

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
NW/S of Cold Spring Road,		
Corner NE/S of Chesapeake Avenue	*	DEPUTY ZONING COMMISSIONER
15th Election District		
5th Councilmanic District	*	OF BALTIMORE COUNTY
(900 Cold Spring Road)		
	*	CASE NO. 03-343-A
Heather & Michael Young		
<i>Petitioners</i>	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Heather and Michael Young, the legal owners of the subject property. The variance request is for property located at 900 Cold Spring Road in the eastern area of Baltimore County. The Petitioners herein seek a variance from Sections 400.1 and 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) with a height of 16.2 ft. in lieu of the permitted maximum height of 15 ft. and located in the third of the lot closest to the street. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, 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 26-127 (b)(1) of the Baltimore County Code. 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 Deputy Zoning Commissioner, 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

2/21/03
J.R. Jenson

