

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

NE side of Wilenoak Court; 110 feet E  
of the c/l of Tameron Place  
14<sup>th</sup> Election District  
6<sup>th</sup> Councilmanic District  
**(8617 Wilenoak Court)**

Gladys and Carteen Wilkerson  
*Legal Owners*  
Gladys Wilkerson  
*Contract Purchaser*  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING  
\* COMMISSIONER  
\* FOR BALTIMORE COUNTY  
\*  
\* **Case No. 2009-0302-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, Gladys and Carteen Wilkerson for property located at 8617 Wilenoak Court. The variance request is from Section 1B02.3.C.1 (1985) Comprehensive Manual of Development Policies (CMDP) Section V.B.5.a to permit a proposed addition to have a window to tract boundary setback of 25 feet in lieu of the required 35 feet and to amend the Final Development Plan of Goldenwood, Lot 9 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners wish to construct an addition measuring 14 feet x 10 feet onto the rear of the dwelling. The other side of the dwelling contains an existing screen porch measuring 20 feet x 10 feet. The proposed addition will be the same width as the existing screen porch. Petitioners are elderly and they need to enlarge the bedroom to meet their current and future needs.

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 Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 31, 2009 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have 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 Petitioners.

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 22<sup>nd</sup> day of June, 2009 that a variance from Section 1B02.3.C.1 (1985) Comprehensive Manual of Development Policies (CMDP) Section V.B.5.a to permit a proposed addition to have a window to tract boundary setback of 25 feet in lieu of the required 35 feet and to amend the Final Dddevelopment Plan of Goldenwood, Lot 9 only 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