

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(3313 Carroll Avenue)		
4 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Moshe Loecher & Lauren R. Sontag	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2016-0304-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Moshe Loecher & Lauren R. Sontag (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 1A01.3.B.3 of the Baltimore County Zoning Regulations (“B.C.Z.R) as follows: (1) To permit a front yard addition (garage) with a side setback of 13 ft. and a front setback of 60 ft. to the centerline of the road in lieu of the required 35 ft. and 75 ft. respectively; and (2) To permit a rear yard addition (screened in porch) with a side setback of 20 ft. in lieu of the required 26.25 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. A ZAC comment was received from the Department of Environmental Protection and Sustainability (DEPS) dated June 22, 2016, indicating that the Ground Water Management section must review any proposed building permit(s) for a garage on this site since the property is served by well and septic.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 25, 2016, 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 § 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 § 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, this 15th day of **July, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1A01.3.B.3 of the Baltimore County Zoning Regulations (“B.C.Z.R) as follows: (1) To permit a front yard addition (garage) with a side setback of 13 ft. and a front setback of 60 ft. to the centerline of the road in lieu of the required 35 ft. and 75 ft. respectively; and (2) To permit a rear yard addition (screened in porch) with a side setback of 20 ft. in lieu of the required 26.25 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
- Petitioners must comply with the ZAC comment submitted by DEPS dated June 22, 2016; a copy of which is attached hereto and made a part hereof.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

____ Signed _____
JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw