

<b>IN RE: PETITION FOR ADMIN. VARIANCE</b>	*	BEFORE THE
<b>(10521 Vincent Farm Road)</b>		
15 <sup>th</sup> Election District	*	OFFICE OF ADMINISTRATIVE
6 <sup>th</sup> Council District		
Richard L. Heil	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	<b>CASE NO. 2019-0397-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, Richard L. Heil (“Petitioner”). The Petitioner is requesting Variance relief pursuant to §§ 1A02.3.B.4 and 400.1 of the Baltimore County Zoning Regulations (“BCZR”) as follows: To allow a front yard setback of 47.3 ft. in lieu of the required 75 ft., to allow a 0 ft. setback of an accessory structure in lieu of the required 2.5 ft., to allow an existing accessory structure to be located in the newly created side yard in lieu of the required rear yard, and for any such other and further. 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 21, 2019, 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 § 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 Petitioner.

Pursuant to the posting of the property and the provisions of both the BCC and BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this **13<sup>th</sup>** day of **August, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 1A02.3.B.4 and 400.1 of the Baltimore County Zoning Regulations (“BCZR”) as follows: To allow a front yard setback of 47.3 ft. in lieu of the required 75 ft., to allow a 0 ft. setback of an accessory structure in lieu of the required 2.5 ft., and to allow an existing accessory structure to be located in the newly created side yard in lieu of the required rear yard, 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.

JEB:dlw

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