

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N/side of Wise Avenue, 227' NW of		
c/line of Kirkland Road	*	OFFICE OF
15 th Election District	*	ADMINISTRATIVE HEARINGS
7 th Councilmanic District	*	
(8624 Wise Avenue)	*	FOR BALTIMORE COUNTY
Richard D. and Nancy J. Taylor	*	
<i>Petitioners</i>	*	Case No. 2012-0200-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings as a Petition for Administrative Variance filed by the legal owners of the subject property, Richard D. and Nancy J. Taylor. The variance request is from Section 1B02.3.A.1 (“A” Residence Section IIIA.13.C.3) of the Baltimore County Zoning Regulations (“B.C.Z.R.”) to permit the screened enclosure of an existing deck with a side yard setback of 2 feet in lieu of the required 7 feet. The subject property and requested relief are more particularly described on Petitioners’ Exhibit No. 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse comments received from any of the County reviewing agencies. It is to be noted that two letters of support were received from neighbors at 8622 and 8624 Wise Avenue.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 4, 2012, 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 (B.C.C.). 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 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 Administrative Law Judge for Baltimore County, this 23rd day of March, 2012 that a Variance from Section 1B02.3.A.1 ("A" Residence Section IIIA.13.C.3) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit the screened enclosure of an existing deck with a side yard setback of 2 feet in lieu of the required 7 feet, be and 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 _____
TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/dlw