

**IN RE: PETITIONS FOR SPECIAL
EXCEPTION AND VARIANCE
(1525 York Road)
8th Election District
3rd Council District
1525 York, LLC
*Legal Owner***

Petitioner

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BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2019-0219-XA

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OPINION AND ORDER ON PETITIONER’S MOTION FOR CONSIDERATION

Now pending is a Motion for Reconsideration of the Order dated April 17, 2019. In the motion Petitioner indicates it has secured a written lease agreement for seven parking spaces in the rear of 1521 York Road. I believe this will address the concerns raised by the community at the April 10 hearing in the above case. As such the Motion will be granted, although Petitioner is reminded that any plans/permits approved for the off-site parking facility are “subject to periodic review by the Director of Permits, Approval & Inspections (“PAI”) to ensure that adequate parking arrangements continue to exist.” BCZR §409.7.C. As such, a condition will be included below stating the special exception is expressly conditioned upon the continued availability of no less than five parking spaces at an adjacent property.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 29th day of **April, 2019**, that the Motion for Reconsideration filed by Petitioner be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Special Exception to permit an existing Class B office building with proposed addition be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Amended Petition for Variance: (1) to permit a side street setback of 18 ft. in lieu of the required 20 ft.; (2) to permit five off-street parking spaces in

lieu of the required 8 spaces; and (3) to permit off-site parking for a Class B office within 1,000 ft. of the premises.

The relief granted herein is expressly subject to the following conditions:

1. 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 its 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.
2. Petitioner shall provide landscaping to the extent possible, as determined in the sole discretion of the Baltimore County landscape architect.
3. The Petition for Special Exception granted herein shall permit the operation of a law office only in the Class B office building on the subject property. Any other use must be approved by the Administrative Law Judge (“ALJ”) following a public hearing.
4. The special exception granted herein shall be expressly conditioned upon the availability of no less than five (5) off-street parking spaces located at an adjacent property within 1,000 feet of the subject property.

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/sln