

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Old Harford Road; 40.08 feet N
side of Hillcrest Avenue
9th Election District
5th Councilmanic District
(7602 Old Harford Road)

Nancy L. Bagley
Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2011-0374-A**

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OPINION AND ORDER

This matter comes before this Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owner of the subject property, Nancy L. Bagley for property located at 7602 Old Harford Road. Resolution 80-11 concerning the public disclosure of the Petitioner, an employee of the Baltimore County Police Department, was approved at the County Council meeting held on August 1, 2011. The variance request is from Section 1B02.3.C of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a front setback of 17 feet in lieu of the required 25 feet to enclose the front porch. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner has an existing porch that she wishes to enclose. The dwelling was constructed in 1928 prior to the imposition of zoning on the property.

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 July 17, 2011, 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 Administrative Law Judge, 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 Administrative Law Judge for Baltimore County, this 10th day of August, 2011 that a Variance from Section 1B02.3.C of the Baltimore County Zoning Regulations (“B.C.Z.R.”) to permit a front setback of 17 feet in lieu of the required 25 feet to enclose the front porch, be and is hereby GRANTED, subject to the following:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner 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 _____
TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz