

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(7606 Curving Lane)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Henry R. and Nancy C. Abrams	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2018-0197-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, Henry R. and Nancy C. Abrams (“Petitioners”). The Petitioners are requesting Variance relief pursuant to §§ 1B02.3.B and 504 of the Baltimore County Zoning Regulations (“BCZR”), and from § 1B01.2.C.4 of the 1970 BCZR, to allow construction of a building addition for attached residential garage located within a Residential Transition Area (“RTA”) to have a front yard setback from centerline of street of 39 ft. in lieu of the minimum required 55 ft. and to amend the latest Final Development Plan (“FDP”) for the Glusman Property, Lot 5 only. 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. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 9, 2018, 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 (“BCC”). 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 BCZR. Furthermore, strict compliance with the BCZR 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 BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 2nd day of **March, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Administrative Variance seeking relief from §§ 1B02.3.B and 504 of the Baltimore County Zoning Regulations (“BCZR”), and from § 1B01.2.C.4 of the 1970 BCZR, to allow construction of a building addition for attached residential garage located within a RTA to have a front yard setback from centerline of street of 39 ft. in lieu of the minimum required 55 ft. and to amend the latest FDP for the Glusman Property, Lot 5 only, 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.

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