

IN RE: PETITION FOR ADMIN. VARIANCE

E side of King George Court, 310 feet S
of Joppa Road
11th Election District
5th Councilmanic District
(4501 King George Court)

Marcelo and Maria Garcia
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2011-0155-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, Marcelo and Maria Garcia for property located at 4501 King George Court. The variance request is from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (“B.C.Z.R.”) to permit a proposed sunroom addition with a rear setback of 13 feet in lieu of the required 30 feet for a rear tract boundary and property line, and to amend the last approved Final Development Plan for Oakdale Lot #30 to allow construction outside of the permitted building envelope. The subject property and requested relief are more particularly described on Petitioners’ Exhibit No. 1. Petitioners desire to construct a 14 feet x 19 feet sunroom addition to be constructed on top of an existing deck. They wish to enclose an open deck in order to enlarge the family room for additional living space for the family. There is a existing sliding glass door at this location for access to the existing deck and access to the proposed sunroom addition. Relocation of the sunroom would require significant structural changes to the home. The property to the north of the Petitioners’ is vacant open space.

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 November 7, 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 1st day of December, 2010 that a variance from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (“B.C.Z.R.”) to permit a proposed sunroom addition with a rear setback of 13 feet in lieu of the required 30 feet for a rear tract boundary and property line, and to amend the last approved Final Development Plan for Oakdale Lot #30 to allow construction outside of the permitted building envelope 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