

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
NW corner of Bramleigh Road and		
Charmuth Road	*	OFFICE OF
8 th Election District		
3 rd Councilmanic District	*	ADMINISTRATIVE HEARINGS
(32 Bramleigh Road)		
	*	FOR BALTIMORE COUNTY
Paul A. and Ana Straw		
<i>Petitioners</i>	*	Case No. 2012-0310-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, Paul A. and Ana Straw. The variance request is from Section 427.1.B of the Baltimore County Zoning Regulations (“B.C.Z.R.”) to permit a fence to be built on the property line with a height of 6 feet in the rear yard which adjoins the front yard of a neighboring residence in lieu of the permitted 42 inch height and 10 feet setback from the property line. The subject property and requested relief are more particularly described on Petitioners’ Exhibit No. 1. Petitioners’ property is a corner lot which receives much noise and disturbance from Ridgely Middle School and the surrounding roads. According to Petitioners, the request concerns a 25 foot section of the fence to be 6 feet high to match the other portions of the already permitted privacy fence.

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 June 16, 2012, 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 11 day of July, 2012 that a Variance from Section 427.1.B of the Baltimore County Zoning Regulations (“B.C.Z.R.”) to permit a fence to be built on the property line with a height of 6 feet in the rear yard which adjoins the front yard of a neighboring residence in lieu of the permitted 42 inch height and 10 feet setback from the property line, 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
JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/pz

