

IN RE: <b>PETITION FOR SPECIAL HEARING</b>	*	BEFORE THE
<b>(4606 E. Joppa Road)</b>		
11 <sup>th</sup> Election District	*	OFFICE OF
5 <sup>th</sup> Council District		
	*	ADMINISTRATIVE HEARINGS
David Zichos		
<i>Legal Owner</i>	*	FOR BALTIMORE COUNTY
Petitioner	*	<b>Case No. 2016-0191-SPH</b>

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of David Zichos, legal owner. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations (“B.C.Z.R.”) to approve a proposed single-family dwelling lot which does not abut a 30 ft. wide public right-of-way (for a less than 20,000 sq. ft. lot).

Owner David Zichos appeared in support of the petition. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. There were no Protestants or interested citizens in attendance. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP), concerning certain landscaping to be provided at the site.

The subject property is 6,000 square feet and zoned DR 5.5. Petitioner purchased the lot last year, and plans to construct a single-family dwelling (SFD) on the site. The site plan (prepared by Brian Dietz, a surveyor) reveals that the subject lot will be accessed off of E. Joppa Road via a “15' ingress egress easement.” The zoning regulations require a driveway width of 30 feet for panhandle lots, and the zoning petition was filed to approve the existing access drive. The

driveway will serve only one new SFD, and the existing width should be more than sufficient to accommodate that use.

THEREFORE, IT IS ORDERED this 15<sup>th</sup> day of April, **2016** by this Administrative Law Judge, that the Petition for Special Hearing pursuant to B.C.Z.R. § 500.7 to approve a proposed single-family dwelling lot which does not abut a 30 ft. wide public right-of-way (for a less than 20,000 sq. ft. lot), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must provide sufficient landscaping to screen the subject premises from the rear of the dwelling located at 4604 E. Joppa Road.

Any appeal of this decision must be filed 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:sln