

<b>IN RE: PETITION FOR ADMIN. VARIANCE</b> (3937 Chaffey Road) Etta Clay <i>Petitioner</i>	* * * * *	BEFORE THE  OFFICE OF  ADMINISTRATIVE HEARINGS  FOR BALTIMORE COUNTY  <b>Case No. 2013-0033-A</b>
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**ORDER AND OPINION**

This matter comes before the Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owner of the subject property, Etta Clay, for property located at 3937 Chaffey Road. The variance request is from Sections 1B02.3.B and 301.1.A of the Baltimore County Zoning Regulations (“B.C.Z.R.”), to permit an existing covered deck, to be located in the side yard, with a side setback of 3' in lieu of the required 11'-½" setback. The subject property and requested relief are more particularly described on Petitioner’s Exhibit No. 1.

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. However, it is to be noted that the Petitioner offered a letter of support from Robert Brown (3935 Chaffey Road), an adjacent neighbor, stating their approval.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 26, 2012, 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 13<sup>th</sup> day of September, 2012, that a Variance from Sections 1B02.3.B and 301.1.A of the Baltimore County Zoning Regulations (“B.C.Z.R.”), to permit an existing covered deck, to be located in the side yard, with a side setback of 3' in lieu of the required 11'-½" setback, be and is hereby GRANTED, subject to the following:

- The Petitioner may apply for any appropriate permits 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.

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Signed  
LAWRENCE M. STAHL  
Managing Administrative Law Judge  
for Baltimore County

LMS:dlw