

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(2709 Maurleen Court)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Yaakov & Esther M. Ehrman	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0527-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, Yaakov and Esther M. Ehrman (“Petitioners”). The Petitioners are requesting Variance relief pursuant to §§ 1B02.3.B and 301.1 of the Baltimore County Zoning Regulations (“BCZR”) (1956 Planning Board approval), to permit two (2) proposed additions with front yard setback of 5.6 ft. and 10.6 ft. in lieu of the required 25 ft., and to permit side yard setbacks of 4 ft. and 2.6 ft. with a sum of 6.6 ft. in lieu of the required minimum side setback of 8 ft. and the sum of 20 ft., and to permit rear deck (open projection) with a rear setback of 10 ft. in lieu of the required 22.5 ft. and a front porch with front setback of 18 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 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 December 8, 2019, 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 30th day of **December, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 1B02.3.B and 301.1 of the Baltimore County Zoning Regulations (“BCZR”) (1956 Planning Board approval), to permit two (2) proposed additions with front yard setback of 5.6 ft. and 10.6 ft. in lieu of the required 25 ft., and to permit side yard setbacks of 4 ft. and 2.6 ft. with a sum of 6.6 ft. in lieu of the required minimum side setback of 8 ft. and the sum of 20 ft., and to permit rear deck (open projection) with a rear setback of 10 ft. in lieu of the required 22.5 ft. and a front porch with front setback of 18 ft. in lieu of the required 18.75 ft., 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 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, 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 _____
LAWRENCE M. STAHL
Administrative Law Judge for
Baltimore County

LMS:dlw