

88-223-A
#64

S/S Bay Ct. 30 Ft. W of C/L of Venturi Rd.
(1 Bay Ct.)

9-27-87

Variance - filing fee - \$35.00 - Roy Shipley, et ux

9-27-87

Hearing set for 12-8-87, at 9:00 a.m.

12/10/87

ORDERED by the Zoning Commissioner, that the Petition for Variance is GRANTED,
with restrictions.

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 ~~WILL NOT~~ result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance ~~(S)~~ requested ~~WILL~~ will not adversely affect the health, safety, and general welfare of the community, the variance ~~XXX~~ should ~~WILL~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of December, 1987, that the herein Petition for Variance ~~(S)~~ to permit a rear yard setback of 4 feet in lieu of the required 20 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH:bjs

64 88-223-A **PETITION FOR ZONING VARIANCE** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated 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 1802.3B (III C4) to permit a rear yard setback of _____ 4 feet in lieu of the required 20 feet.

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

1. This area lends itself to the utilization of existing facilities and land without interruption or major alterations to the present floor plan patterns.
2. Insulate and reduce heating bills.
3. Reduce outside noise.
4. A place to sit out and not be concerned with the weather, bugs, mosquitoes, flies, etc.
5. Improve appearance of the house.

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

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):	MAP NE-4H
(Type or Print Name)	X Roy Shipley	4B
Signature	(Type or Print Name)	E.D. 15 H
Address	X <i>[Signature]</i>	DATE 1-15-87
City and State	Phoebe Shipley	200 B.F.
	(Type or Print Name)	1000 B.F.
	X <i>[Signature]</i>	DP
	Signature	E-44, 455
		N-15, 520
Attorney for Petitioner:	J. Bay Ct.	687-5812
(Type or Print Name)	Address	Phone No.
Signature	Middle River, Md. 21220	
Address	City and State	
City and State	Name, address and phone number of legal owner, contract purchaser or representative to be contacted	
	Patio Enclosures, Inc.	
	Name	
Attorney's Telephone No.:	224 8th. Ave., N.W., Glen Burnie, Md. 21061	
	Address	Phone No.
	760-1919	

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1987, 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 _____, 1987, at 9:00 o'clock _____ AM.

J. Robert Haines
Zoning Commissioner of Baltimore County.

ESTIMATED LENGTH OF HEARING: 1/2 HR.
ADDITIONAL TIME FOR HEARING: NEXT TWO MONTHS
REVIEWED BY: *[Signature]* DATE 8-12-87 (over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner
Date: November 12, 1987
FROM: Norman E. Gerber, AICP
Zoning Director of Planning and Zoning
Zoning Petitions No. 88-214-A, 88-215-A,
88-217-A, 88-207-A, 88-208-A, 88-218-A,
SUBJECT: 88-212-A, 88-223-A, 88-224-A, 88-225-A

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

Norman E. Gerber, AICP
Norman E. Gerber, AICP
Director

NEG:JGH:dmc

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 4, 1987

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

MEMBER:
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

Mr. Roy Shipley
1 Bay Court
Middle River, Maryland 21220

RE: Item No. 64 - Case No. 88-223-A
Petitioner: Roy Shipley, et ux
Petition for Zoning Variance

Dear Mr. Shipley:

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

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Patio Enclosures, Inc.
224 8th Avenue, N.W.
Glen Burnie, Maryland 21061

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

Paul H. Reineke
Chief

August 27, 1987

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



Re: Property Owner: Roy Shipley, et ux

Location: Corner Bay Court and Venturi Road

Item No.: 64

Zoning Agenda: Meeting of 8/25/87

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ 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: *[Signature]* Noted and Approved:
Fire Prevention Bureau
Special Inspection Division

/s/

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building, Suite 405
Towson, Maryland 21204
494-3554

September 23, 1987

Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Zoning Commissioner:

The Bureau of Traffic Engineering has no comments for items number 60, 61, 63, 64, 65, 66, 67, 68, 69, and 70.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:sb

RECEIVED
SEP 30 1987

ZONING OFFICE

NOTICE OF HEARING

Petition for Zoning Variance

Case No. 88-223-A

15th Electric District; 6th Councilmanic District

LOCATION: S/S Bay Court, 30' W of c/l of Venturi Road (1 Bay Court)

DATE AND TIME: Tuesday, December 8, 1987 at 9:00 AM

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 Zoning Variance to permit a rear yard setback of 4 feet in lieu of the required 20 feet.

Being the property of Roy Shipley, et ux, Petitioners, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

JRH:bjs

cc: Patio Enclosures, Inc.
224 8th Avenue, N.W.
Glen Burnie, Maryland 21061

J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

LEGAL DESCRIPTION OF PROPERTY

Beginning in the South side of Bay Court, 60' wide, at a distance of 30' West of the center line at Venturi road. Being Lot No. 352, in the subdivision of Victory Villa. Book No. 22, Folio 104.

Also known as 1 Bay Court. In the 15th Election District.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been reviewed and accepted for filing this 3RD day of NOVEMBER, 1987.

Petitioner Roy Shipley, et ux, Petitioners
Petitioner's Attorney *[Signature]*
Chairman, Zoning Plans Advisory Committee

December 10, 1987

Mr. & Mrs. Roy Shipley
1 Bay Court
Baltimore, Maryland 21220

RE: Petition for Zoning Variance
S/S Bay Court, 30' W of c/l of Venturi Road
15th Election District; 6th Councilmanic District
Case No. 88-223-A

Dear Mr. & Mrs. Shipley:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been Granted, subject to the restriction noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County

JRH:bjs
Enclosures

cc: People's Counsel
File

November

Mr. Roy Shipley
1 Bay Court
Middle River, Maryland 21220

RE: Petition for Zoning Variance
S/S Bay Court, 30' W of c/l of Venturi Road (1 Bay Court)
15th Election District; 6th Councilmanic District
Case No. 88-223-A

Dear Mr. Shipley:

This is to advise you that \$48.57 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

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

Sincerely,

J. Robert Haines
Zoning Commissioner

JRH:med

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

No. 45860

DATE 12/2/87 ACCOUNT 8445-000

AMOUNT \$ 48.57

RECEIVED FROM Roy Shipley

FOR Posting & Advertising

88-223-A

VALIDATION OR SIGNATURE OF CASHIER

NOTICE OF HEARING

Petition for Zoning Variance

Case No. 88-223-A

15th Election District; 6th Councilmanic District

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J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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

No. 41466

DATE 12/2/87 ACCOUNT 800-615

AMOUNT \$ 35.00

RECEIVED FROM Ric-Lee Corp - T/P Adm Enclaving

FOR Zoning Variance - Roy Shipley

88-223-A

VALIDATION OR SIGNATURE OF CASHIER

1 Sign
Roy Shipley
28 Runway Court
Baltimore, Maryland 21220
Charlotte Gingerich
2 Bay Court
Baltimore, Maryland 21220
Mr. & Mrs. Thomas Shipley
3 Bay Court
Baltimore, Maryland 21220

Roy Shipley
1 Bay Court
Middle River, Md. 21220
Subdivision - Victory
Scale - 1" = 30' V.L.C.
Zone - DR 5.5
Election District - 15
Book - 22
Folio - 104
Front - 56.78' ADT
Rear - 60.00'
Side 1 - 96.78'
Side 2 - 100.00'
Acres - .1306
11/2/87 Nov 19

PETITIONER(S) EXHIBIT (3)

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1274
Post for: Variance
Petitioner: Roy Shipley
Location of property: S/S Bay Court, 30' W of Venturi Rd.
1 Bay Court
Location of Sign: Posting in front of Bay Ct. & Venturi Road
12' for roadway on property of Petitioner
Remarks: [Signature]
Posted by: [Signature] Date of return: 11/11/87
Number of Signs: 1

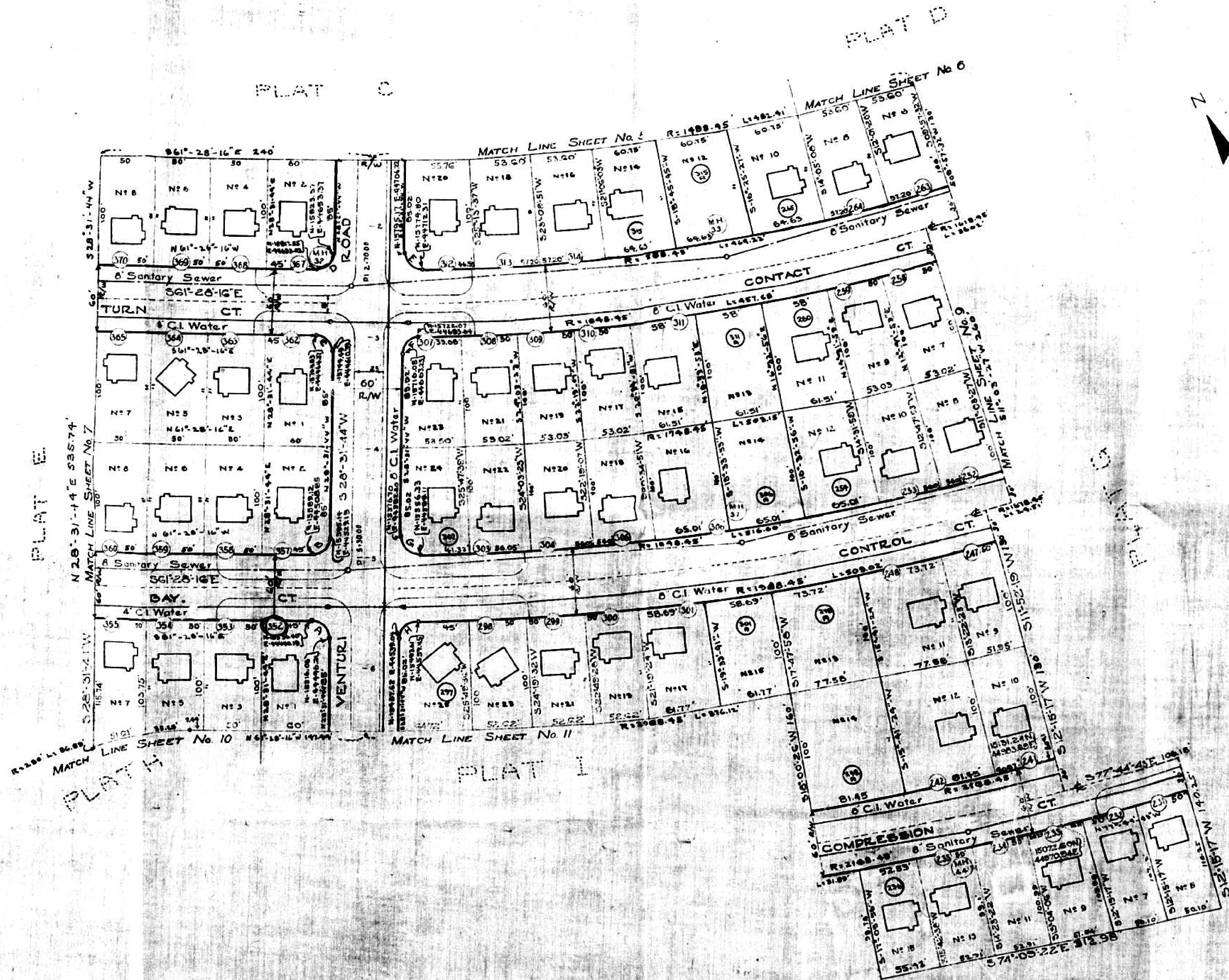
CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov 19, 1987
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Nov 19, 1987

THE JEFFERSONIAN,
Susan Shender Obrecht
Publisher

The Times

Middle River, Md., Nov 19, 1987
This is to Certify, That the annexed
[Signature] Pg. m08696
was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 19th day of Nov. 1987
[Signature] Publisher.



22 104
 RECEIVED for Record
 FEB 28 1958 at 4:22
 Home day recorded in Liber
 O.L.B. No. 10110
 One of the Records of
 Baltimore County and is
 signed, per
Burge & Ryals
 Clerk

NE	R	A	L	T
A	15'	30'	13.50	15'
B	15'	30'	13.50	15'
C	15'	30'	13.50	15'
D	15'	30'	13.50	15'
E	15'	30'	13.50	15'
F	15'	30'	13.50	15'
G	15'	30'	13.50	15'
H	15'	30'	13.50	15'

NOTE: THE STREETS AND OR ROAD HEREON AND THE MENTION THEREOF ARE SUBJECT TO THE ORDINANCES OF THE BOARD OF PUBLIC WORKS OF BALTIMORE COUNTY, MARYLAND, AND TO THE ORDINANCES OF THE BOARD OF PUBLIC WORKS OF BALTIMORE COUNTY, MARYLAND, AND TO THE ORDINANCES OF THE BOARD OF PUBLIC WORKS OF BALTIMORE COUNTY, MARYLAND.

NOTE: COORDINATES SHOWN HEREON ARE ENTIRELY BASED UPON BALTIMORE CITY COORDINATES. COORDINATES SHOWN HEREON ARE ENTIRELY BASED UPON BALTIMORE CITY COORDINATES.

APPROVED BY: *William F. Neale* 1/15/58
 BALTIMORE COUNTY HEALTH DEPARTMENT

APPROVED BY: *John A. Smith* 1/15/58
 BALTIMORE COUNTY BOARD OF PUBLIC WORKS

APPROVED BY: *John A. Smith* 1/15/58
 BALTIMORE COUNTY BOARD OF PUBLIC WORKS

VICTORY VILLA - SECTION I - PLAT F
 LOT SUBDIVISION PLAT ROADS & UTILITIES
 BALTIMORE COUNTY, MARYLAND
 15TH ELECTION DISTRICT

WILLIAM F. NEALE & ASSOCIATES
 CIVIL ENGINEERS
 BALTIMORE, MD.

DRAWING No. 8 OF 20
 SCALE 1" = 80'
 OCT. 1958

EXHIBIT 2