

IN RE: PETITION FOR VARIANCE
(6200 Glen Falls Road)
4th Election District
3rd Councilmanic District
Richard M. Folio
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2014-0185-A**

* * * * *

ORDER ON MOTION FOR RECONSIDERATION

Petitioner sought variance relief to construct a pool house/garage on his property at 6200 Glen Falls Road. Following a public hearing, that petition was denied by Order dated May 23, 2014.

Petitioner has filed in a timely fashion a Motion for Reconsideration, received in the Office of Administrative Hearings (OAH) on June 20, 2014. Therein, Petitioner correctly notes that the petition for variance was denied because the proposed improvements would have exceeded the 10% impervious coverage limitation in the RC 4 zone. The May 23rd Order in fact recited that the configuration of the lot and the grade change throughout the site rendered the property unique. That Order also indicated Petitioner would experience a practical difficulty if the regulations were strictly interpreted.

Petitioner now requests that variance relief be granted, with the condition that the impervious coverage on the lot be reduced below 10%, as required by B.C.Z.R. §1A03.4.B.3. Since this was the only impediment identified in the original Order, the Motion shall be granted.

THEREFORE, it is ordered this 30th day of June 2014 by Administrative Law Judge, that the Motion for Reconsideration, be and hereby is GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to permit a proposed accessory

structure (garage/pool house) located in the front yard in lieu of the required side or rear yard; and to permit a height of 24' in lieu of the maximum height of 15', be and hereby GRANTED;

The relief granted herein shall be subject to the following: (1) prior to issuance of any permits for the construction and/ or grading, Petitioner shall reduce to below 10% the impervious coverage on the lot, as determined in the sole discretion of the Department of Permits, Approvals and Inspections (PAI) and/or Department of Environmental and Sustainability (DEPS).

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:sln