

<b>IN RE: PETITION FOR ADMIN. VARIANCE</b>	*	BEFORE THE
<b>(3512 Blue Coat Road)</b>		
11 <sup>th</sup> Election District	*	OFFICE OF ADMINISTRATIVE
5 <sup>th</sup> Council District		
Hamid and Maryam Esfandiari	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	<b>CASE NO. 2014-0122-A</b>

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Hamid and Maryam Esfandiari. The Petitioners are requesting Variance relief from §1B01.2.C.4 (1970 B.C.Z.R. & Zoning Policies, Page 1B-16) of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) To approve two (2) additions onto the sides of the dwelling, with a side yard setback of 4 ft. and 6 ft. and a sum of 10 ft., and with a 5 ft. front and a 10 ft. rear yard setback, in lieu of the required 10 ft. minimum side yard and a sum side yard of 25 ft. and a 30 ft. front and a 30 ft. rear yard setback, respectively; and (2) To amend the 1st amended Final Development Plan (FDP) of Harmony Hills for Lot #15 only. 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. However, it is to be noted that a letter of support was received from an adjacent neighbor, Mary S. Ficek, 3510 Blue Coat Road, who had no objection to Petitioners’ request.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 1, 2013, 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 (B.C.C.). 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, this 30<sup>th</sup> day of December, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §1B01.2.C.4 (1970 B.C.Z.R. & Zoning Policies, Page 1B-16) of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) To approve two (2) additions onto the sides of the dwelling, with a side yard setback of 4 ft. and 6 ft. and a sum of 10 ft., and with a 5 ft. front and a 10 ft. rear yard setback, in lieu of the required 10 ft. minimum side yard and a sum side yard of 25 ft. and a 30 ft. front and a 30 ft. rear yard setback, respectively; and (2) To amend the 1st amended Final Development Plan (FDP) of Harmony Hills for Lot #15 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. The Petitioners may apply for their appropriate permits 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, 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.

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Signed  
JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:dlw