

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of March, 1983, that the Petition for Variance(s) to permit a front yard setback of 8 feet in lieu of the required average setback of 15.75 feet, for the expressed purpose of constructing a 8' x 16' addition to the existing dwelling by enclosing that portion of the existing 8' x 26' open porch to increase the habitable area, in accordance with the site plan filed herein, is hereby GRANTED, from and after the date of this Order, subject, however, to a revised site plan, indicating the existing side yard setbacks, being submitted for approval by the Department of Public Works and the Office of Planning and Zoning.

John M. H. Jones
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: February 4, 1983
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item # 127 - E. L. S. Enterprises, Inc.
- Item # 131 - Carl M. & Catherine V. Baxley, Jr.
- Item # 134 - Allan V. Haynie
- Item # 135 - Santi V. & Rose M. Lanco
- Item # 137 - Ferbert A. & Dorothy M. Reynolds
- Item # 138 - James T. & Pearl Shipley
- Item # 142 - Daniel T. & Janet T. Brulinski
- Item # 143 - Denver G. Bush
- Item # 144 - William J. & Janice M. Steiner, Jr.
- Item # 146 - Beacon Building Corp.
- Item # 147 - Robert A. & Deborah L. Jennings

John J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/tth



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825 7310

PAUL H. RENNKE
CHIEF

January 21, 1983

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: James T. and Pearl Shipley

Location: W/S Manor Avenue 182' N. from centerline of Sparrows Point Road

Item No.: 138 Zoning Agenda: Meeting of January 18, 1983

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 _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

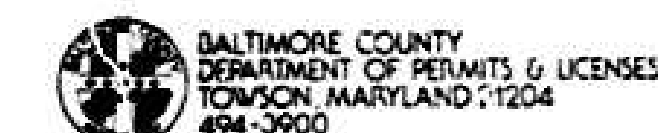
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *John J. Forrest* Noted and Approved: *George M. McGovern*
Planning Group Fire Prevention Bureau
Special Inspection Division

JL/nb/cm



TED TALESKI JR.
DIRECTOR
Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

March 7, 1983

Dear Mr. Hammond: REVISED
Comments on Item # 138 Zoning Advisory Committee Meeting February 1, 1983 are as follows:

Property Owner: James & Pearl Shipley
Location: W/S Manor Ave. 182' N. from centerline of Sparrows Point Road
Building Number: _____
Proposed Building: _____

Notes:
District: _____

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Building and Code and other applicable Code.

X M. A building and other miscellaneous permits shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

X B. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 101, line 2, Section 1107 and Table 1102.

F. Requested variance certificate with the Baltimore County Building Code, Section/s: _____

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

X. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office that the structure for which a proposed change is now in process can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

X I. Comments: Side set backs not shown; see note "E" above.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If additional information may be obtained by visiting Room 2122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,

Charles E. Burman, Chief
Plans Review

CEB:rrj 2/24/83
FORM 01-82 2/24/83

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubois, Superintendent

Towson, Maryland - 21204

Date: January 17, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 18, 1983

RE: Item No: 132, 133, 134, 135, 136, 137, 138, 139, 140
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

PETITION FOR VARIANCE

15th Election District

ZONING: Petition for Variance
LOCATION: West side of Manor Avenue, 182 ft. North of the centerline of Sparrows Point Road
DATE & TIME: Thursday, March 24, 1983 at 9:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a front yard setback of 8 ft. in lieu of the required average setback of 15.75 ft.

The Zoning Regulation to be excepted as follows:
Section 1B02.3.C.1 (303.1) - average front yard setback in a D, F, 5, 5 zone
All that parcel of land in the Fifteenth District of Baltimore County

Being the property of James T. Shipley, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, March 24, 1983 at 9:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

March 21, 1983
Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

I am writing you in reference to your letter received stating that my husband or I am to appear in court in order to have an extension on our house. The date set for the hearing is Thursday, March 24, 1983 at 9:00 a.m.

On March 16, 1983 my husband James T. Shipley was admitted to the hospital and will not be able to make it to the hearing on March 24, 1983. I am scheduled to work and will not be able to attend. On behalf of my husband and Mr. Eugene L. Oliver of the Joppa Home Improvement Company will be representing us.

Enclosed is a check for \$60.25 for the advertising and posting of our property.

If there are any questions please call me at (301) 477-8565.

Sincerely yours,

Pearl Shipley
2672 Manor Ave.
Bald Mt.
21219

JOPPA HOME IMPROVEMENT & CONSTRUCTION COMPANY

1935 Hill Avenue / Baltimore, Maryland 21234
861-8220 861-8230

ZONING DESCRIPTION

beginning on the west side of Manor Avenue, at the distance of 192 feet north of the centerline of Sparrows Point Road. Being lots 245, 246, and 247. Block 10 in the subdivision of Sparrows Point Manor. Book No. 5 Folio 82A Also known as 2622 Manor Avenue in the 15th Election District

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 28, 1983

Mr. & Mrs. James T. Shipley
2622 Manor Avenue
Baltimore, Maryland 21219

RE: Petition for Variance
V/S of Manor Avenue, 182' N of the center-
line of Sparrows Point Road - 15th Election
District
James T. Shipley, et ux - Petitioners
NO. 83-216-A (Item No. 138)

Dear Mr. & Mrs. Shipley:

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

Very truly yours,

John M.H. Jung
JOHN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/srl

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

William Hammond, Zoning Commissioner
111 W. Chesapeake Ave.
Baltimore, MD 21204

Dear Mr. Hammond,

This is to request that the hearing for our petition for a variance of the front set back regulation be expedited, based on hardship.

Presently our living room area is 9' wide, which doesn't accommodate our needs. We propose to add 3' to the width of said room.

The living room area is in the front of the house, adjoining a bedroom on the north side and an entrance hall to a private basement area on the southside, which makes it impossible to expand the room to either side.

We would most appreciate you granting us an early hearing so that we may proceed with our planned expansion.

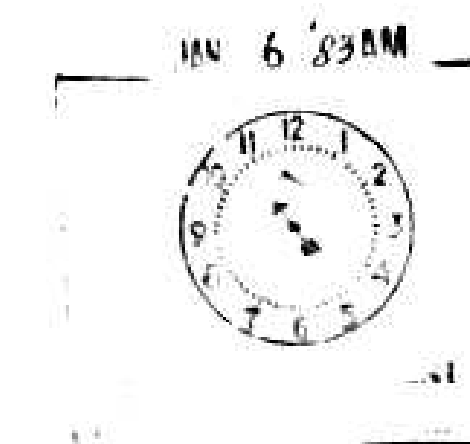
Thank you for your assistance in this matter.

Sincerely,

James T. Shipley
James T. Shipley, et ux

James T. Shipley
James T. Shipley, et ux

2622 Manor Avenue
Baltimore, MD 21219



February 23, 1983

Mr. & Mrs. James T. Shipley
2622 Manor Avenue
Baltimore, Maryland 21219

NOTICE OF HEARING

Re: Petition for Variance
W/S of Manor Ave., 182' N of the
centerline of Sparrows Point Rd.
James T. Shipley, et ux - Petitioners
Case No. 83-216-A

TIME: 9:00 A.M.

DATE: Thursday, March 24, 1983

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

cc: Joppa Home Improvement Co.
c/o Eugene F. Oliver
1935 Hill Avenue
Baltimore, Maryland 21234

William E. Hammond
WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

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

No. 111974

DATE: 2-23-83 ACCOUNT: 8-01-615-000

AMOUNT: 35.00

RECEIVED FROM: Eugene Oliver

FOR: City fee for item 138, Shipley

100-411-A-2

018*****350010 4068A

VALIDATION OR SIGNATURE OF CASHIER

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 17, 1983

Mr. & Mrs. James T. Shipley
2622 Manor Avenue
Baltimore, Maryland 21219

Re: Petition for Variance
W/S of Manor Ave., 182' N of E.
c/l of Sparrows Point Rd.
James T. Shipley, et ux - Petitioners
Case No. 83-216-A

Dear Mr. & Mrs. Shipley:

This is to advise you that \$60.25 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

PETITION FOR VARIANCE

182' N of Manor Ave.

LOCATION: West side of Manor Avenue, 182' N of the centerline of Sparrows Point Road. Being lots 245, 246, and 247. Block 10 in the subdivision of Sparrows Point Manor. Book No. 5 Folio 82A. Also known as 2622 Manor Avenue in the 15th Election District.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland. Thursday, March 24, 1983 at 9:00 A.M.

The Zoning Commission of Baltimore County, by authority of the Board of Commissioners of Baltimore County, will hold a public hearing on the following petition for variance:

Petition for Variance to permit a front yard setback of 0 ft. in lieu of the required average setback of 15.75 ft.

The Zoning Regulations to be amended are:

Section 1802.1(C) (2)(1) - average front yard setback is 15.75 ft.

All that parcel of land in the 15th Election District of Baltimore County, Maryland, known as Lot 245, 246, and 247, Block 10 in the subdivision of Sparrows Point Manor, Book No. 5 Folio 82A, and 2622 Manor Avenue, is the subject of a petition for variance to permit a front yard setback of 0 ft. in lieu of the required average setback of 15.75 ft.

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CERTIFICATE OF PUBLICATION

TOWSON, MD March 3, 1983

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 one time before the 4th day of March 1983 the 3rd day of March 1983.

THE JEFFERSONIAN
D. L. Lunt
Manager

Cost of Advertisement \$

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 14 Date of Posting: 3/1/83

Posted for: Robert J. Hammond

Petitioner: James T. Shipley

Location of property: 2622 Manor Ave., 182' N of the centerline of Sparrows Point Rd.

Location of Signs: front of property at 2622 Manor Ave.

Remarks:

Posted by: [Signature] Date of return: 3/1/83

Number of Signs: 1

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222 March 10, 1983

THIS IS TO CERTIFY that the annexed advertisement of Mr. E. Hammond in the matter of Petition For Variance of James T. Shipley - 15th district was inserted in

The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one successive week before the 4th day of March 1983; that is to say:

the same was inserted in the issues of March 3, 1983

Kimbel Publication, Inc.
per Publisher.

By: [Signature]



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

No. 117303

DATE: 3-24-83 ACCOUNT: R-01-615-000

AMOUNT: \$60.25

RECEIVED FROM: James T. Shipley

FOR: Advertising & Posting Case #83-216-A

513*****602310 6248A

VALIDATION OR SIGNATURE OF CASHIER

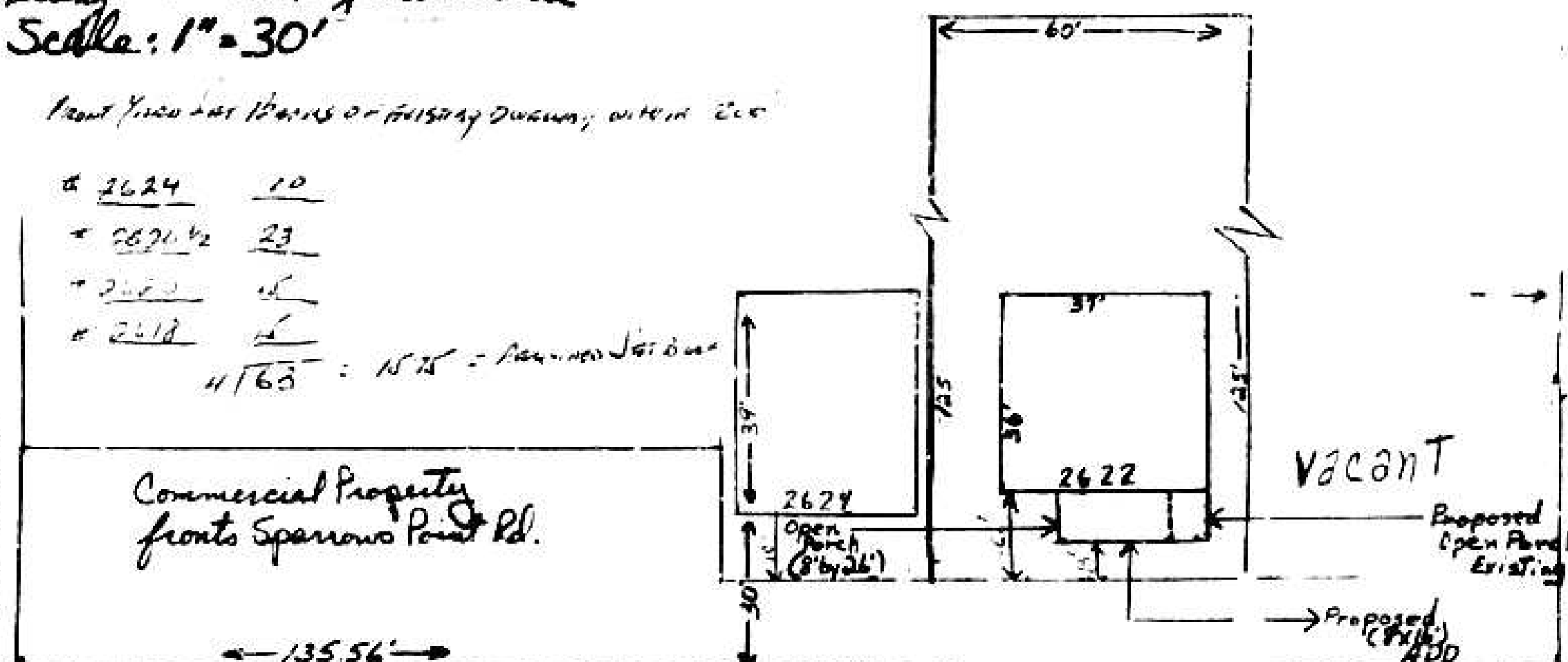
Plat for Zoning Variance
 Dunes + Pearl Shipley
 District 15 Zoned DRSS
 Subdivision Sparrows Point Manor
 Lots 245, 246, 247 Block 10
 Book No. 5 Folio 82
 Existing Utilities in Manor Avenue
 Scale: 1" = 30'

Front Yard Set Backs of Highway District, within 200'

2624 10
 2626 23
 2628 16
 2618 16

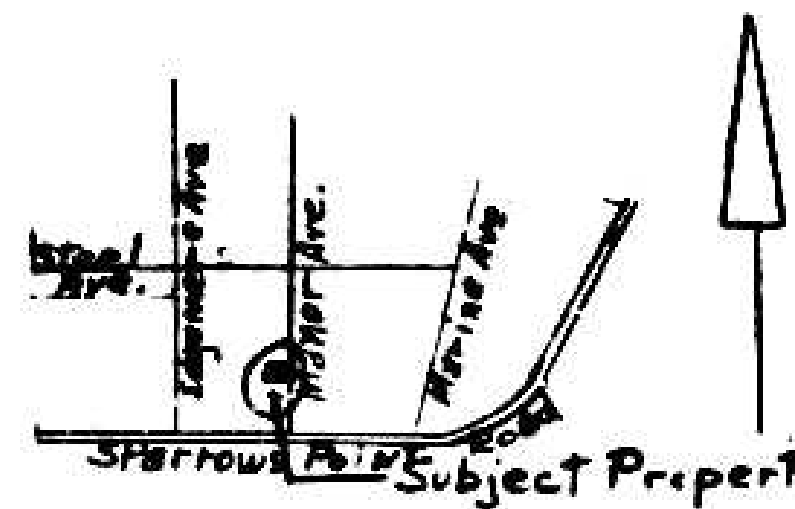
4163 = 15' = Proposed Set Back

Sparrows Point Rd



Manor Avenue

182' to E of Sparrows Point Rd
 182' to E of Sparrows Point Rd

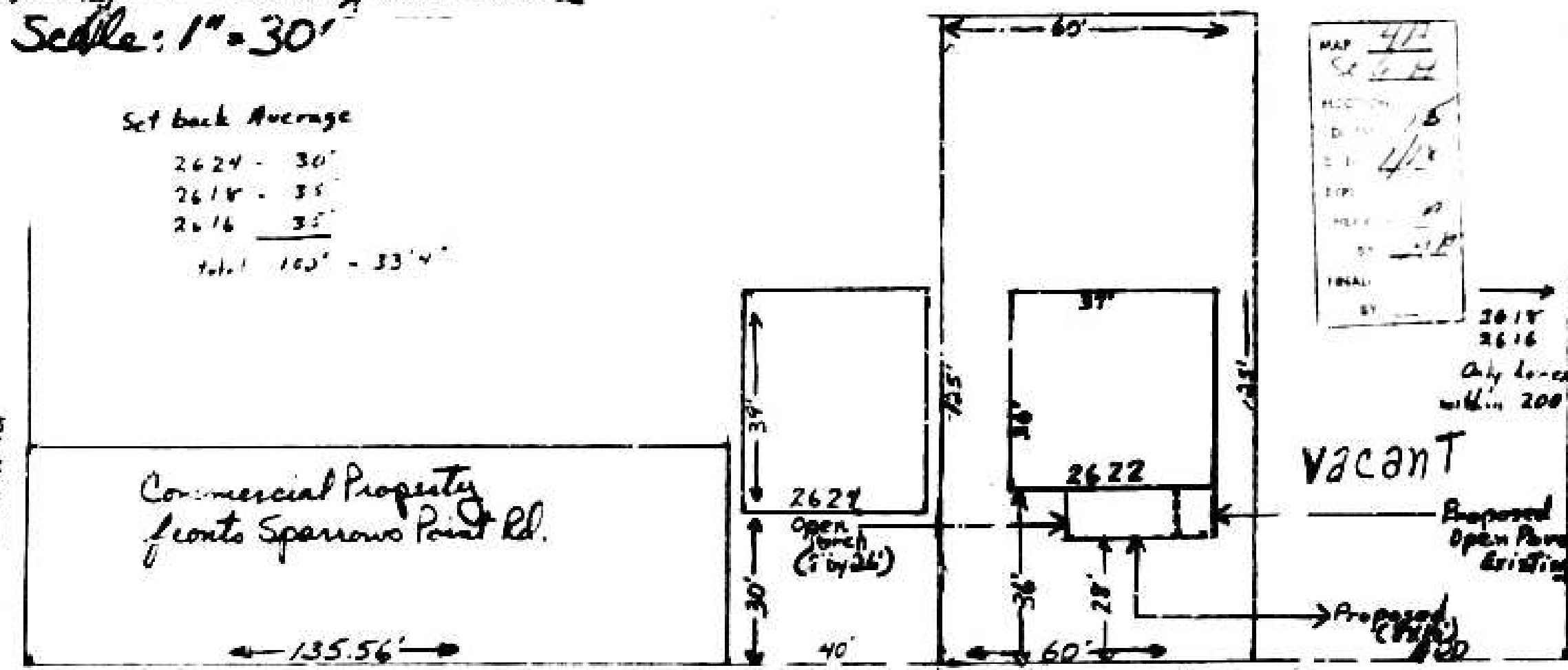


Plat for Zoning Variance
 Dunes + Pearl Shipley
 District 15 Zoned DRSS
 Subdivision Sparrows Point Manor
 Lots 245, 246, 247 Block 10
 Book No. 5 Folio 82
 Existing Utilities in Manor Avenue
 Scale: 1" = 30'

Set back Average

2624 - 30'
 2618 - 35'
 2616 - 35'
 Total 100' = 33' 4"

Sparrows Point Rd



Manor Avenue (40' RW 16' Paving)

182' to E of Sparrows Point Rd
 182' to E of Sparrows Point Rd

