

IN RE: PETITION FOR ADMIN. VARIANCE

NE side of Dogwood Road; 1900 feet SE
of the c/l of Wrights Mill Road
2nd Election District
4th Councilmanic District
(8438 Dodwood Road)

Eric W. and Cheryl Lee George
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2011-0098-A**

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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, Eric W. and Cheryl Lee George for property located at 8438 Dodwood Road. The variance request is from Section 400.1 400.3 of the Baltimore County Zoning Regulations (“B.C.Z.R.”) to permit a proposed detached accessory structure (garage) to be located in the front of the dwelling with a height of 17 feet in lieu of the required rear yard and maximum allowed height of 15 feet. The subject property and requested relief are more particularly described on Petitioners’ Exhibit No. 1. Petitioners desire to construct a detached garage measuring 26 feet x 28 feet in size. The front yard has an existing turn around off the driveway that will be used as the access to the garage. There is no visual view of the proposed garage site by any neighbor. The well is located between the rear of the house and the tree line. The increased garage height is necessary to install a lift. Petitioners have three collector cars and enjoy working and restoring these vehicles. Photographs submitted with the Petition clearly illustrate that the perimeter of the property is surrounded by dense vegetation. Carl and Mary Wolfson who reside at 8434 Dogwood Road, and who share a .45 mile private driveway with the Petitioners, do not have any objection to the proposed garage structure. The property contains 7.1 acres and is served by private well and sewer.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated October 12, 2010 which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area or kitchen facilities, and not be used for commercial purposes.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 25, 2010 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 18th day of October, 2010 that a variance from Section 400.1 400.3 of the Baltimore County Zoning Regulations (“B.C.Z.R.”) to permit a proposed detached accessory structure (garage) to be

located in the front of the dwelling with a height of 17 feet in lieu of the required rear yard and maximum allowed height of 15 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.
2. The Petitioners or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area or kitchen facilities.
3. The accessory structure shall not be used for commercial purposes.

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