

87-330-A

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2/18/87

NE/S Garnet Rd., 435' NW of Harford Rd.
(2904 Garnet Rd.)

9th Elec. Dist.

Variance - filing fee \$35.00 - George J. Coffey, et ux

Hearing set for 2/17/87, at 9:30 a.m.

Advertising and Posting - \$73.75

Ordered by the Deputy Zoning Commissioner that the request for a variance to permit a front yard setback of 25', in accordance with the plan submitted, is GRANTED.

IN RE: PETITION FOR ZONING VARIANCE	*	BEFORE THE
NE/S Garnet Road, 435' NW of	*	DEPUTY ZONING COMMISSIONER
Harford Road	*	
(2904 Garnet Road)	*	OF BALTIMORE COUNTY
9th Election District	*	
George J. Coffey, et ux	*	Case No. 87-330-A
Petitioners	*	

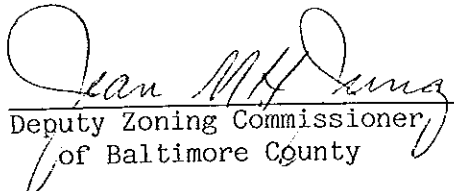
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The Petitioners herein request a zoning variance to permit a front yard setback of 25 feet in lieu of the required average setback of 31.1 feet.

Testimony by the Petitioners indicated that the existing living room is too small for a full set of living room furniture. They propose to construct an addition to the front of the home by enclosing half of an existing front porch for increased habitable space. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, in the opinion of the Deputy Zoning Commissioner, the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 18th day of February, 1987, that the herein request for a variance to permit a front yard setback of 25 feet, in accordance with the plan submitted, be and is hereby GRANTED, from and after the date of this Order.


 Deputy Zoning Commissioner,
 of Baltimore County