

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(8101 Halton Road)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Karen L. Callahan	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	CASE NO. 2015-0032-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Karen L. Callahan. The Petitioner is requesting Variance relief from §§ 1B01.2 (1963-1975), 205.2 and 205.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) To permit a garage and addition in the side and rear yards of a dwelling on a corner lot with a front yard setback of 29 ft. to the property line and a front setback of 54 ft. to the centerline of a non-collector road in lieu of the required 40 ft. and 65 ft. respectively; and (2) To permit a rear yard setback of 37 ft. in lieu of the permitted 40 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. A ZAC comment was received from the Department of Planning (DOP) on August 26, 2014 indicating no objection to the requested relief; however, certain requirements are to be met.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 17, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 Petitioner.

Although the Department of Planning did not make any recommendations related to the proposed garage height and usage, I will impose conditions that the garage not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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 3rd day of September, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B01.2 (1963-1975), 205.2 and 205.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) To permit a garage and addition in the side and rear yards of a dwelling on a corner lot with a front yard setback of 29 ft. to the property line and a front setback of 54 ft. to the centerline of a non-collector road in lieu of the required 40 ft. and 65 ft. respectively; and (2) To permit a rear yard setback of 37 ft. in lieu of the permitted 40 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.
4. The Petitioner must comply with the ZAC comment received from DOP dated August 26, 2014; a copy of which is attached hereto and made a copy hereof.

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:dlw