

IN RE: PETITION FOR ADMIN. VARIANCE
NE/Corner of Four Mill Road
and Veitch Court
11th Election District
5th Councilmanic District
(1 Veitch Court)

Charles B. Davis
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-524-A
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FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Charles B. Davis, the legal owner of the subject property. The variance request is for property located at 1 Veitch Court in the Nottingham area of Baltimore County. Originally the Petitioner herein sought a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (garage) with front and rear yard setbacks of 9 ft. and side street setback of 5 ft., and 30 ft. from the centerline of the street in lieu of the required 25 ft., 30 ft., 25 ft. and 50 ft. respectively. The subject property and originally requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The property was posted with a sign on May 29, 2003 giving notice to the public of a June 13, 2003 closing date for the pending administrative request for variance. There was no request for hearing or opposition to the request.

This case was originally filed as an administrative variance, but was ultimately set in for hearing due in part to the Zoning Advisory Committee (ZAC) comments submitted by the Office of Planning dated May 19, 2003. The hearing was scheduled for July 29, 2003. The property was posted with notice on July 14, 2003 and was published in "The Jeffersonian" newspaper on July 15, 2003.

FILED
08/21/03
By: [Signature]
[Signature]

REASONS FOR VARIANCE

1 Veitch Court

In view of the fact that I have antique cars and I need a safe and secure place to store these cars, the proposed garage is needed. Due to the size of this garage and the configuration of the subject property, the only practical and less obtrusive location on the subject property is adjacent to Four Mill Road.

In view of the above, I respectfully request that this variance be granted based on the facts that practical difficulty and unreasonable hardship would result if the variance was not granted

VARIANCE DESCRIPTION

1 Veitch Court

Located on the northeast corner of Veitch Court and Four Mill Road in the 11 th election district of Baltimore County and know as Lot #12 as shown on Plat 3 Section One of Chapel Manor, which is recorded in the land records of Baltimore County in book 33 page 66. Containing 8,918 square feet.

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