

# 74-204 2343 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, WILLIAM J. SHIFFLETT, legal owner, 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 1802.3C1 to permit a rear yard of 25' instead of the required 30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

I would like to make an addition to my house that will be used as a bedroom. The addition would extend into the 30' rear yard, 8' back lines by five feet.

see attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser: William J. Shifflett  
Address: 7431 Blevins Avenue 21219  
Legal Owner

Address: \_\_\_\_\_  
Protector's Attorney

Address: 6905 Dunmanway 21222  
Telephone: 288-5170

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day

of \_\_\_\_\_ 1973, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_ 1973, at 10:15 o'clock

William J. Shifflett  
Zoning Commissioner of Baltimore County.

(over)

## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



### PETITION AND SITE PLAN

### EVALUATION COMMENTS

Baltimore County, Maryland  
Department of Public Works  
COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204

Bureau of Engineering  
ELLSWORTH H. DIVER, P. E., CHIEF

July 16, 1973

Mr. S. Eric DiNenna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item 243 (1972-1973)  
Property Owner: William J. Shifflett  
7431 Blevins Avenue  
Present Zoning: D.R. 5.5  
Proposed Zoning: Variance from Section 1802.3C1 to permit a rear yard of 25' instead of required 30'  
District: 15th No. Acres: 84' x 100'

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

#### Highways:

Blevins Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

#### Storm Drainage:

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or dangers to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

#### Water and Sanitary Sewers:

Public water supply and sanitary sewerage are serving this property. It appears that additional fire hydrant protection may be required in the vicinity.

Very truly yours,

Ellsworth H. Diver, P.E.  
Chief, Bureau of Engineering

THD:amg

AMG Key Sheet  
2" x 3 1/2" inch sheet  
35 7 1/2" top and 11 1/2" top

## BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

June 20, 1973

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 243, Zoning Advisory Committee Meeting June 19, 1973, are as follows:

Property Owner: William J. Shifflett  
Location: 7431 Blevins Avenue  
Present Zoning: D.R. 5.5  
Proposed Zoning: Variance from Section 1802.3C1 to permit a rear yard of 25' instead of required 30'  
District: 15  
No. Acres: 84' x 100'

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin  
Director  
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mng

## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 12, 1973

COUNTY OFFICE BLDG  
111 N. CHESAPEAKE AVE.  
TOWSON, MARYLAND 21204

JOHN J. DILLON, JR.  
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Norman R. Stone, Jr., Esq.,  
6905 Dunmanway  
Baltimore, Maryland 21222

RE: Variance Petition

Item 243  
William J. Shifflett - Petitioner

Dear Mr. Stone:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development of the property. The following comments are a result of this review and inspection.

The subject property is located on the south side of Blevins Avenue, 185 feet west of Lodge Farm Road, in the 15th District of Baltimore County. This property is currently improved with a one story ranch type structure with an attached carport. The petitioner is requesting a Variance to allow a 25 foot rear yard to accommodate a rear addition to the subject property. There are existing dwellings on either side, and a vacant lot across the street from the subject site. Curbing does not exist along Blevins Avenue at this location.

The petitioner is advised to prepare his reasons for hardship and practical difficulty more in detail than he has indicated on his submitted petition, and a revised site plan will be required prior to the hearing that indicates the existing carport attached to the existing dwelling.

Norman R. Stone, Jr., Esq.,  
Item 243  
July 12, 1973

July 12, 1973

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Yours very truly,

John J. Dillon, Jr.  
Chairman, Zoning Advisory Committee

JJDjr:JD

Enclosure

## Baltimore County Fire Department

J. Austin Deitz  
Chief



Towson, Maryland 21204

822-7210

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

Attention: Mr. Jack Dillon, Chairman  
Zoning Advisory Committee

Re: Property Owner: William J. Shifflett  
Location: 7431 Blevins Ave.

Item No. 243 Zoning Agenda June 19, 1973

Gentlemen:

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

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead-end condition shown at \_\_\_\_\_
- ( ) 4. \_\_\_\_\_ the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- ( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: John L. Wimbley Noted and Approved: Paul H. Reinke  
Planning Group Deputy Chief  
Special Inspection Division Fire Prevention Bureau

m/s  
4/16/73

June 26, 1973

WILLIAM D. FROMM  
DIRECTOR  
S. ERIC DINENNA  
ZONING COMMISSIONER



Mr. S. Eric DiNenna, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #243, Zoning Advisory Committee Meeting, June 19, 1973, are as follows:

Property Owner: William J. Shifflett  
Location: 7431 Blevins Avenue  
Present Zoning: D.R. 5.5  
Proposed Zoning: Variance from Section 1802.3C1 to permit a rear yard of 25' instead of required 30'  
District: 15  
No. Acres: 84' x 100'

This plan has been reviewed and there are no site planning factors requiring comment.

Very truly yours,

John L. Wimbley  
John L. Wimbley  
Planning Specialist II  
Project Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204  
AREA CODE 301 PLANNING 484-3811 ZONING 484-3881

OCT - 9 1973

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner.

the above Variance should be had, and it further appearing that by reason of the fact that the Variance requested not adversely affecting the health, safety and general welfare of the community.

to permit a rear yard of twenty-five (25) feet instead of a Variance the required thirty (30) feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12th day of August, 1973, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit a rear yard of twenty-five (25) feet instead of the required thirty (30) feet, subject to the approval of a site plan by Department of Public Works and the Office of Planning and Zoning.

BY *[Signature]*  
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1973, that the above Variance be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

## BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: June 19, 1973

Mr. S. Eric DiNenna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Z.A.C. Meeting of: Tuesday June 19, 1973

Re: Item 211  
Property Owner: William J. Shifflett  
Location: 7431 Blevins Avenue  
Present Zoning: D.R. 5-5  
Proposed Zoning: Variance from Section 1802.301 to permit a rear yard of 25' instead of required 30'

District: 15  
No. Acres: 84' x 100'

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,

*[Signature]*  
W. Nick Petruvich  
Field Representative

WJP:hl

### DESCRIPTION

BEGINNING at a point on the south side of Blevins Avenue, approximately 180 feet west of Lodge Farm Road and thence running the four (4) following courses and distances:

- (1) S 7° 57' W 133'
- (2) N 31° 33' E 55'
- (3) E 7° 57' W 100'
- (4) S 61° 00' E 55' to the place of beginning

Also known as 7431 Blevins Avenue.

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

To: S. Eric DiNenna, Zoning Commissioner Date: July 12, 1973  
FROM: William D. From, Director  
Office of Planning and Zoning  
SUBJECT: Petition 224-20-A, South side of Blevins Avenue 185 feet West of Lodge Farm Road.  
Petition for Variance for Rear Yard.  
Petitioner - William J. Shifflett

15th District

HEARING: Monday, July 23, 1973 (10:45 A.M.)

The staff of the Office of Planning and Zoning will offer no comment on this petition at this time.

WDF:NEG:rw

*[Signature]*  
William D. From, Director  
Office of Planning and Zoning



## CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204, 1973

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 19th day of July, 1973, the first publication appearing on the 19th day of July, 1973.

THE JEFFERSONIAN

*[Signature]*  
Manager

Cost of Advertisement, \$.....

## CERTIFICATE OF PUBLICATION

OFFICE OF

Essex Times

800 Eastern Blvd  
Essex, Md. 21221

July 16 - 1973

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiNenna, Zoning Commissioner of Baltimore County was inserted in ESSEX TIMES a weekly newspaper published in Baltimore County, Maryland, once a week for 10th day of July 1973; that is to say, the same was inserted in the issue of July 12, 1973.

Stromberg Publications, Inc.

Publisher.

By *[Signature]*

Norman E. Stone, Jr., Esq.,  
6915 Dumbarton  
Baltimore, Maryland 21222

Item 243

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing

this 22nd day of June 1973

*[Signature]*  
S. Eric DiNenna  
Zoning Commissioner

Petitioner: William J. Shifflett

Petitioner's Attorney: Norman E. Stone, Jr.

Reviewed by *[Signature]*  
Zoning Advisory Committee

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

No. 11428

DATE: July 23, 1973 ACCOUNT: 01-662

AMOUNT: \$10.25

WHITE - CASHIER  
Money Order 2308256 - 10.00  
Cash .25  
Advertising and posting of property for Mr. Shifflett  
\$74-20-A 4 0.25

4 0.25

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 154 Date of Posting: July 5 - 23  
Posted for: Hearing Monday July 23, 1973, 10:45 A.M.  
Petitioner: Wm. J. Shifflett  
Location of property: S.E. of Blevins Ave. 185' W. of Lodge Farm Rd.  
Location of Sign: Lodge Farm Road, East of Blevins Ave. 2431  
Remarks: Blaine Ave.  
Posted by: M.C. H. Nes Date of return: 7/12/73  
Signature: 7/12/73

## PETITION MAPPING PROGRESS SHEET

| FUNCTION                                        | Wall Map                                                              |    | Original |    | Duplicate |    | Tracing |    | 130 Sheet |    |
|-------------------------------------------------|-----------------------------------------------------------------------|----|----------|----|-----------|----|---------|----|-----------|----|
|                                                 | date                                                                  | by | date     | by | date      | by | date    | by | date      | by |
| Descriptions checked and outline plotted on map |                                                                       |    |          |    |           |    |         |    |           |    |
| Petition number added to outline                |                                                                       |    |          |    |           |    |         |    |           |    |
| Denied                                          |                                                                       |    |          |    |           |    |         |    |           |    |
| Granted by<br>ZC, BA, CC, CA                    |                                                                       |    |          |    |           |    |         |    |           |    |
| Reviewed by: <i>[Signature]</i>                 | Revised Plans:<br>Change in outline or description Yes _____ No _____ |    |          |    |           |    |         |    |           |    |
| Previous case:                                  | Map # _____                                                           |    |          |    |           |    |         |    |           |    |

## BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 6th day of June 1973.

*[Signature]*  
S. Eric DiNenna  
Zoning Commissioner

Petitioner: Wm. J. Shifflett Submitted by: Norman E. Stone Jr.

Petitioner's Attorney: Norman E. Stone Reviewed by: *[Signature]*

\* This is not to be interpreted as acceptance of the Petition for judgment of a hearing date.

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

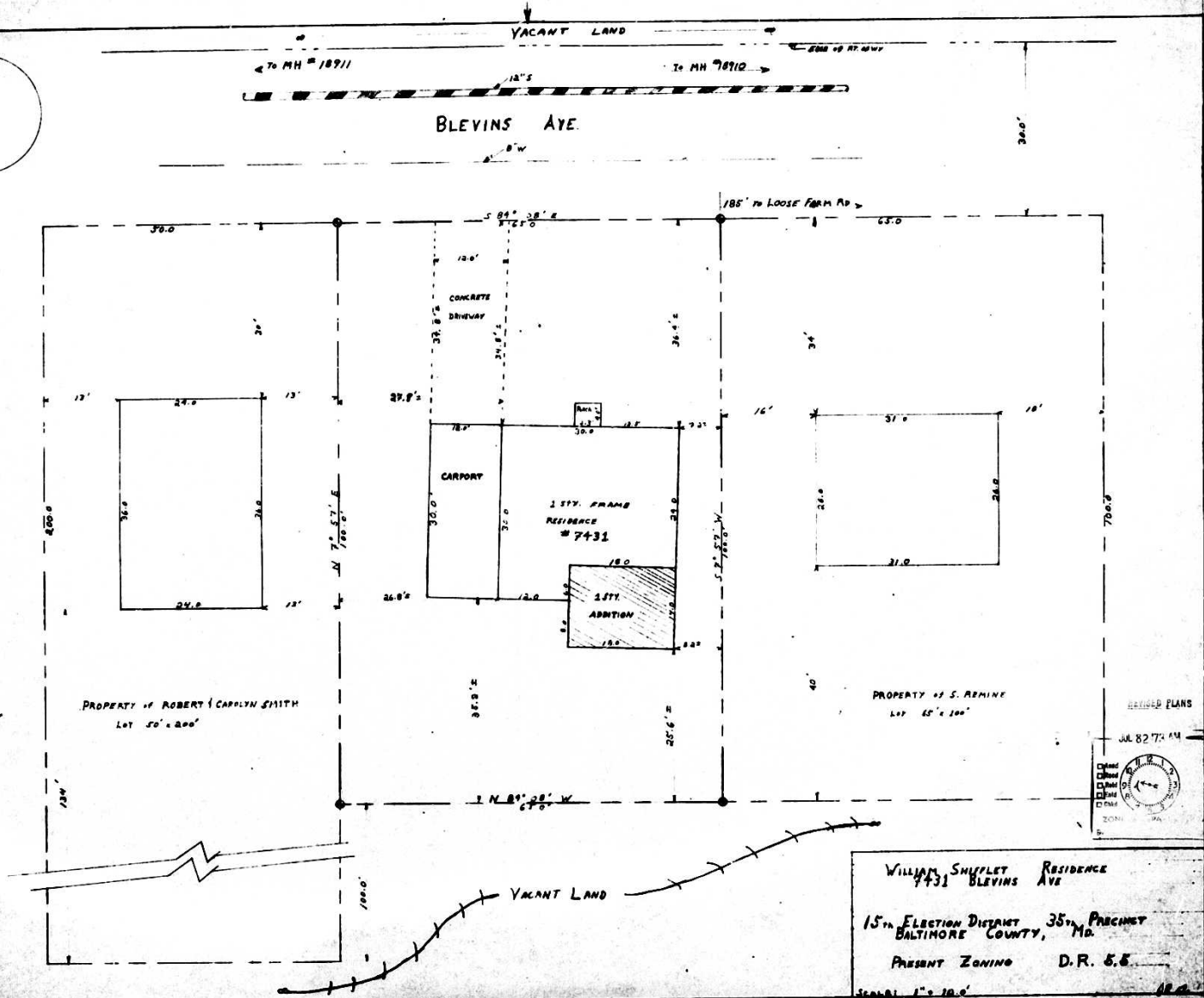
No. 10877

DATE: July 2, 1973 ACCOUNT: 01-662

AMOUNT: \$25.00

WHITE - CASHIER  
Money Order 2308256 - 10.00  
Cash .25  
Advertising and posting of property for William J. Shifflett  
\$74-20-A 25 0.25

25 0.25



RECEIVED PLANS

JUL 82 7:41 AM

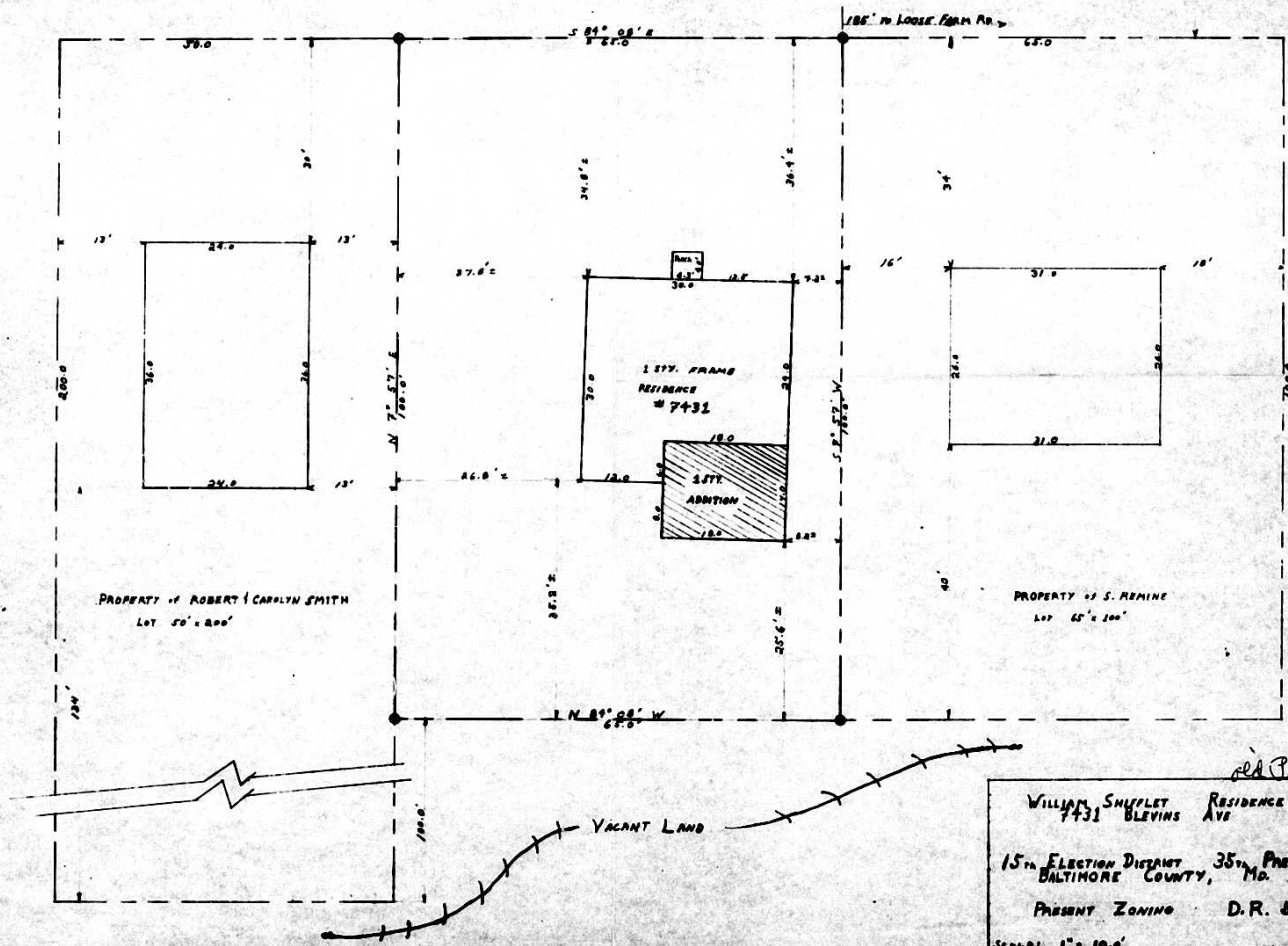


WILLIAM SHUFFLET RESIDENCE  
7431 BLEVINS AVE  
15<sup>TH</sup> ELECTION DISTRICT 35<sup>TH</sup> PRECINCT  
BALTIMORE COUNTY, MD.  
PRESENT ZONING D.R. 5.5  
SCALE: 1" = 10.0'





BLEVINS AVE.



MAP. 46  
SE 24  
ELECTION  
DISTRICT. 13  
DATE. 6-12-2  
TYPE  
HEARING. ☒  
BY 46  
J. BAL. 9-18-23  
BY. 46

WILLIAM SHUFFLET RESIDENCE  
7431 BLEVINS AVE

15<sup>TH</sup> ELECTION DISTRICT, 35<sup>TH</sup> PRECINCT  
BALTIMORE COUNTY, MD.

**PRESIDENT ZONING D.R. 5.5**