## PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS A

TO THE ZONING COMMISSIONER OF RALTIMORS, CHINTY

I, or we, Garland N. Shifflett legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and rade a part hereof,

hereby petition for a Variance from Section 1802, 3B. (Section III. C.3 1945) to permit a side setback of 4'4" for an open carport in lieu

of the required 5'3".

RECEIVED FOR FILING

ORDER 1

A. M

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

The carport has been in existence for a year and a half and the varidance of 2501 Ambier Court have not complained up to this time. Now they wish to have the carport recoved. Pultimore County has already approved my building permit and verified the construction of the carport .

Property is to be posted and advertised as prescribed by Zoning Regulations.

Lor we, agree to pay expenses of above Variance advertisin; posting, etc., upon filling of this diltion, and further agree to and are to be bound by the noting regulations and restrictions of immore County adopted pursuant to the Zoning I was Pre Bailtoner County.

Baltines 21222 Mo 

of June 1976, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general direculation throughout Baltimore County, that property be posted, and that the pub... hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Beltimore 28th day of 2 August 197 8 at 10:30 o'clock

reput, Zoning Compassion of Baltimere County.

10

RE: PETITION FOR VARIANCE N/S Ambler Court 210" N of Ambler Road, 12th District . REFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

GARLAND N . SHIFFLETT . Petitioner · Case No. 79-45-4

......

ORDER TO ENTER APPEARANCE

Mr. Commissioner

Pursuant to the authority contained in Section 524.1 of the Boltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated

therefore, and of the passage of any preliminary or final Order in connection therewith.

Vitor Mes Peter Max Zimmerman Deputy People's Coursel

John 71 Hessian III John W. Hessian, III People's Counsel County Office Building Towson, Maryland 21704 494-2186

I HEREBY CERTIFY that on this 8th day of August, 1978, a copy of the aforegoing Order was mailed to Mr. Garla d N. Shifflett, 2500 Ambler Court, Boltimore, Maryland 21222, Petitioner

> John W. Herman, III John W . Hessian, III





August 30, 1978

Mr. Garland N. Shifflett 2500 Ambler Court Baltimore, Maryland 21222

RE: Petition for Variance N/S of Ambler Court, 210' N of Ambler Road - 12th Election District
Garland N. Shifflett - Fatitioner NO. 79-45-A (Item No. 280)

Dear Mr. Shifflett:

I have this date passed my Order in the above referenced matter, in accordance with the attached.

> Very truly yours, S ERIC DI NENNA

SED

cc: John W. Hessian, III, Ecquire People's Counsel

Variance Description for Garland N. Shifflett

Located on the north side of achler court approximately 210' north of Ambler Rd, and known as lot #13 as shown on Plat of Lynbrook which is recorded in land records of Baltimore County in Liber 16 folio 98. Also known as 2500 Ambler Court.

## BALTIMORE COUNTY, MARY AND

INTER-OFFICE CORRESPONDENCE

TO Zoning Commissioner Leslie H. Groef PROM Director of Planning

Date August 3, 1978

SUBJECT Petition 779-45-A. Item 280

Petition for Variance for an open carport North side of Ambler Court, 210 feet North of Ambler Road Petitioner – Garland N., Shifflett

12th District

HEARING: Monday, August 28, 1978 (10:20 A.M.)

There are no comprehensive planning factors requiring comment on this

LHG:JGH:rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Garland Shifflett 2500 Amblea Gourt Baltimore, Maryland 21222

Item No. 280

BALTIMOR COUNTY OFFICE OF PLANNING & ZONING

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

r Petition has been received and accepted for filing

S. FRIC DI NENNA

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 18, 1978

Nicholas B. Commodis

Chairman

hureau of Engineering

Department of Traffic Engine

State Frade Commiss

Feelth Supartment

Project Planning

Building Departmen

hourd of Education

Ioning Administr

Mr. Garland N. Shifflett 2500 Amblea Court Baltimore, Maryland 21222

RE: Variance Petition Item No. 280 Petitioner - Shiff-ett

Dear Mr. Shifflett:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the player referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action are not intended to indicate the appropriateness of the compaction requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This hearing is necessiated in order "to legalite" the existence of the open carport on the side of your residence, which is in violation of the zoning regulations.

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.

> Nichter & Connodar NICHOLAS B, COMMODARI Chairman Zoning Plans Advisory Committee

NBCismi

saring that by reason of the following Saiding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, we Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a side yard setback of four feet four inches in lieu of the required five feet three inches, for an open carport, should be granted. ance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning. Pursuant to the advertisement, posting of property and public hearing on the above petitics and it appearing that by reason of the above Variance should NOT PE GRANTEI IT IS ORDERED by the Zoning Commissioner of Baltimore County, this Zoning Commissioner of Paltimore Count



August 3, 1976

Zoning Commissioner County Office Building

Property Owner: Garland N. Shiflett
M/S Mables (C. 210° N. Ambles Rd.
Existing Zoning: RS.5.)
Proposed Zoning: RS.5.
Proposed Zoning: Wariance to parmit a side setback of
44° in lieu of the required 5°3° for an open carport.
District: 250.

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

Baltimore County highway and utility improvements are not directly involved.

This office has no further communt in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #280 (1977-1978).

Very truly yours. Ellsworth N. Diver, r.E. Chief, Bureau of Engineering

END: EAM: FWR: SI

E-NW Kay Sheet 7 SE 32 Pos. Sheet SE 2 F Topo 103 Tax Hop



August 2, 1978

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

Dear Mr. DiNess

Comments on Item #280, Zoning Advisory Committee Meeting, June 27, 1978, are as follows:

Property Owner: Garland N. Shiflett Location N/S Ambler Cour 210° N. Ambler Road Estiring Zoning D. R. S. 5 Proposed Zoning: Variance to permit a side setback of 414° In lieu of the required 5° 0° for an open corport

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that a ll parties are made aware of plans or problems with regard to development plans that may have a

This plan has been reviewed and there are no site-planning factors requiring comm

Very truly yours,



STEPHEN E. COLLINS

July 20, 1978

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

Item No. 280 - ZMC - June 27, 1978
Property Owner:
Location: N/S Abbler Ct. 210' N Ambler Rd.
Existing Zoning: D.R. 5.5
Proposed Zoniny: Variance to permit a side secback of
4'4" in lieu of the zequired 5'3" for

Dear itr Dillenna

The variance could have little effect on traffic. On the date of impaction, June 27, 1978, the carport was being used as a pation and the property of the property. This necessitated parking two cars were lined up with the drivews, making it impacts that the carport is used to be care were lined up with the drivews, making it impacts that the carport is used for its intended purpose, but at the least, whiches when the property of the property

Very truly yours,

Stephen E. Weber Engineer I

SEW/hms



August 1, 1973

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

The following are comments on Item # 280 , Zoning Advisory Committee Meeting of June 27, 1973.

Property Owner: Garland N. Shiflett "/S Ambler Ct. 2101 N. Ambler Rd.

12th Existing Zoning: D.C. 5.5

Variance to permit a side setback of 4'4" in lieu of the required 5'3" for an open carport. Proposed Zoning:

Metropol(tan water and sewer are available, therefore no health hazards are enticipated.

Very truly yours.

Thomas & Duching Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

THD/JRP robe

SEC 35 118



Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 2120h

Re: Froperty Owner: Gurland N. Shiflott

Location: N/S Ambler Ct. 210' N Ambler Rd.

Zoning igenta Meeting of 06/27/78 Ttma No. 280

Fursuant to your request, the referenced property has been re-reged by this Bursen and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- Pire hydrals for the referenced property are required end shall be located at intervals or feet along an approved read in accordance with Baltimore County Standards as published by the Department of Publish Vokas.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vahicle lead end condition shows at \_\_\_\_ ECCENC the maximum allowed by the Fire \_\_\_\_\_rtment.
- ( ) 4. The site shall be made to comply with all applicable parts of the Pire Prevention Code prior to occupancy or beginning of operations
- () 5. The buildings -d structures octating or proposed on the acts shall comply with all applicable reculrements of the latitude Pire Protection Assessed and American Services of the Services assessed to the services of th
- ( ) 6. Site plans are approved as drawn.
- (x) 7. The Pire Prevention Bureau has no comments, at this "inc.

REVIEWER APPORT Special Inspection Division

Hotor and Leonge m Wegon & Fire Prevention Pureau



JOHN D. SEVERENT

Comments on Item #280 Zoniz, Advisory Committee Meeting, June 27, 1978 are as follows:

M/S Ambl D.R. 5.5 Variance N. Shiflett ler Ct. 210' J Ambler Road to permit a side setback of hthm in lies of the

- X A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement
- C. Additional \_\_\_\_\_Permits akal be required.
- D. Building shall be upgraded to new use requires alteration permit
- E. Three sets of construction drawings will be required to file an application for a building permit. F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building assets.
- X G. Wood frame walls are not permitted within j'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0"
- E. Requested setback variance conflicts with the Baltimore County Building Code. See Section
- XJ. Comment: There appears to be a need for dimensional lines on the plot plan.

MY LOUCEB Charles E. Burnham Plans Seview Chief

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 26, 1978

Z.A.C. Heeting of: June 27, 1978

District: 12th

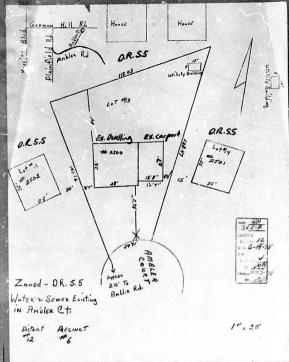
Dear Mr. DiNenna:

No bearing on student population

Very truly yours W. Wil jelent W. Nick Petrovich.

NRS. LORS/INE F. CARCUS ROSER B. HATDEN -----

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BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

		THE RESERVE AND PARTY OF				
	Your Pet	ition his been	received	* th	is 15#	Kday o
June	1970	Filing Fee \$	25		Received	-Che

Cash Other

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

## CERTIFICATE OF PUBLICATION

THIS IS "O CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., oggo-chavensh day of \_\_\_\_\_August\_\_\_\_\_\_, 19.78\_, the 5-9 publication appearing on the 10th day of August

Cost of Advertisement, \$ \_\_\_\_\_

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Location of property: U/S ambler & 210' N of molen Road

1-sign

District 12

Posted for: Varience

Petitioner: Gastan N. Shifflett

Location of Signs: Front of Property

Posted by Gary C France

8-10-78

Date of Posting 79-45 A

Date of return: 8-10-78





TOWSON, MD. 21204 August 10

19 78

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Gar and N. Shifflett was inserted in the following:

was inserted in the issues of August 10, 1978

- ☐ Catonsville Times Dundalk Time
- ☐ Towson Times ☐ Arbutus Times
- ☐ Essex Times ☐ Suburban Times East
- ☐ Community Times ☐ Suburban Times West
- weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 11th day of August 19.78, that is to say, the same

STROMBERG PUBLICATIONS: INC.

BY Epite Burger

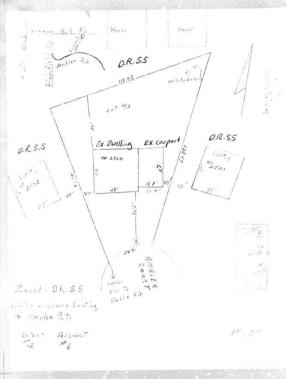








79-45 A



111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received . this 15th day of June 1978 Filing Fee \$ 25 Received Chee

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

## CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN a weekly newspaper printed and published in Towson, B. Rimore County, Md., oncocincents ack one time Maradaxanak before the 28th August 19 78 th. A.M cubication atomating on the 10th day of August

A Leanh Strutton

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

Location of property . S. C. Com Clar Cl. 200 as I med Gas As a sec

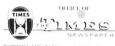
PLITTION FOR VARIANCE ONING: Petition for Variance for an open carpert OCATION. North side of Ambler Court, 250 feet North of Ambler

District

Petitioner Statem A. Druffatt

PITITION FOR VARIANCE 136 Disket

ZONING: Pellium for Variance
for an open carport
LOCATION: North side of
Ambies Court; 210 feet more of
Ambies fload
Datts 1780; Monday, August
26, 1976 — 1030 A.M. PUBLIC HEARING Room 178 County Office Building, 111 W. Cheappeaks Avenue, Towson, Naryland Peppion for Variance to permit a side year settack of 4 feet 4 in-mas for an open carport in less of the required 5 feet 2 inches The Zoning Regulation is "a ex-cepted as follows: Section 1902.35 (Section of C.3.1945) safe yard selfs can be carport. As that percel of land in the Twelfth District of Baltimore Counts County
Located on the 1,-th cite of Ambier Court approximately 210\* north of , while fild and indexes as fat he 13 as shown on that if yet one work is sent in the 13 as shown on that is recorded in land racrots of Satismore County in Liber 16 , his 85 Also enows as 2000 Kintley County. hang the unspenty of Gerlend In Shifflet, as shown on pilal plan fred with the Zorong Department Heuring Deta Mondey, Auril of 28, 1976 at 10:30 4 AM Public Hearing Room 108 County I'llie fluiding 111 W Chesapeane Avenue, Treeson



TOWSON, MD 21204 sugust 10

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- Comments Times
- - Suburban Times West

weekly newspapers published in Haltimore, County, Maryland once a week for one successive weeks before the 12th day of August 1975 that is to say the same was inserted in the issues of August 10, 117-

STROMBERG PUBLICATIONS, INC.

No. 73422



BALTIMORE COUNTY MARYLAND OFFICE OF UT NOT REVENUE DIVISION MISCELL AND US CASH RECEIPT DATE Angust 3, 1978 ACCOUNT 01-662

\*\*\*\*\* \$25.00

Gary H. Shifflett, 2500 imbler Ct. Jalto., Mc. 21222, Filing Fee Case No. 79-45 a

Posted by Asy, Asserting Date of setura 73

Date of Posting // / / /