

**IN RE: PETITION FOR ADMIN. VARIANCE**

SW corner of Flintstone Road and  
Middletown Road  
6<sup>th</sup> Election District  
3<sup>rd</sup> Councilmanic District  
**(20458 Middletown Road)**

Jocelyn and Carol Salisbury  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING  
\* COMMISSIONER  
\* FOR BALTIMORE COUNTY  
\* **Case No. 2009-0037-A**

\* \* \* \* \*

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Jocelyn and Carol Salisbury for property located at 20458 Middletown Road. The variance request is from Section 1A01.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a one story addition with a 44 feet setback to the centerline of the front street in lieu of the required 75 feet and 31 feet front setback to the front property line in lieu of the required 35 feet.

The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners want to construct a one-story addition measuring 30 feet x 25 feet to accommodate two bedrooms and a bathroom for the growing family. The addition will be constructed on the left side of the home and will be flush with the existing sidewalls of the home. The property is deep at 347 feet, however, the home and detached garage are constructed on the front portion of the property. The rear yard is encumbered with the septic area.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 15, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 22nd day of September, 2008 that a variance from Section 1A01.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a one story addition with a 44 feet setback to the centerline of the front street in lieu of the required 75 feet and 31 feet front setback to the front property line in lieu of the required 35 feet is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

\_\_\_\_SIGNED\_\_\_\_\_  
THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:pz