

IN RE: <b>PETITIONS FOR SPECIAL HEARING</b>	*	BEFORE THE
<b>AND VARIANCE</b>		
(10131 Bird River Road)	*	OFFICE OF
15 <sup>th</sup> Election District		
6 <sup>th</sup> Council District	*	ADMINISTRATIVE HEARINGS
Advantage Homes, Inc.	*	FOR BALTIMORE COUNTY
<i>Legal Owner</i>		
	*	<b>Case No. 2018-0137-SPHA</b>
Petitioner		
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**OPINION AND ORDER ON MOTION FOR RECONSIDERATION**

Now pending is a Motion for Reconsideration filed by Petitioner. At issue is Condition No. 2 in the February 9, 2018 Order issue in the above matter, which required the razing of an accessory structure at the rear of the property at 10135 Bird River Road. Mr. Nicholson stated in the Motion that the structure will not be used as an accessory apartment or dwelling, but would be used as a garage/workshop for the new owner. Petitioner is amenable to a restriction prohibiting living quarters in that structure.

THEREFORE, IT IS ORDERED this 20<sup>th</sup> day of **February, 2018**, by this Administrative Law Judge, that the Motion for Reconsideration be and is hereby GRANTED.

IT IS FURTHER ORDERED that Condition No. 2 in the February 9, 2018 Order in the above case be stricken in its entirety. In its place, the following conditions will be included:

2. The accessory structure at the rear of 10135 Bird River Road shall not contain living quarters, kitchen facilities or a bathroom. The garage shall not be used for commercial purposes.
3. Prior to issuance of permits Petitioner must submit for approval by the DOP elevation drawings or renderings of the accessory structure, to ensure the exterior siding used on the garage will complement the design and materials used on the new dwelling proposed for the lot.

IT IS FURTHER ORDERED that all other terms and conditions in the February 9, 2018 Order in the above case shall continue in full force and effect.

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

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Signed  
JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:sln