Dear Mr. Wright:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 03-265-A

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand on December 30, 2003 by Peter M. Zimmerman, People's Counsel for Baltimore County, for a public hearing concerning the above proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

As a result of the above, the property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:rlh

C: David Billingsley Central Drafting & Design, 601 Charwood Ct., Edgewood 21040
Peter M. Zimmerman, People's Counsel





Baltimore County
Department of Permits and
Development Management

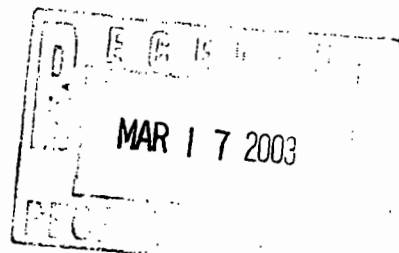
Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 14, 2003

Mr. James A. Wright, Jr.
7738 North Point Road
Baltimore, MD 21219

Dear Mr. Wright:

RE: Case No. 03-265-A, 7738 North Point Road



Please be advised that your appeal of the above-referenced case was filed in this office on March 14, 2003. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

Arnold Jablon
Director

AJ:rlh

c: Timothy Kotroco, Deputy Zoning Commissioner
Arnold Jablon, Director of PDM
People's Counsel
David Billingsley, Central Drafting and Design, 601 Charwood Court, Edgewood
21040

APPEAL

Petition Variance
7738 North Point Road
N/side North Point Road 215 east centerline Willow Avenue
James A. Wright, Jr.- Legal Owner
Case No.: 03-265-A

Petition for Variance (December 3, 2002)

Zoning Description of Property

Notice of Zoning Hearing (January 2, 2003)

Certification of Publication (The Jeffersonian Issue January 21, 2003)

Certificate of Posting (posted by SSG Robert Black) on January 20, 2003

Entry of Appearance by People's Counsel (December 27, 2002)

Petitioner(s) Sign-In Sheet
One Sheet

Protestant(s) Sign-In Sheet
None

Citizen(s) Sign-In Sheet
One Sheet

Zoning Advisory Committee Comments

Petitioners' Exhibits:

1. Plat to accompany Petition for Variance

Protestants' Exhibits:

None

Miscellaneous (Not Marked as Exhibits):

1. Letter from Peter M. Zimmerman
2. 4 Pictures

Deputy Zoning Commissioner's/Order (February 19, 2003 - DENIED)

Notice of Appeal received on March 14, 2003 from James A. Wright, Jr.

c:

People's Counsel of Baltimore County, MS #2010
Timothy Kotroco, Deputy Zoning Commissioner
Arnold Jablon, Director of PDM
James A. Wright, Jr.

date sent 3/17/03 rlh

James A Wright Jr.
7738 North Point Road
Baltimore Maryland 21219
410 477-6351

Arnold Jablon
County Office Building
1st Floor 111 West Chesapeake Ave.
Towson Maryland 21204

Dear Mr. Jablon

I James Wright, live at 7738 North Point Road. Property owner of the referenced case # 03-265-A, notes an appeal to the County Board of Appeals. I am enclosing a copy of the order in case # 03-265-A

Thank You
James A. Wright Jr.


March 13, 2003

RECEIVED
MAR 14 2003
Per ph

DATE _____

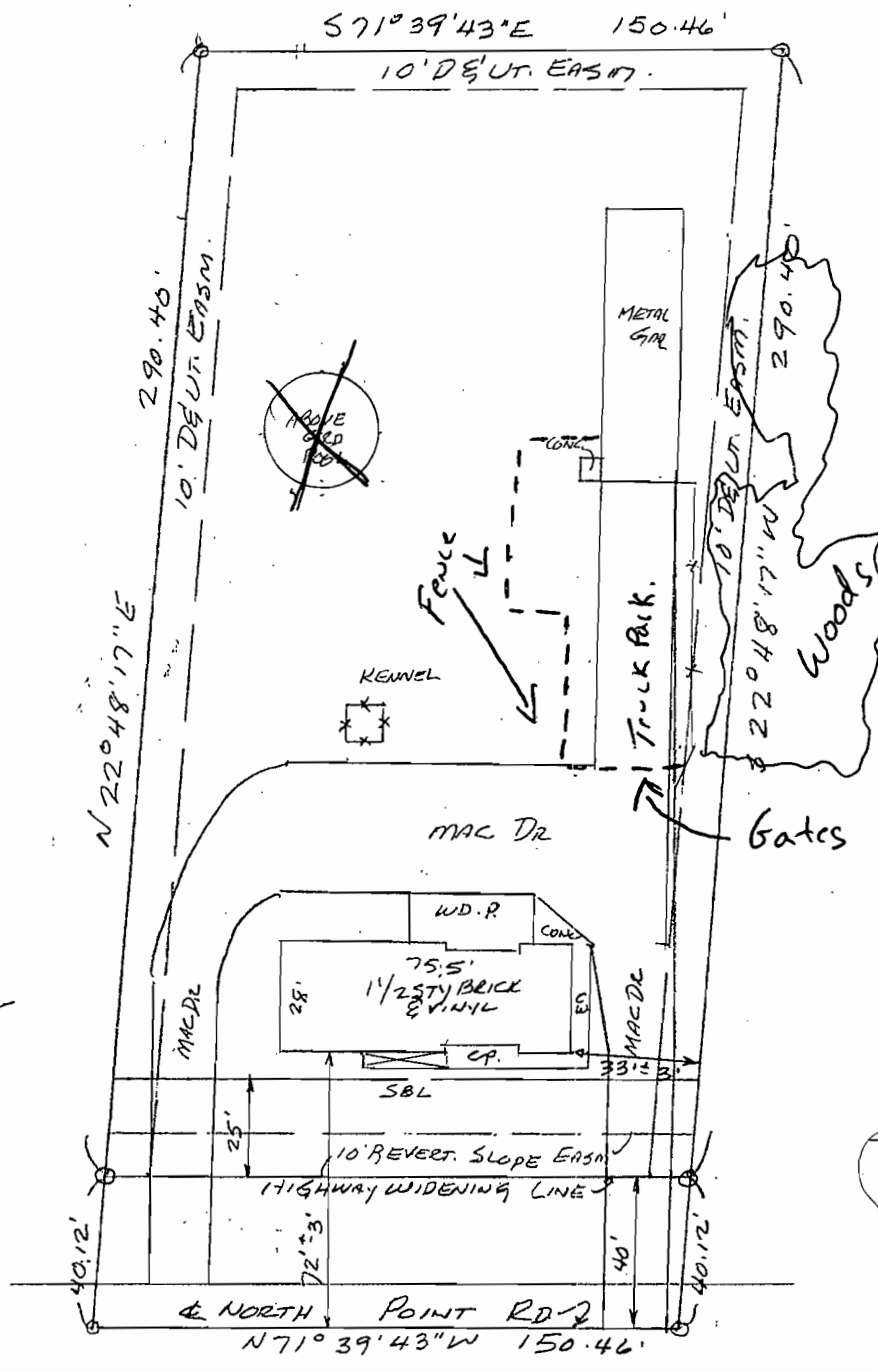
E-MAIL

[illegible]

CASE NAME 1108 14. PRINT K.O.
CASE NUMBER 63-265-14
DATE 2/5/02

PETITIONER'S SIGN-IN SHEET

[illegible]



The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

THE LOT SHOWN HEREON IS IN FLOOD ZONE 1 PER F.E.M.A. FLOOD INSURANCE RATE MAP PANEL # 2400100560B

7738 NORTH POINT ROAD

LOT 7732 PLAT OF

BAUERS ACRE 44-129

BALTO. CO. MD.

SCALE

1" = 50'

LOCATION CERTIFICATION

DATE

10-3-00

JOB No.

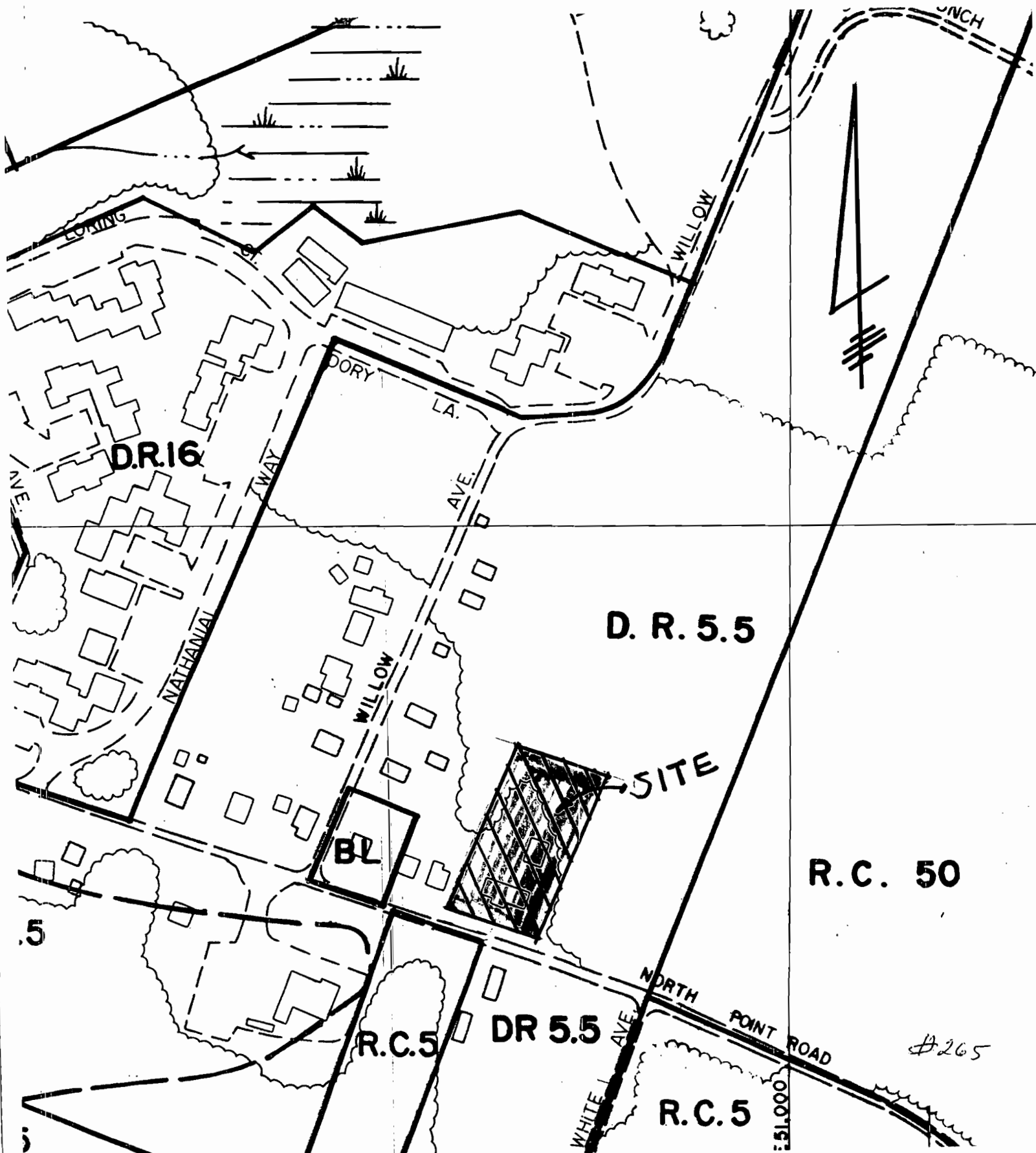
00-1156

**WITZ & ASSOCIATES
GENERAL SURVEYING CO.**

1009 Frederick Road
Baltimore, MD 21228
Phone 410-869-3536
Fax 410-869-3538



7738 NORTH POINT ROAD
SCALE: 1" = 200'
MAP S.E. 6-I





1



2



3



4

James A. Wright
7738 North Point Road
Baltimore, Maryland 21219

Ref Ex #2

January 14, 2003

To whom it may concern:

The purpose of this letter is to inform the People's Counsel of Baltimore County about the Administrative Variance at 7738 North Point Road Baltimore, Maryland 21219, Owner James A. Wright. I James Wright have received the signature's of my surrounding neighbor's. This informs the People's Counsel of Baltimore County that the surrounding neighbor's are informed and approve of the Administrative Variance and this does not effect or interfere with them or their homes.

Very truly yours,

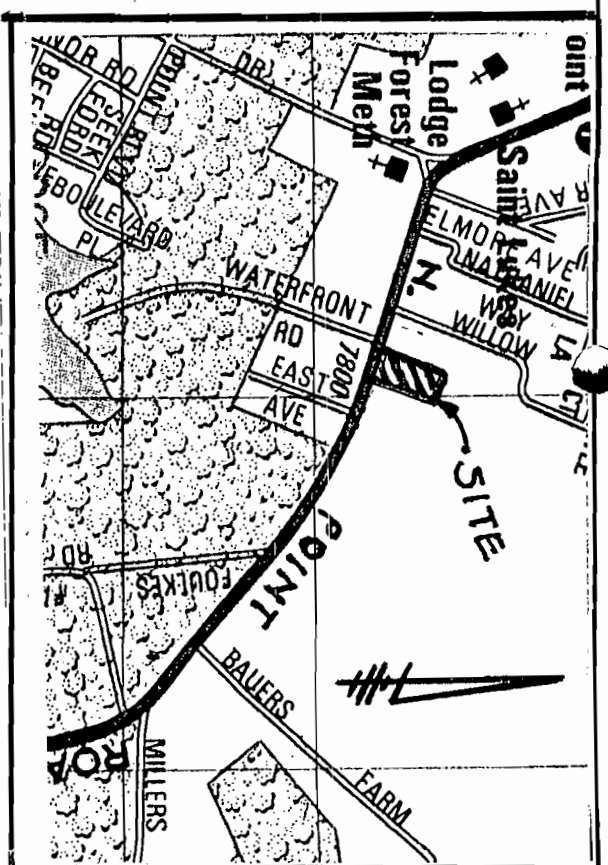
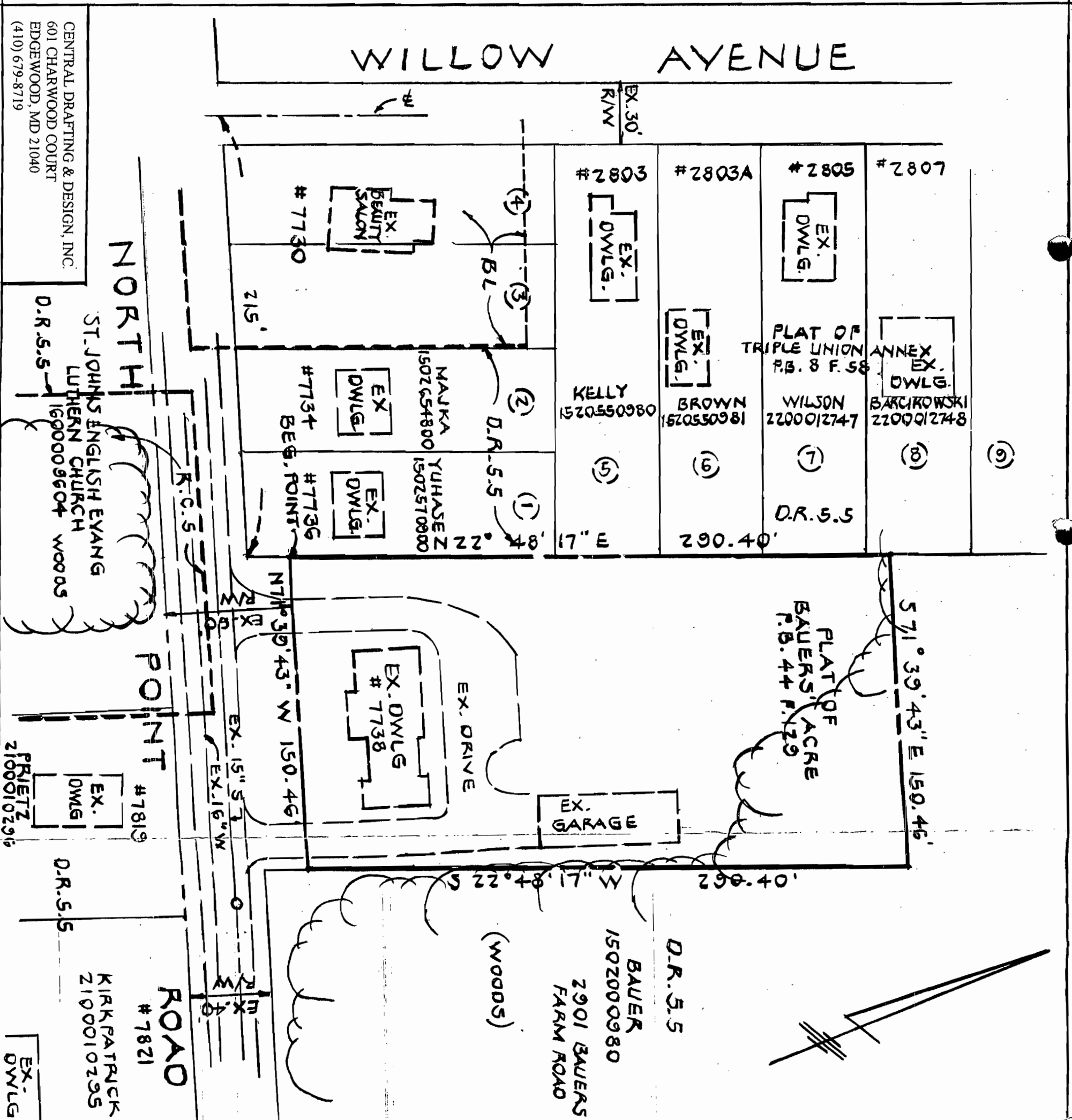
James A. Wright

Doyl E. P.
4819 North Point Rd.
Edgemore Md. 21219

Stacy Yuhase
7738 North Point Rd.
Bald. MD 21219

Mally Ann Wright
7734 North Pt. Rd.
Balto. MD 21219

WILLOW AVENUE



LOCATION PLAN
SCALE: 1"=1000'

NOTES

1. OWNER: JAMES A. WRIGHT
7738 NORTH POINT ROAD
BALTIMORE, MARYLAND 21219
(410) 477-6351
DEED REF. - L. 14761 F. 240
PROP. NO. 1800011413
2. ZONING.....D.R.5.5 (S.E. 6-1)
3. AREA.....1.00 ACRE
4. SITE IS NOT LOCATED IN THE CBCA OR FLOOD ZONE
5. SITE IS SERVED BY PUBLIC WATER & SEWER
6. VARIANCE IS REQUESTED FROM SECTION 431 B.1. TO ALLOW THE GROSS VEHICLE WEIGHT FOR A COMMERCIAL VEHICLE PARKED ON A RESIDENTIAL LOT TO EXCEED 10,000 POUNDS.

John G. #1

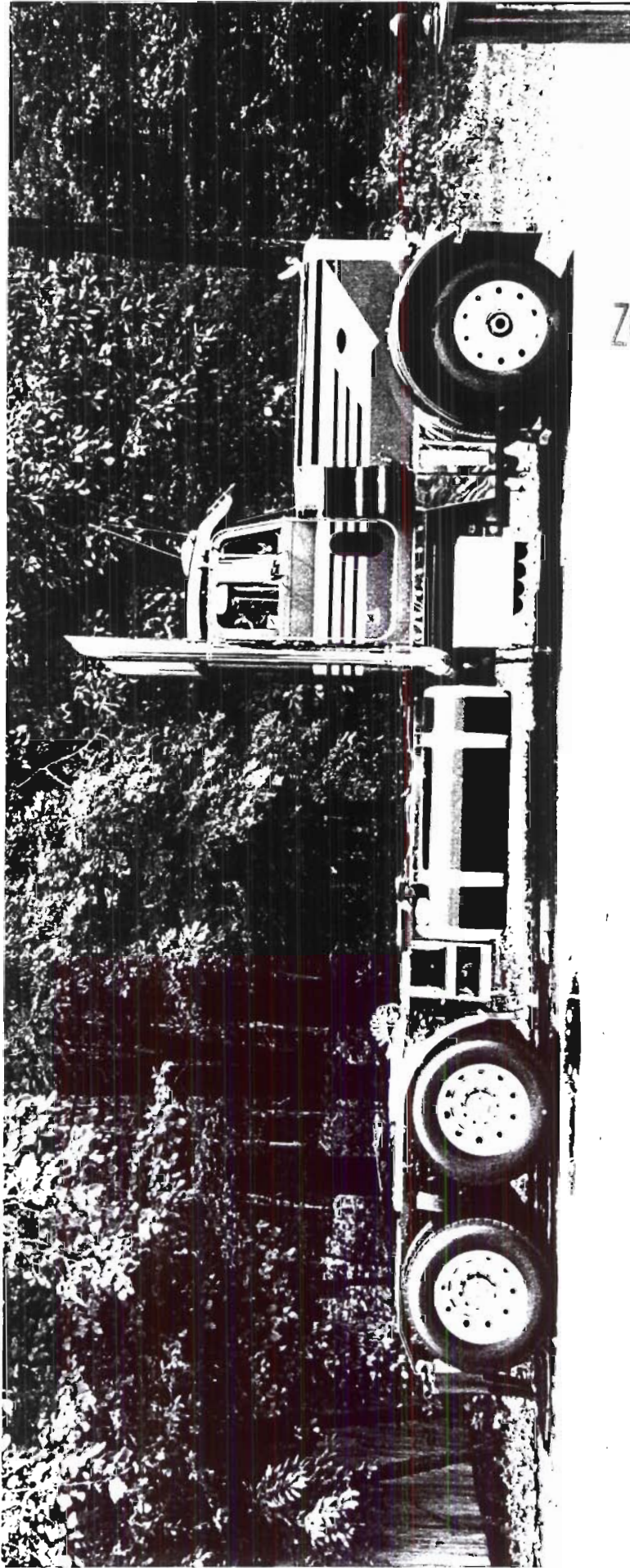
PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE
7738 NORTH POINT ROAD
ELECTION DISTRICT 15,C-7
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50' NOVEMBER 16, 2002

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

ST. JOHN'S ENGLISH EVANG
LUTHERN CHURCH
1600009604 W0005
D.R.5.5

ROAD #7821
KIRKPATRICK
2100010235
D.R.5.5
EX. DWLG.

POINT #7819
EX. DWLG.



RECEIVED

MAR 20 2003

ZONING COMMISSIONER

MOTION EXHIBIT 1



MOTION EXHIBIT 2





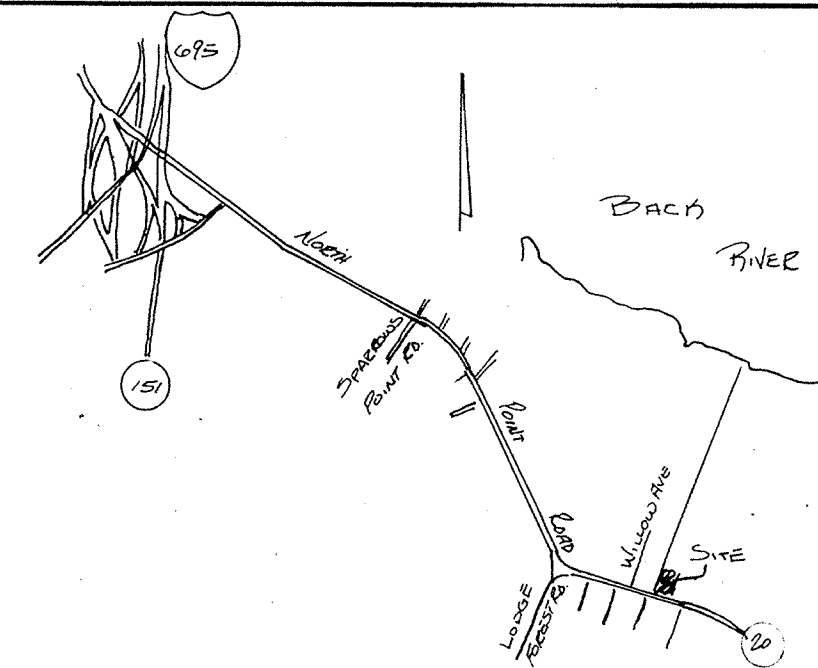
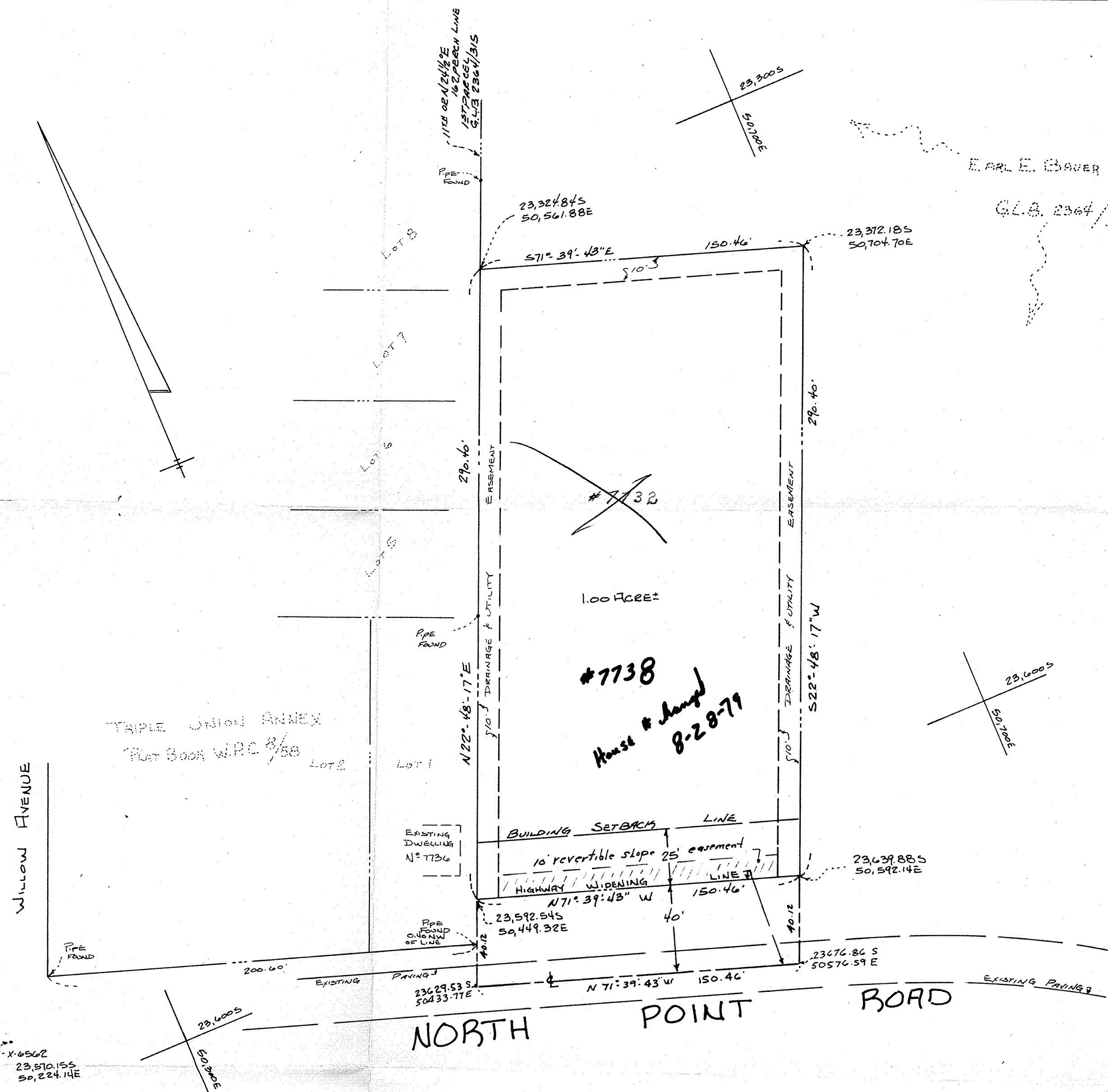






MOTION EXHIBIT 3





VICINITY SKETCH 1:2000

DATA	
TOTAL AREA	203 AC ±
SUB-DIVISION AREA	1.0 AC ±
EXISTING ZONING	DR 5.5
UNITS PERMITTED	5
DENSITY	1

ENCL. JR. 44 FOLIO 129

Filed for record
Date AUG 6 1979
Test

[Signature] Clerk

PLAT OF
BAUERS' ACRE
15TH ELECTION DIST. BALTIMORE COUNTY, MD.

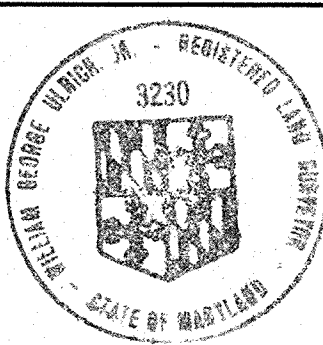
SE 6 I

P. W. A. Completed *None* **DHL**
Final Plat Checked *ALC*
Planning *2/10/79*
Engineering *2/10/79*
Street Names *2/10/79*
Source Nos. *2/10/79*

I.D.C.A. N° 79-62 DEED REF: G.L.B. 2864/315

SCALE: 1"=40' DATE: JUNE 11, 1979

GERHOLD, CROSS & ETZEL
REGISTERED PROFESSIONAL LAND SURVEYORS
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204



SURVEYOR'S CERTIFICATE
I, WILLIAM G. ULRICH, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN Laid out AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAW RELATING TO THE SUBDIVISION OF LAND, KNOWN AS HOUSE BILL N° 459 CH. 1016, OF THE ACTS OF 1945 AND SUBSEQUENT ACTS AMENDATORY THEREOF.
William G. Ulrich, Jr.
LAND SURVEYOR No. 3230
6-14-79
DATE

OWNER'S CERTIFICATE
THE REQUIREMENTS OF SECTION 59 TO 62, ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND, 1957 EDITION (TITLE: CLERKS OF THE COURT, SUB-TITLE: CLERKS OF THE CIRCUIT COURTS) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.
EARL E. BAUER & WIFE
Box 257 Route No. 10
BALTIMORE, MD. 21219
Earl E. Bauer
6-14-79
DATE

- NOTES:
- HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MD., THE DEVELOPER, HIS PERSONAL REPRESENTATIVES, AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED, TO BALTO. CO., MD., AT NO COST.
 - STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE REAS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED THEIR HEIRS AND ASSIGNS.
 - COORDINATES AND BEARINGS SHOWN HEREON ARE REFERRED TO THE BALTIMORE COUNTY BUREAU OF ENGINEERING COORDINATE SYSTEM STATION X-6562 AND 10151.

The approval of this plat is predicated on the availability of public water and sewer service to the construction of homes.

HIGHWAYS DEPARTMENT OF BALTIMORE COUNTY APPROVED FOR STREET ALIGNMENT AND LOCATION <i>[Signature]</i> ROADS ENGINEER 2/16/79 DATE	APPROVED FOR BALTIMORE COUNTY HEALTH DEPARTMENT RES. <i>[Signature]</i> DEPUTY STATE/ COUNTY HEALTH OFFICER 2/16/79 DATE
APPROVED BALTIMORE COUNTY PLANNING BOARD <i>[Signature]</i> DIRECTOR 7-21-79 DATE	

7/19/03

IN RE: PETITION FOR VARIANCE
N/S North Point Road, 215' E
centerline of Willow Avenue
15th Election District
7th Councilmanic District
(7738 North Point Road)

James A. Wright, Jr.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-265-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, James A. Wright, Jr. The owner of the property is requesting variance relief to allow a truck with a gross vehicle weight in excess of 10,000 lbs. to be parked on his residential lot.

Appearing at the hearing on behalf of the variance request were James Wright, owner of the property and David Billingsley, the professional engineer who prepared the site plan of the property. Appearing in opposition to the request was Harry Wujek, Jr. There were no others in attendance.

Testimony and evidence indicated that Mr. Wright owns a 1-acre parcel of property zoned D.R.5.5, located on the north side of North Point Road in Edgemere. The property is improved with an existing single-family dwelling wherein Mr. Wright lives. To the rear of the property exists a large garage. Furthermore, the Petitioner has a large driveway and parking area providing dual access to North Point Road. The details of the improvements on the property are shown on Petitioner's Exhibit No. 1, the site plan submitted into evidence.

Mr. Wright testified that he is a self-employed tractor trailer driver. He is contracted by Worthington Steel, located in Middle River, to haul steel products from Maryland to Pennsylvania. These are daily trips which do not require Mr. Wright to be away for extended

2/10/03
R. G. G. G.

periods of time. For the most part, he leaves his property with his tractor at approximately 7:30 a.m. and returns home by 3:30 p.m. or 4:00 p.m. in the afternoon. His request is to allow the parking of the tractor portion of his tractor trailer rig. He testified that he does not bring the trailer portion of his truck to this property, but rather parks it at a trucking facility a short distance from his property. He also indicated that he has parked this tractor on his property for the past three years. Prior to that, the previous owners parked tractor trailer rigs on the property since 1979. Mr. Wright is requesting formal permission to continue to park his tractor cab on the property, at this time.

Appearing in opposition to the Petitioner's request was Mr. Harry Wujek, Jr. Mr. Wujek is opposed to the parking of a commercial tractor cab on the property, given its residential zoning. He testified that in his opinion the parking of commercial vehicles in residential neighborhoods is not appropriate and can contribute to the decline of this neighborhood. He also testified that pulling out onto North Point Road from the Petitioner's property with such a large vehicle is a dangerous proposition, given the speed and amount of traffic on North Point Road. He, therefore, is opposed to the granting of this variance relief.

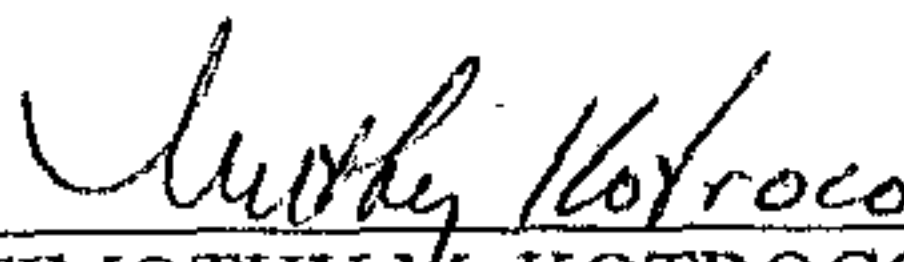
Additionally, Mr. Wujek testified that this property owner does in fact bring the entire rig home to the property on occasions and in fact the tractor and trailer were parked on the property on the day of this variance hearing. Mr. Wujek provided a photograph of the tractor trailer rig on the property into evidence.

After considering the testimony and evidence offered at the hearing, I find that the Petitioner's variance request should not be granted to allow for the permanent storage and parking of this commercial vehicle on this property. While Mr. Wright does have the support of three of his neighbors as is evidenced by the letter he submitted into evidence, the storage and

parking of these large diesel tractor cabs can have an adverse impact on the surrounding community above and beyond the neighbors who reside immediately adjacent to this property. Therefore, I believe it is not appropriate to approve of the variance request in this case.

THEREFORE, IT IS ORDERED, this 17th day of February, 2003, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 431B.1 of the Baltimore County Zoning Regulations, to allow a commercial tractor cab with a gross vehicle weight in excess of 10,000 lbs. be and is hereby DENIED.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

2/19/03


5/29/03

IN RE: PETITION FOR VARIANCE
N/S North Point Road, 215' E
centerline of Willow Avenue
15th Election District
7th Councilmanic District
(7738 North Point Road)

James A. Wright, Jr.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-265-A

*

* * * * *

ORDER ON MOTION FOR RECONSIDERATION

This matter comes before this Deputy Zoning Commissioner as a Motion for Reconsideration filed by James A. Wright, Jr., owner of the property located at 7738 North Point Road. The Petitioner is requesting that I reconsider my previous decision issued February 19, 2003.

The request before me is a variance to allow a truck with a gross vehicle weight in excess of 10,000 lbs. to be parked on residential property. Mr. Wright originally appeared at a hearing on February 5, 2003. Thereafter, my Order dated February 19, 2003 denied the Petitioner's request for variance. A Motion for Reconsideration was filed by the Petitioner on March 13, 2003. A new public hearing was held on May 28, 2003.

Appearing at the hearing were Mr. James Wright, owner of the property, Robert Hoffman and David Karceski, attorneys at law, representing Mr. Wright, as well as many residents of the surrounding community, all of whom appeared in support of the Petitioner. No one appeared in opposition to Mr. Wright's request.

After considering the additional testimony and evidence offered by Mr. Wright on this motion and the lack of opposition at this time to his request, I find that the Motion for Reconsideration shall be granted and the variance request approved, subject to certain conditions and restrictions which shall be imposed at the end of this Order.

5/29/03
R. O. Omerston

A variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

THEREFORE, IT IS ORDERED, this 29th day of May, 2003, by this Deputy Zoning Commissioner, that the variance request to permit the storage of a commercial vehicle on a residential lot in excess of 10,000 lbs., be and is hereby GRANTED.

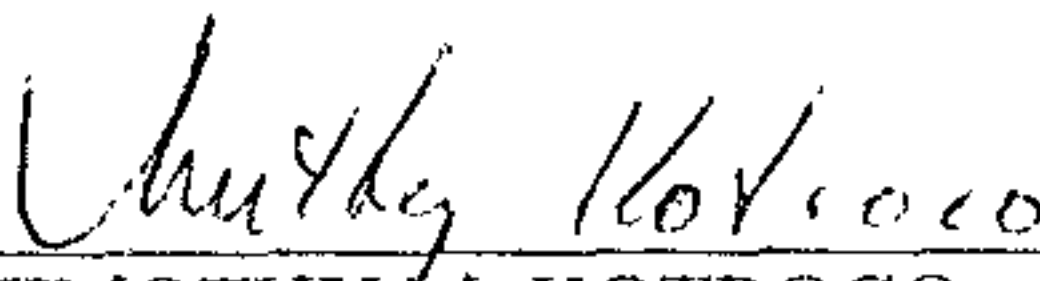
IT IS FURTHER ORDERED, that the granting of the relief herein is subject to the following conditions and restrictions:

1. The variance relief granted herein shall continue for so long as Mr. James A. Wright, Jr. owns the property. The variance relief shall not be transferable to any third party.

5/29/03
R. Jamison

2. Mr. Wright shall store his commercial vehicle within the garage located on the property, in the event the commercial vehicle is kept on the property over night.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

5/29/03
R. J. Jenson



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

May 29, 2003

Robert A. Hoffman, Esquire
David Karceski, Esquire
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, Maryland 21204

Re: Ruling on Motion for Reconsideration
Case No. 03-265-A
Property: 7738 North Point Road

Dear Mr. Karceski:

Enclosed please find the decision rendered in connection with the Motion for Reconsideration filed in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. James A. Wright, Jr.
7738 North Point Road
Baltimore, MD 21219

Mr. Harry Wujek, Jr.
9005 Chesapeake Avenue
Baltimore, MD 21219

Peter Max Zimmerman, Esquire
People's Counsel for Baltimore County
Old Courthouse, Room 47
Towson, MD 21204

Come visit the County's Website at www.co.ba.md.us

2/24/03
IN RE: PETITION FOR VARIANCE
N/S North Point Road, 215' E
centerline of Willow Avenue
15th Election District
7th Councilmanic District
(7738 North Point Road)

James A. Wright, Jr.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-265-A

* * * * *

RULING ON MOTION FOR RECONSIDERATION

This matter came before this Deputy Zoning Commissioner as a variance request filed by James A. Wright, Jr., owner of the property located at 7738 North Point Road. After a hearing on the matter, the Petitioner's request for variance was denied by Order dated February 19, 2003

Mr. Wright appeared at the hearing before me *pro se*. After receiving my Order, Mr. Wright filed an appeal of the matter to the Board of Appeals for Baltimore County on March 13, 2003. Thereafter, the Petitioner engaged the services of Venable, Baetjer & Howard to represent him in this matter. His attorneys deemed it more appropriate to file a Motion for Reconsideration in the matter thereby preserving the Petitioner's right of appeal until after a ruling is issued regarding the reconsideration request.

The Petitioner has additional information which he hopes to bring to the attention of this Deputy Zoning Commissioner at another public hearing. The Motion for Reconsideration was also served on Mr. Wujek, the only citizen who appeared at the hearing, and the Office of People's Counsel for Baltimore County.

On March 24, 2003, this office received an answer to the Petitioner's Motion for Reconsideration filed by the Office of People's Counsel for Baltimore County. People's Counsel argues in their answer that this office is divested of jurisdiction over the matter, given that an appeal has been filed by this property owner. The Office of People's Counsel relies on a letter issued by Zoning Commissioner Lawrence E. Schmidt dated February 27, 2003 in Case No. 03-

Date 3/24/03

By R. J. [Signature]

179-SPH. I disagree with the position of People's Counsel regarding the ruling of Zoning Commissioner Schmidt and the manner in which that ruling applies to the case at hand.

It should be noted that the appeal filed in Case No. 03-179-SPH (Commissioner Schmidt's case) was filed by the Office of People's Counsel and not the Petitioner in that case. In the case at hand, Mr. Wright, who is the property owner and petitioner, is the same party who noted an Appeal and filed the Motion for Reconsideration. Given that the party who filed both the Appeal and the Motion for Reconsideration are one and the same, then it is appropriate to entertain the Motion for Reconsideration thereby staying the Appeal until such time as a final ruling is made on the reconsideration request.

THEREFORE, IT IS ORDERED, this 24th day of March, 2003, by this Deputy Zoning Commissioner, that the Motion for Reconsideration filed by James A. Wright, Jr., owner of the property located at 7738 North Point Road, shall be set for a public hearing at which time additional testimony and evidence may be offered by the Petitioner and any protestant.

IT IS FURTHER ORDERED, that any appeal filed in this matter shall be stayed until such time as a final ruling may be made on this Motion for Reconsideration.

IT IS FURTHER ORDERED, that the Petitioner shall be required to post a new sign on the property evidencing a new hearing date for this matter and shall notify Mr. Wujek and the Office of People's Counsel by letter of the date and time of the new public hearing.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

March 24, 2003

David Karceski, Esquire
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
P. O. Box 5517
Towson, Maryland 21285-5517

Re: Ruling on Motions for Reconsideration
Case No. 03-265-A
Property: 7738 North Point Road

Dear Mr. Karceski:

Enclosed please find the decision rendered in connection with the Motions for Reconsideration filed in the above-captioned case.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. James A. Wright, Jr.
7738 North Point Road
Baltimore, MD 21219

Mr. Harry Wujek, Jr.
9005 Chesapeake Avenue
Baltimore, MD 21219

Peter Max Zimmerman, Esquire
People's Counsel for Baltimore County
Old Courthouse, Room 47
Towson, MD 21204

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on Recycled Paper

COPY

2/14/03
IN RE: PETITION FOR VARIANCE
N/S North Point Road; 215' E c/line
Willow Avenue
7th Election District
15th Councilmanic District
(7738 North Point Road)

James A Wright, Jr., Legal Owner

* BEFORE THE DEPUTY
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-265-A
*

Petitioner(s)

* * * * *

MOTION FOR RECONSIDERATION

People's Counsel for Baltimore County answers the Motion for Reconsideration, as follows:

1. Petitioner filed an appeal to the County Board of Appeals on March 14, 2003. See attached letter from Arnold Jablon. This divests the Commissioner of jurisdiction.
2. The Zoning Commissioner recently so ruled, on February 27, 2003, in a similar situation in Kosmakos and Maryland Towing & Recovery Case No.: 03-179-SPH. Letter is attached.
3. In any event, the petition does not satisfy BCZR 307.1.

WHEREFORE, People's Counsel moves the Motion be dismissed.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

MAR 24 2003

ZONING COMMISSIONER

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

February 27, 2003

Edward J. Gillis, Esquire
C. Robert Loskot, Esquire
Baltimore County Office of Law
400 Washington Avenue, Room 219
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
No Particular Location
George Kosmakos and Maryland Towing & Recovery – Petitioners
Case No. 03-179-SPH

Dear Messrs. Gillis & Loskot:

In response to the Motion for Reconsideration filed by you in the above-captioned matter on February 6, 2003, the following comments are offered.

You are no doubt aware by now that the Office of People's Counsel for Baltimore County filed an appeal of my decision on January 15, 2003. The filing of their appeal vests jurisdiction over this matter with the County's Board of Appeals. Therefore, I am unable to entertain the Motion and the Board will ultimately conduct a de novo hearing on this matter in the near future.

Should you have any questions in this regard, please do not hesitate to call me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Deborah C. Dopkin, Esquire
409 Washington Avenue, Suite 1000, Towson Md. 21204
Mr. Arnold Jablon, Director, DPDM; People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us

7/27/03

JR

RECEIVED

IN RE: PETITION FOR VARIANCE
N/S of North Point Road, 215' E
Centerline of Willow Avenue
(7738 North Point Road)

7th Councilmanic District
15th Election District

James A. Wright, Jr.
Petitioner

* BEFORE THE DEPT. CLERK OF BALTIMORE COUNTY

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 03-265-A

* * * * *

**PETITIONER'S MOTION FOR
RECONSIDERATION**

Petitioner James A. Wright, Jr., by Patricia A. Malone and David H. Karceski with Venable, Baetjer and Howard, LLP, his attorneys, in accordance with Rule 2(k) of the Zoning Commissioner's Rules of Practice and Procedure, files this Motion for Reconsideration, as follows:

1. Mr. Wright filed a Petition for Variance from Section 431.B.1 of the Baltimore County Zoning Regulations requesting approval to park a commercial tractor cab with a gross vehicle weight in excess of 10,000 lbs. on a residential lot.

2. At the public hearing before the Deputy Zoning Commissioner, Mr. Wright explained that he is a self-employed tractor trailer driver, who hauls steel products from Maryland to Pennsylvania on a daily basis. Mr. Wright requested approval to park the cab portion only of his tractor trailer on the lot where he lives. See Motion Exhibit 1, photograph of the truck cab. Mr. Wright's request was supported by three of his immediate neighbors.

3. On February 19, 2003, the Deputy Zoning Commissioner issued his Findings of Fact and Conclusions of Law wherein he denied the requested relief. In the

opinion, the Deputy Zoning Commissioner cited as reason for his denial the opposition to the request by Harry Wujek, Jr., who was concerned about Mr. Wright's entire rig (cab with trailer) being parked on the lot for extended periods of time and the detrimental effect that parking such commercial vehicles would have on the neighborhood.

4. By way of this motion, Mr. Wright asks that the Deputy Zoning Commissioner reconsider his decision to deny the requested relief as he believes the relief is justified and can be approved in a manner which would take into account Mr. Wujek's concerns. The presence of tractor trailers in the neighborhood and traveling along North Point Road is neither a new nor an uncommon occurrence. In fact, as Mr. Wright explained, tractor trailers rigs have been parked on the instant property since 1979. Further, a trucking company, Bauer Trucking Company, is located less than one-quarter mile from Mr. Wright's house at 2745 Bauers Farm Road. *See* Motion Exhibit 2, photographs taken by Mr. Wright, March 18, 2003, of Bauer Trucking Company. Access to and from the trucking company is by way of North Point Road.

5. Mr. Wright's property, which fronts North Point Road, is one acre. As is indicated from the attached photographs, Mr. Wright's property is attractive and well-kept. *See* Motion Exhibit 3, photographs taken by Mr. Wright on March 18, 2003, of his own property and garage. The property includes a garage located in the rear, well off of North Point Road, which is large enough to house the truck cab.

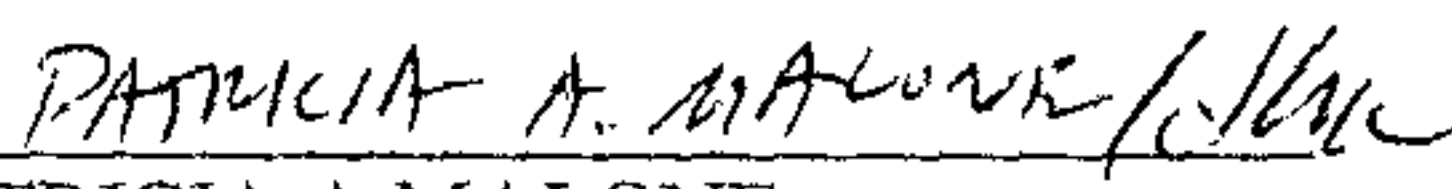
6. Mr. Wright proposes that the Deputy Zoning Commissioner consider revising his decision and granting the relief with a restriction that, from dusk to dawn, only the cab portion of the tractor trailer shall be permitted to be parked on the property

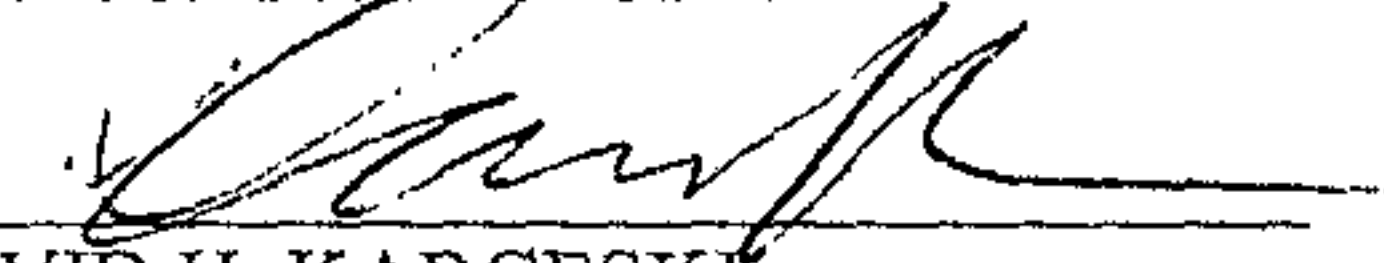
and that, from dusk to dawn, the cab shall be parked inside of the garage. While, as a general rule, Mr. Wright does not park the trailer portion of his truck on the property, he occasionally does have to return home during the day with the entire rig for varying periods of time and, therefore, requests that the Deputy Zoning Commissioner not impose an absolute prohibition with regard to the presence of the entire rig on the property during the daylight hours. Further, Mr. Wright suggests that this relief be limited to himself during his ownership of the property.

7. Mr. Wright filed a Notice of Appeal on March 13, 2003, but requests that the appeal be held until the Deputy Zoning Commissioner issues a decision on this motion.

WHEREFORE, Petitioner James A. Wright, Jr. respectfully requests that the Deputy Zoning Commissioner reconsider his decision of February 19, 2003, and grant the Petition for Variance.

Respectfully submitted,


PATRICIA A. MALONE


DAVID H. KARCESKI
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21285-5517
(410) 494-6200
Attorneys for Petitioner

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of March, 2003, a copy of the foregoing MOTION FOR RECONSIDERATION was mailed to Harry Wujek, Jr., 9005 Chesapeake Avenue, Baltimore, Maryland 21219; and to Peter Max Zimmerman, Esquire, People's Counsel for Baltimore County, Old Courthouse, Room 47, 400 Washington Avenue, Towson, Maryland 21204.


DAVID H. KARCESKI

TO1DOCS1/157006 v1

3/20/03

IN RE: PETITION FOR VARIANCE
N/S of North Point Road, 215' E
Centerline of Willow Avenue
(7738 North Point Road)

7th Councilmanic District
15th Election District

James A. Wright, Jr.
Petitioner

* BEFORE THE DEPUTY
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY

* Case No. 03-265-A

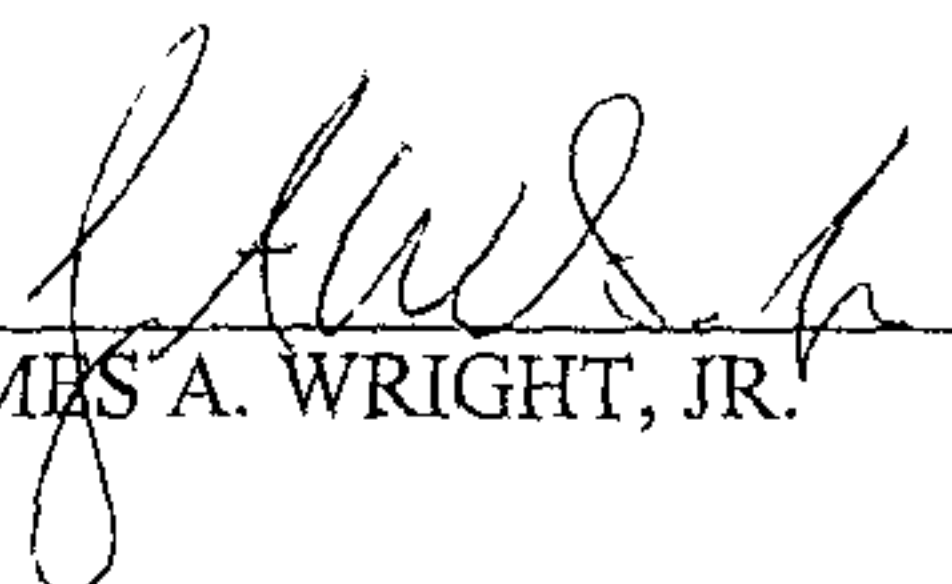
* * * * *

AFFIDAVIT OF JAMES A. WRIGHT, JR.

I, James A. Wright, Jr., solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of this Affidavit are true:

1. I am over eighteen years of age and have personal knowledge of the facts stated in this Affidavit.

2. I have reviewed the Motion for Reconsideration drafted by Venable, Baetjer and Howard, LLP, and the exhibits to that motion. I was the person who took the photographs that have been attached to that motion as exhibits, and I attest that the photographs accurately depict what is described in the motion as my tractor trailer cab, my property, and the Bauer Trucking Company on Bauers Farm Road.


JAMES A. WRIGHT, JR.

3-20-03
Date



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

February 19, 2003

Mr. James A. Wright, Jr.
7738 North Point Road
Baltimore, Maryland 21219

Re: Petition for Variance
Case No. 03-265-A
Property: 7738 North Point Road

Dear Mr. Wright:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been denied in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: David Billingsley
Central Drafting & Design, Inc.
601 Charwood Court
Edgewood, MD 21040

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Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7738 NORTH POINT ROAD
which is presently zoned D. R. 5.5

This Petition shall be filed with the Department of Permits and Development Management. 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(s)

431 B.1. TO ALLOW THE GROSS VEHICLE WEIGHT FOR A COMMERCIAL VEHICLE PARKED ON A RESIDENTIAL LOT TO EXCEED 10,000 POUNDS.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

JAMES A. WRIGHT, JR.

Name - Type or Print

Signature

Name - Type or Print

only 1 owner

Signature

7738 NORTH POINT RD. (410) 477-6351

Address

Telephone No.

BALTIMORE

MD.

21219

City

State

Zip Code

Representative to be Contacted:

DAVID BILLINGSLEY

CENTRAL DRAFTING AND DESIGN, INC.

Name

601 CHARWOOD CT. (410) 679-8719

Address

Telephone No.

EDGEWOOD

MD.

21040

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 10/16/02 day of October, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 03-265-A

Reviewed By BH

Date 12/3/02

Estimated Posting Date 12/16/02

REV 10/25/01

REV 10/25/01

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 7738 NORTH POINT ROAD
Address
BALTIMORE MD. 21219
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (Indicate hardship or practical difficulty):

PETITIONER IS THE OWNER/ OPERATOR OF A TRACTOR TRAILER AND WISHES TO PARK THE TRACTOR ONLY ON HIS PROPERTY FOR SECURITY AND CONVENIENCE.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature J. A. Wright Jr.
Name - Type or Print JAMES A. WRIGHT, JR.

Signature _____

Name - Type or Print _____

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of NOV, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JAMES A. WRIGHT, JR.
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires Feb 01, 2006
Ballo Md 21219

ZONING DESCRIPTION

7738 NORTH POINT ROAD

Beginning for the same at a point on the north side of North Point Road (60 feet wide) said point being distant 215 feet east of the centerline of Willow Avenue (30 feet wide), thence being all of the 1.00 acre lot shown on the plat entitled " Bauers' Acre " recorded among the plat records of Baltimore County in Plat Book 44, Folio 129. Containing 1.00 acre of land more or less.

Being known as 7738 North Point Road and being located in the Fifteenth Election District, Seventh Councilmanic District of Baltimore County, Maryland.

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland, on the property identified herein as follows:

Case: #03-265-A
7738 North Point Road
N/side North Point Road
215 feet east centerline
Willow Avenue
15th Election District
7th Councilmanic District
Legal Owner(s): James A. Wright, Jr.

Administrative Variance: to permit the gross vehicle weight for a commercial vehicle parked on a residential lot to exceed 10,000 pounds.

Hearing: Wednesday, February 5, 2003 at 2:00 p.m.
In Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

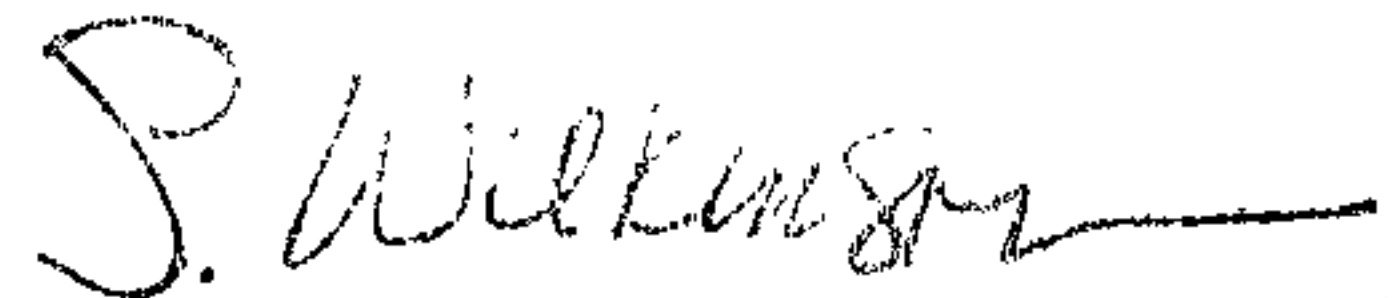
(2) For Information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
JT 1/7/23 Jan. 21 0583716

CERTIFICATE OF PUBLICATION

1/24/2003

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/21/2003.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News



LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 03-265-A

Petitioner/Developer: JAMES A

WRIGHT JR.

Date of Hearing/Closing: 2/5/03

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 7738 North Point Rd

The sign(s) were posted on 1/20/03
(Month, Day, Year)

Sincerely,

[Signature] 1/20/03
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

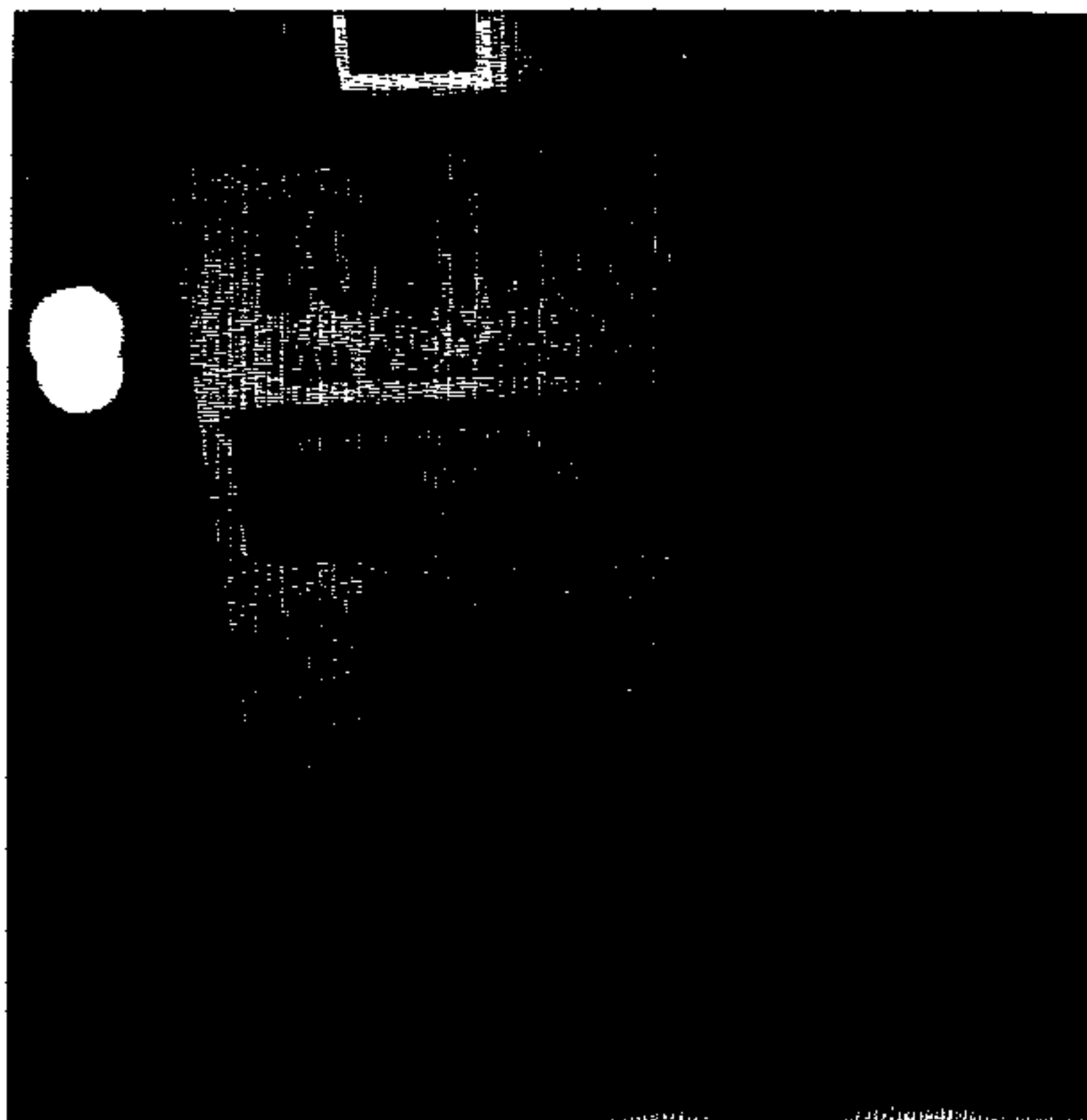
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



APPEAL SIGN POSTING REQUEST

CASE NO.: 03-265-A

James A. Wright, Jr. - LEGAL OWNERS

7738 North Point Road, Baltimore 21219

15th ELECTION DISTRICT

APPEALED: 3/14/2003

ATTACHMENT - (Plan to accompany Petition - Petitioner's Exhibit No. 1)

APPEAL SIGN POSTING REQUEST

CASE NO.: 03-265-A

James A. Wright, Jr. - LEGAL OWNERS

7738 North Point Road, Baltimore 21219

15th ELECTION DISTRICT

APPEALED: 3/14/2003

ATTACHMENT -- (Plan to accompany Petition -- Petitioner's Exhibit No. 1)

*******COMPLETE AND RETURN BELOW INFORMATION*******

CERTIFICATE OF POSTING

TO: Baltimore County Board of Appeals
400 Washington Avenue, Room 49
Towson, Maryland 21204

Attention: Kathleen Bianco
Administrator

RE: Case No.: 03-265-A

Petitioner/Developer:

This is to certify that the necessary appeal sign was posted conspicuously on the property located at:

7738 North Point Rd.

The sign was posted on 4/22, 2003

By: Gary Prevind
(Signature of Sign Poster)

GARY PREVIND
(Printed Name)

45410



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

January 2, 2003

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-265-A

7738 North Point Road

N/side North Point Road 215 feet east centerline Willow Avenue

15th Election District – 7th Councilmanic District

Legal Owner: James A. Wright, Jr.

Administrative Variance to permit the gross vehicle weight for a commercial vehicle parked on a residential lot to exceed 10,000 pounds

Hearings: Wednesday, February 5, 2003 at 2:00 p.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:rlh

C: James A. Wright, Jr., 7738 North Point Road, Baltimore 21219
David Billingsley, Central Drafting & Design, 601 Charwood Ct., Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 21, 2003.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 9, 2003

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-265-A

7738 North Point Road
N/side North Point Road, 215 feet east centerline of Willow Avenue
15th Election District – 7th Councilmanic District
Legal Owner: James Wright, Jr.

Administrative Variance to permit the gross vehicle weight for a commercial vehicle parked on a residential lot to exceed 10,000 pounds.

Hearings: Monday, May 12, 2003 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:rlh

RECEIVED
APR 10 2003

**BALTIMORE COUNTY
BOARD OF APPEALS**

C: Robert A. Hoffman, Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson
21204
James Wright, Jr., 7738 North Point Road, Baltimore 21219
Board of Appeals
Peter M. Zimmerman, People's Counsel

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 26, 2003.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 9, 2003

CORRECTED NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-265-A

7738 North Point Road

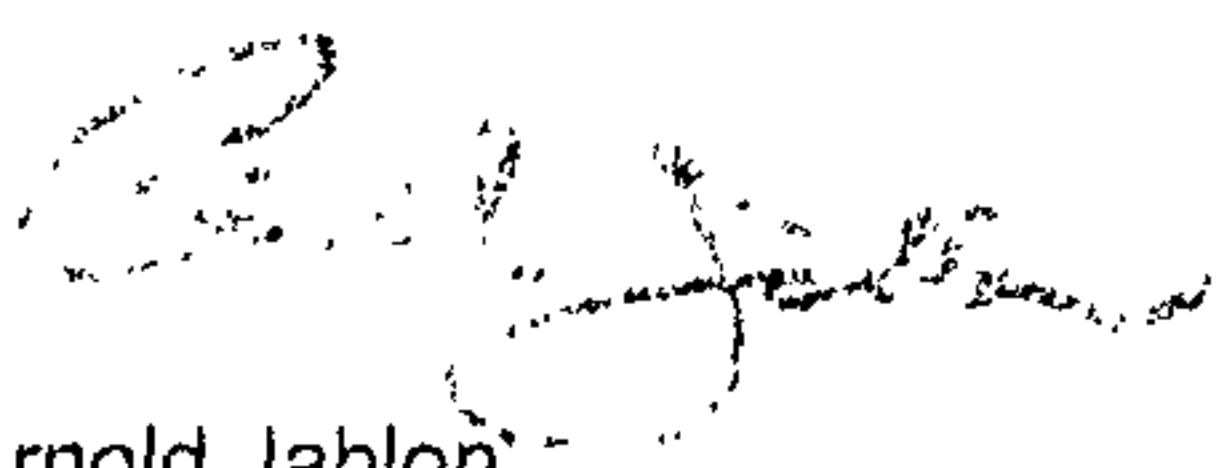
N/side North Point Road, 215 feet east centerline of Willow Avenue

15th Election District – 7th Councilmanic District

Legal Owner: James Wright, Jr.

Administrative Variance to permit the gross vehicle weight for a commercial vehicle parked on a residential lot to exceed 10,000 pounds.

Hearings: Wednesday, May 28, 2003 at 3:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue


Arnold Jablon
Director

AJ:rlh

RECEIVED

APR 25 2003

**BALTIMORE COUNTY
BOARD OF APPEALS**

C: Robert A. Hoffman, Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson 21204

James Wright, Jr., 7738 North Point Road, Baltimore 21219

Board of Appeals

Peter M. Zimmerman, People's Counsel

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 13, 2003.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 31, 2003

James A. Wright, Jr.
7738 North Point Road
Baltimore, MD 21219

Dear Mr. Wright:

RE: 03-265 Case Number 7738 North Point Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 12/3/02.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc

Enclosures

David Billingsley Central Drafting and Design, Inc. 601 Charwood Ct.
Edgewood, MD 21040
People's Counsel

Come visit the County's Website at www.co.ba.md.us





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.30.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 265 BR

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Timore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

December 31, 2002

ATTENTION: George Zahner

Distribution Meeting of December 23, 2002

Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items:

257-290 /

265

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits &
Development Management

DATE: January 27, 2003

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For December 30, 2002
Item Nos. 257, 258, 259, 260, 261, 262,
263, 264, 265, 266, 267, 268, 270, 271,
272, 273, 274, 275, 276, 277, 278, 279,
280, 281, 282, 283, 284, 285, 286, 287,
288, 289, and 290

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File



Maryland Department of Planning

Parris N. Glendening
Governor

Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz
Secretary

Mary Abrams
Deputy Secretary

December 27, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Room 111, Mail Stop # 1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, 12/30/02 re: case numbers 03-257-A, 03-258-SPHA, 03-259-SPHA, 03-260-A, 03-261-A, 03-262-A, 03-263-A, 03-264-SPH, 03-265-A, 03-266-XA, 03-267-A, 03-268-A, 03-270-A, 03-271-A, 03-272-A, 03-273-A, 03-274-A, 03-275-A, 03-276-A, 03-277-XA, 03-278-SPH, 03-279-A, 03-280-A, 03-281-SPHA, 03-282-A, 03-283-SPHA, 03-284-A, 03-285-A, 03-286-A, 03-287-A, 03-288-A, 03-289-A, 03-290-A

Dear Mr. Zahner:

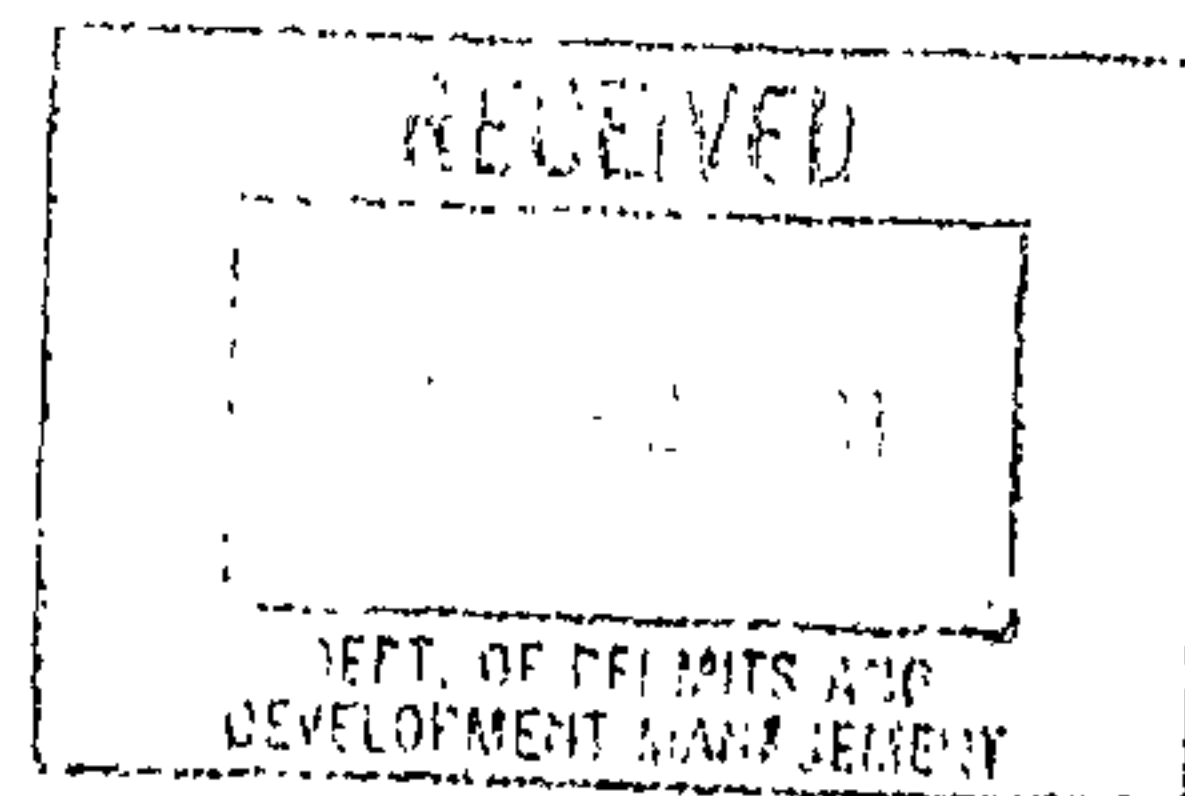
The Maryland Department of Planning has received the above-referenced information on 12/26/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup





Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old Courthouse
400 Washington Ave.
Towson, MD 21204

(410) 887-2188

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

December 26, 2002

Lawrence E. Schmidt, Zoning Commissioner
401 Bosley Avenue, 4th Floor
Towson, MD 21204

26

Re: James A. Wright, Jr.
Case # 03-.265-A

Dear Mr. Schmidt:

Please be advised that after review of the Administrative Variance request forwarded to my office, it is this office's belief that the issue presented in this case cannot be heard as an Administrative Variance. This case must proceed under the Variance process under BCZR 307. Enclosed please find a copy of this Administrative Variance request for your review.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, reading "Peter Max Zimmerman".

Peter Max Zimmerman
People's Counsel for Baltimore County

A handwritten signature in cursive script, reading "Carole S. Demilio".

Carole S. Demilio
Deputy People's Counsel for Baltimore County

RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
VARIANCE *
7738 North Point Road; N/side North Point * ZONING COMMISSIONER
Road 215feet east c-line Willow Avenue *
15th Election District * FOR
7th Councilmanic District *
Legal Owner(s): James A. Wright, Jr. * BALTIMORE COUNTY
Petitioner(s) *
* 03-265-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

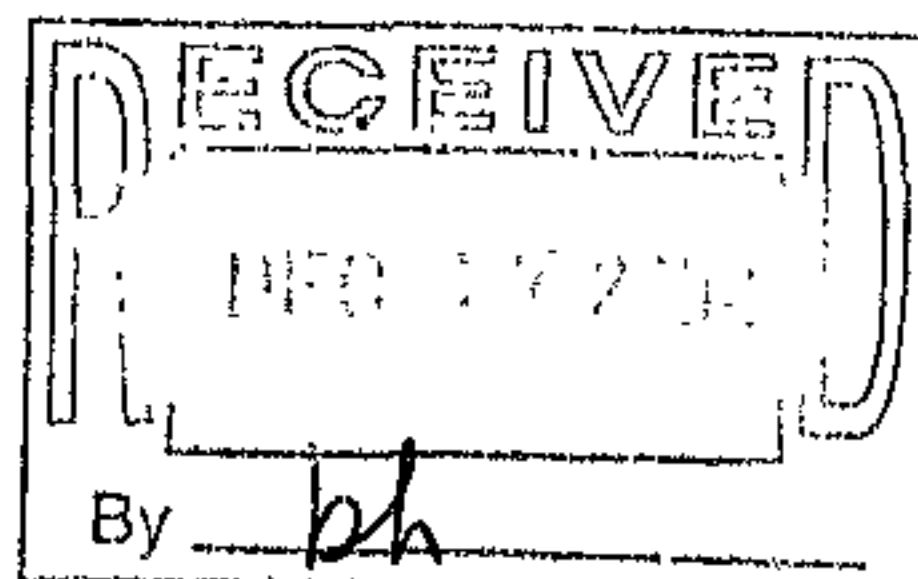
400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of December, 2002, a copy of the foregoing Entry of Appearance was mailed to, David Billingsley, Central Drafting & Design, Inc, 601 Charwood Court, Edgewood, MD 21040, Representative for Petitioner(s).



Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 14, 2003

Mr. James A. Wright, Jr.
7738 North Point Road
Baltimore, MD 21219

Dear Mr. Wright:

RE: Case No. 03-265-A, 7738 North Point Road

Please be advised that your appeal of the above-referenced case was filed in this office on March 14, 2003. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:rlh

c: Timothy Kotroco, Deputy Zoning Commissioner
Arnold Jablon, Director of PDM
People's Counsel
David Billingsley, Central Drafting and Design, 601 Charwood Court, Edgewood
21040



APPEAL

Petition Variance
7738 North Point Road
N/side North Point Road 215 east centerline Willow Avenue
James A. Wright, Jr.- Legal Owner
Case No.: 03-265-A

15th E, 7th C

- ✓ Petition for Variance (December 3, 2002)
- ✓ Zoning Description of Property
- ✓ Notice of Zoning Hearing (January 2, 2003)
- ✓ Certification of Publication (The Jeffersonian Issue January 21, 2003)
- ✓ Certificate of Posting (posted by SSG Robert Black) on January 20, 2003
- ✓ Entry of Appearance by People's Counsel (December 27, 2002)
- ✓ Petitioner(s) Sign-In Sheet
One Sheet
- ✓ Protestant(s) Sign-In Sheet
None
- ✓ Citizen(s) Sign-In Sheet
One Sheet
- ✓ Zoning Advisory Committee Comments
- ✓ Petitioners' Exhibits:
 - ✓ 1. Plat to accompany Petition for Variance
- ✓ Protestants' Exhibits:
None
- ✓ Miscellaneous (Not Marked as Exhibits):
 - ✓ 1. Letter from Peter M. Zimmerman
 - ✓ 2. 4 Pictures
- ✓ Deputy Zoning Commissioner's/Order (February 19, 2003 - DENIED)
- *✓ Notice of Appeal received on March 14, 2003 from James A. Wright, Jr.

RECEIVED
MAR 17 2003

BALTIMORE COUNTY
BOARD OF APPEALS

c:

People's Counsel of Baltimore County, MS #2010
Timothy Kotroco, Deputy Zoning Commissioner
Arnold Jablon, Director of PDM
James A. Wright, Jr.

* JAMES A. WRIGHT, JR.
7738 NORTH POINT ROAD
BALTIMORE, MD 21219
Petitioner/Appellant

DAVID BILLINGSLEY
CENTRAL DRAFTING AND DESIGN
601 CHARWOOD COURT
EDGEWOOD, MD 21040

HARRY WUJECK, JR.
9005 CHESAPEAKE AVENUE
BALTIMORE, MD 21219

JE

Case No. 03-265-A

James A. Wright, Jr. – Legal Owner
7738 North Point Road

RE: 2/19/03 denial of variance request by D.Z.C. (To allow a truck with GVW in excess of 10,000 lbs to be parked on Petitioner's residential lot)

NOTE:

2/19/03 – Variance relief denied by D.Z.C.

3/14/03 – Appeal filed by James Wright, Petitioner

3/17/03 – File received from PDM on appeal

Additional informaton:

Petitioner's Motion for Reconsideration filed by Venable (Malone and Karceski); also request stay of appeal

3/24/03 – Answer to Motion for Reconsideration filed by People's Counsel

3/24/03 – Ruling on Motion issued by D.Z.C. – set for public hearing; additional testimony /evidence to be presented; property to be posted with new hearing date

4/09/03 – Notice of Zoning Hearing issued

5/12/03 – Hearing before D.Z.C @ 2 p.m NOTE: Hearing held on 5/28/03

NOTE: WHEN SCHEDULING THIS FILE – CHECK ON FINAL OUTCOME OF ABOVE; ALL MATTERS RELATIVE TO THIS CASE TO BE SCHEDULED AT THE SAME TIME IN INTEREST OF JUDICIAL ECONOMY.

9/29/03 – Copy from Dep PC of 5/29/03 decision issued by the D.Z.C. – relief granted with restrictions – no appeal filed from this decision. T/C to Counsel for Petitioner – can earlier appeal be dismissed?

10/24/03 – Letter from David H. Karceski – appeal withdrawn from earlier D.Z.C. decision (include in Order of Dismissal that the matter was resolved in a later decision issued by the D.Z.C. on Motion for Reconsideration.

10/27/03 – Letter to Mr. Karceski – acknowledging receipt of his 10/24/03 letter; also that, with the issuance of the DZC's Order on Motion for Reconsideration issued 5/29/03 (no appeal; relief granted), this file is now closed; to be returned to PDM; 5/29/03 Order of the DZC is the final Order in this matter.



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

October 27, 2003

David H. Karceski, Esquire
VENABLE, LLP
210 Allegheny Avenue
PO Box 5517
Towson, MD 21285-5517

RE: *In the Matter of: James A. Wright, Jr. - Petitioner*
Case No. 03-265-A

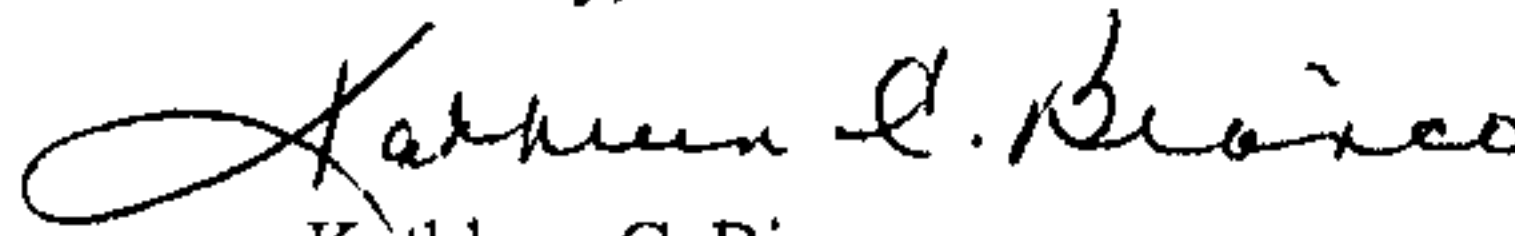
Dear Mr. Karceski:

This office is in receipt of your letter dated October 24, 2003 noting a dismissal of the March 14, 2003 appeal filed in the subject matter from the decision of the Deputy Zoning Commissioner dated February 19, 2003.

In light of the fact that an Order on Motion for Reconsideration was issued by the Deputy Zoning Commissioner on May 29, 2003, in which the requested relief was granted and from which no appeal was taken, we are closing the Board's file and returning it to the Department of Permits and Development Management. The Board's docket will be noted that the May 29, 2003 decision of the Deputy Zoning Commissioner is the final order in this matter and that the file has been closed.

Should you have any questions, please don't hesitate to call me at 410-887-3180.

Sincerely,


Kathleen C. Bianco
Administrator

c: James A. Wright, Jr.
David Billingsley, Central Drafting and Design
Office of People's Counsel
Timothy M. Kotroco, Director /PDM



October 24, 2003

HAND-DELIVERED

Lawrence M. Stahl, Chairman
County Board of Appeals
for Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204

Re: Case No. 03-265-A
7738 North Point Road

Dear Mr. Stahl:

On behalf of James A. Wright, Jr., please note a dismissal of the appeal filed in the above-captioned case.

Very truly yours,



David H. Karceski

DHK/bl

cc: Mr. James A. Wright, Jr.
TOIDOCs1/DHK01/# 171429 v1

RECEIVED
OCT 24 2003
BALTIMORE COUNTY
BOARD OF APPEALS

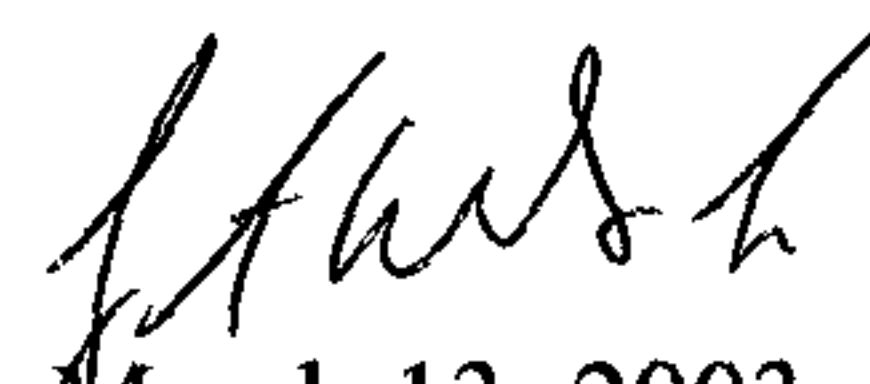
James A Wright Jr.
7738 North Point Road
Baltimore Maryland 21219
410 477-6351

County Board of Appeals
409 Washington Ave.
Room 49
Towson Maryland 21204

Dear County Board of Appeals

I James Wright, live at 7738 North Point Road. Property owner of the referenced case # 03-265-A, notes an appeal to the County Board of Appeals. I am enclosing a copy of the order in case # 03-265-A

Thank You
James A. Wright Jr.


March 13, 2003

RECEIVED
MAR 14 2003

BALTIMORE COUNTY
BOARD OF APPEALS

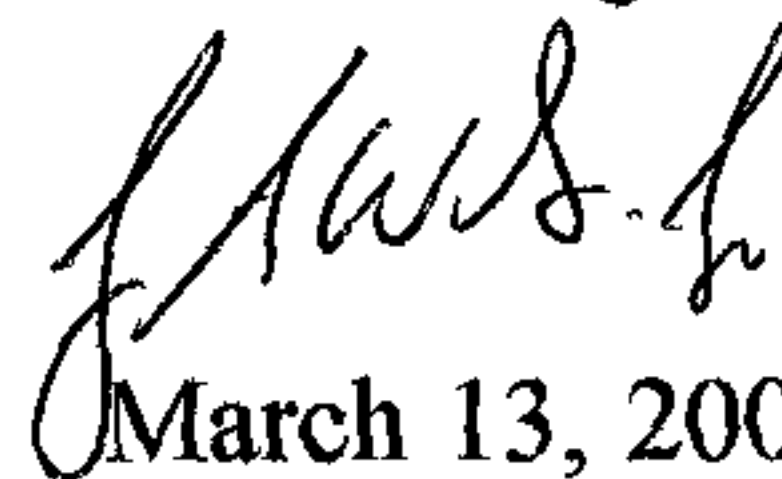
James A Wright Jr.
7738 North Point Road
Baltimore Maryland 21219
410 477-6351

Arnold Jablon
County Office Building
1st Floor 111 West Chesapeake Ave.
Towson Maryland 21204

Dear Mr. Jablon

I James Wright, live at 7738 North Point Road. Property owner of the referenced case # 03-265-A, notes an appeal to the County Board of Appeals. I am enclosing a copy of the order in case # 03-265-A

Thank You
James A. Wright Jr.


March 13, 2003

RECEIVED
MAR 14 2003
Per *ph*.....

CASE NAME 7738 N. POINT RD.
CASE NUMBER 03-265-1A
DATE ~~11~~ 2/5/02

PETITIONER'S SIGN-IN SHEET

[illegible]

CASE NAME WR/GHT
CASE NUMBER 03-265-A
DATE 2/5/03

CITIZEN'S SIGN-IN SHEET

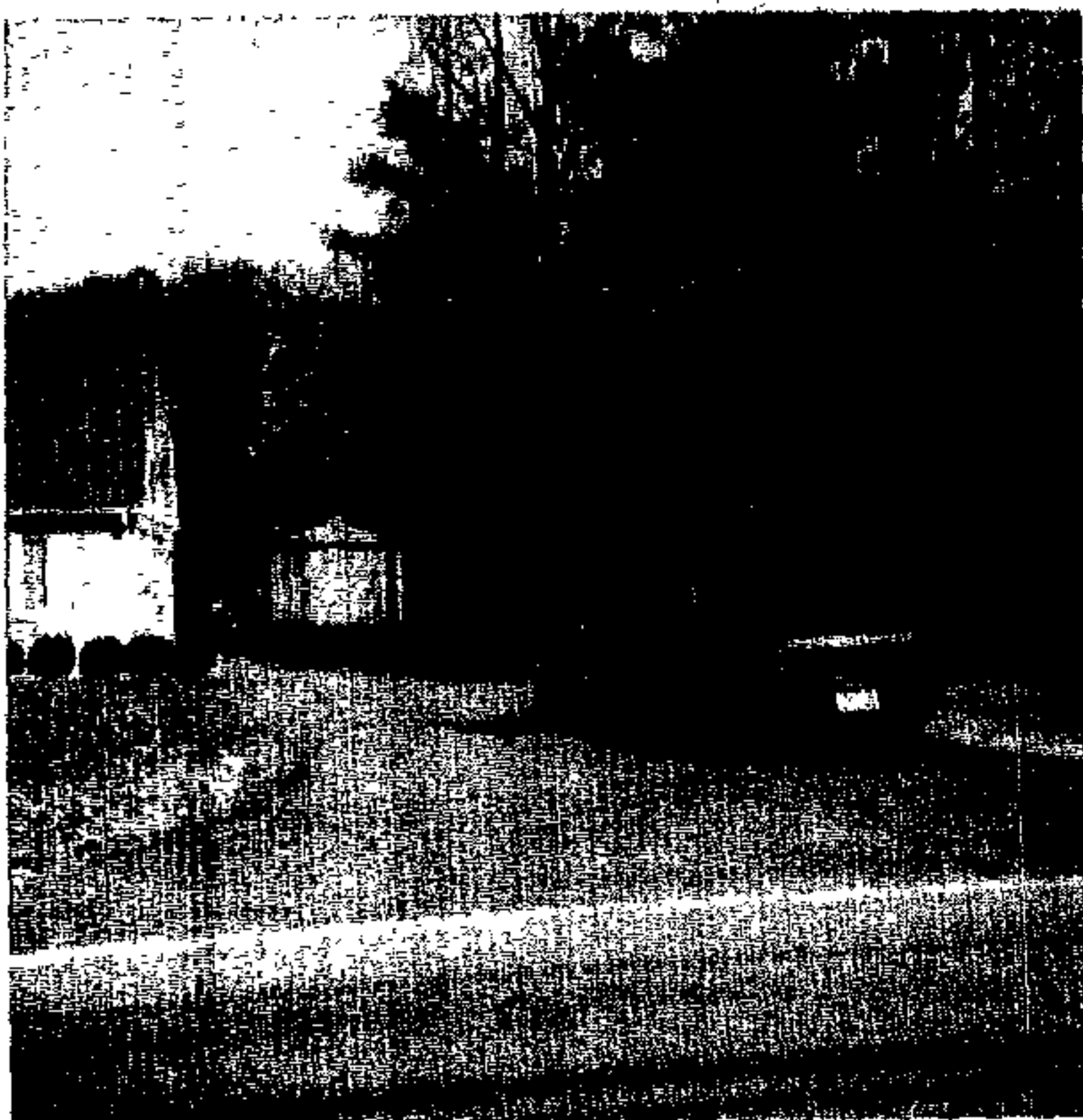
[illegible]



1



2



3



4

265

WILLOW AVENUE

EX. 30' R/W

#2807

#2805

#2803A

#2803

EX. DWLG.

EX. BEAUTY SALON

#7730

ANNEX EX. DWLG.

EX. DWLG.

EX. DWLG.

EX. DWLG.

MAJKA 1502654800

#7734

WILSON 2200012747

BROWN 1520550980

KELLY 1520550980

(7)

(6)

(5)

(2)

(1)

D.R. 5.5

YUHASEZ 1502570900

EX. DWLG.

#7736

BEG. POINT

571°39'43" E 150.46'

FLAT OF BAUERS' ACRE P.B. 44 P. 129

EX. GARAGE

EX. DRIVE

EX. DWLG. #7738

N71°39'43" W 150.46'

EX. 15" S 7 EX. 16" W

D.R. 5.5

BAUER 1502000980

2901 BAUERS FARM ROAD

(WOODS)

NORTH

POINT

ST. JOHN'S ENGLISH EVANG LUTHERN CHURCH 1600009604 WOODS

D.R. 5.5

#7819

EX. DWLG.

PRIETZ 2100010296

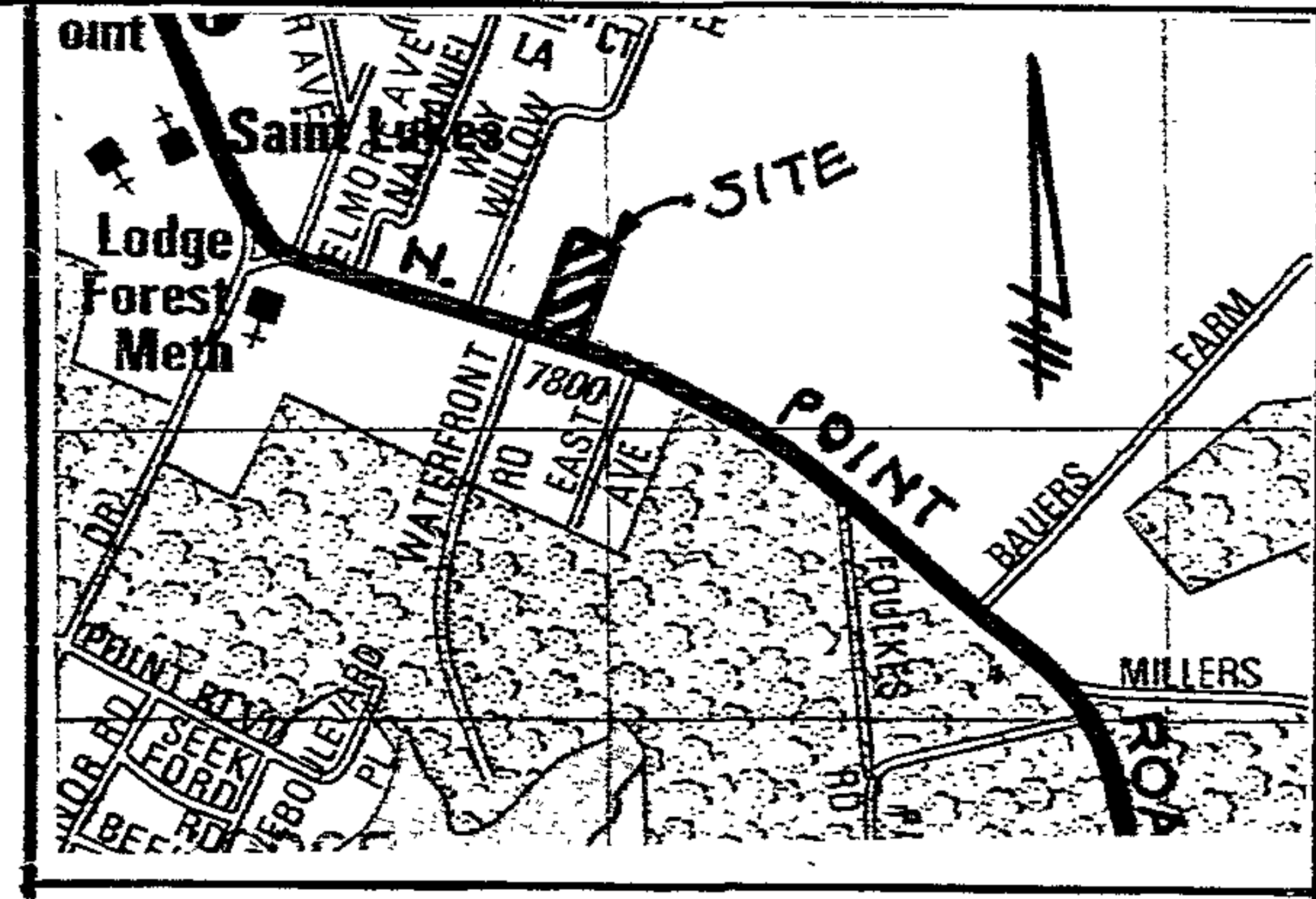
D.R. 5.5

ROAD

#7821

KIRKPATRICK 2100010295

EX. DWLG.



LOCATION PLAN
SCALE: 1"=1000'

45H10

NOTES

1. OWNER: JAMES A. WRIGHT
7738 NORTH POINT ROAD
BALTIMORE, MARYLAND 21219
(410) 477-6351
DEED REF.- L.14761 F. 240
PROP. NO. 1800011413
2. ZONING.....D.R.5.5 (S.E. & I)
3. AREA.....1.00 ACRE
4. SITE IS NOT LOCATED IN THE CBCA OR FLOOD ZONE
5. SITE IS SERVED BY PUBLIC WATER & SEWER
6. VARIANCE IS REQUESTED FROM SECTION 431 B.1. TO ALLOW THE GROSS VEHICLE WEIGHT FOR A COMMERCIAL VEHICLE PARKED ON A RESIDENTIAL LOT TO EXCEED 10,000 POUNDS.

Pat #1

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE
7738 NORTH POINT ROAD
ELECTION DISTRICT 15,C-7
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50' NOVEMBER 16, 2002