

IN RE: PETITION FOR ADMIN. VARIANCE
NW side of Merediths Ford Road; at the
intersection of SE side of St. Francis Road
9th Election District
3rd Councilmanic District
(1216 Merediths Ford Road)

William J. and Susan L. Bates
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2011-0087-A**

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FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, William J. and Susan L. Bates for property located at 1216 Merediths Ford Road. The variance request is from Section 1B02.3.B (Sections 205.4 and 205.3 of the 1958 regulations) of the Baltimore County Zoning Regulations (“B.C.Z.R.”) to permit an existing dwelling with a side street setback of 35 feet in lieu of the minimum required 40 feet and a street centerline setback of 60 feet in lieu of the minimum required 65 feet, and a rear yard setback of 27 feet in lieu of the minimum required 40 feet. The subject property and requested relief are more particularly described on Petitioners’ Exhibit No. 1. Petitioners’ property is an irregular shaped corner lot and the existing dwelling was constructed in 1960. Petitioners state the variance is needed in order to obtain title insurance for the existing dwelling. Denial of the variance would prevent the current or future owners from obtaining a mortgage in the future.

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 September 12, 2010 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 Deputy Zoning Commissioner, 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 Deputy Zoning Commissioner for Baltimore County, this 30th day of September, 2010 that a variance from Section 1B02.3.B (Sections 205.4 and 205.3 of the 1958 regulations) of the Baltimore County Zoning Regulations (“B.C.Z.R.”) to permit an existing dwelling with a side street setback of 35 feet in lieu of the minimum required 40 feet and a street centerline setback of 60 feet in lieu of the minimum required 65 feet, and a rear yard setback of 27 feet in lieu of the minimum required 40 feet 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 _____
THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz