

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
NW corner of Wilson Point Road		
and Floral Place	*	OFFICE OF
15 th Election District		
6 th Councilmanic District	*	ADMINISTRATIVE HEARINGS
(1408 Wilson Point Road)		
	*	FOR BALTIMORE COUNTY
William P. and Suzan L. Paradise		
<i>Petitioners</i>	*	Case No. 2011-0244-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings as a Petition for Administrative Variance filed by the legal owners of the subject property, William P. and Suzan L. Paradise for property located at 1408 Wilson Point Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (“B.C.Z.R.”) and the Zoning Office Policy Manual, Page 1-1.3a to permit a rear yard setback of 21.5 feet in lieu of the required 30 feet, a street side setback of 23.1 feet in lieu of the required 25 feet, and an interior side yard setback of 6 feet in lieu of the required 10 feet. The subject property and requested relief are more particularly described on Petitioners’ Exhibit No. 1. Petitioners desire to construct an addition measuring 30 feet x 30 feet. Petitioners have taken on the sole responsibility of raising three grandchildren. This means the existing dwelling containing 792 square feet and constructed in 1942 must be enlarged to accommodate the family. Petitioners desire to add two additional bedrooms and a bathroom. They also desire to have a new family room rather than the small room that now doubles as a living/dining room. There is no where else on the property where the much needed addition can be constructed.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 27, 2011, 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 Section 32-3-303 of the Baltimore County Code. 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 B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. 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 Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 22nd day of March, 2011 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (“B.C.Z.R.”) and the Zoning Office Policy Manual, Page 1-1.3a to permit a rear yard setback of 21.5 feet in lieu of the required 30 feet, a street side setback of 23.1 feet in lieu of the required 25 feet, and an interior side yard setback of 6 feet in lieu of the required 10 feet be and is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

Signed
TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz