

<b>IN RE: PETITION FOR ADMIN. VARIANCE</b>	*	BEFORE THE
<b>(6711 Darwood Drive)</b>		
3 <sup>rd</sup> Election District	*	OFFICE OF ADMINISTRATIVE
2 <sup>nd</sup> Council District		
Aaron Naiman	*	HEARINGS FOR
Petitioner	*	BALTIMORE COUNTY
	*	<b>CASE NO. 2019-0001-A</b>

\* \* \* \* \*

**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 owner of the property, Aaron Naiman (“Petitioner”). The Petitioner is requesting Variance relief pursuant to Sections 1B02.3.B (vested R 6 – 1955 regulations - Sections 211.2 and 211.3), Sections 301.1 and 303.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit proposed additions (mud room, living room, and garage) with a front yard setback of 18 ft. and a side yard setback of 2 ft., with a sum of side yard setbacks of 6 ft. in lieu of the required front yard average setback of 25 ft. and a side yard setback of 8 ft., sum of 20 ft. and to permit a proposed open projection (covered front porch) with a front yard setback of 12 ft. in lieu of the required 18.75 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s 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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 15, 2018, 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 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 Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR 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 BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 1<sup>st</sup> day of **August, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Sections 1B02.3.B (vested R 6 – 1955 regulations - Sections 211.2 and 211.3), Sections 301.1 and 303.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit proposed additions (mud room, living room, and garage) with a front yard setback of 18 ft. and a side yard setback of 2 ft., with a sum of side yard setbacks of 6 ft. in lieu of the required front yard average setback of 25 ft. and a side yard setback of 8 ft., sum of 20 ft. and to permit a proposed open projection (covered front porch) with a front yard setback of 12 ft. in lieu of the required 18.75 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his 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, Petitioner 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.

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Signed \_\_\_\_\_  
JOHN E. BEVERUNGEN  
Administrative Law Judge for  
Baltimore County

JEB:dlw