

IN RE: PETITION FOR ADMIN. VARIANCE
S side of Concord Court; 305 feetW
of 22th Avenue
11th Election District
6th Councilmanic District
(9400 Concord Court)

Windell Wise and Patricia Holt
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2011-0128-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, Windell Wise and Patricia Holt for property located at 9400 Concord Court. The variance request is from Section 1B01.2.C.1 of the Baltimore County Zoning Regulations (“B.C.Z.R.”) to permit a rear yard setback of 25 feet in lieu of the required 30 feet for a sunroom and to amend the Final Development Plan of 12th Avenue. The subject property and requested relief are more particularly described on Petitioners’ Exhibit No. 1. Petitioners desire to construct a sunroom and open deck on the rear of their dwelling. The sunroom will be accessed via an existing sliding door. The property slopes down to a fence installed on top of a high retaining wall. Behind the retaining wall is a large stormwater management reservation parcel.

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 October 17, 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 5th day of November, 2010 that a variance from Section 1B01.2.C.1 of the Baltimore County Zoning Regulations (“B.C.Z.R.”) to permit a rear yard setback of 25 feet in lieu of the required 30 feet for a sunroom and to amend the Final Development Plan of 12th Avenue 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