

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Beach Road, 330 ft. E
centerline of Stevens Road
11th Election District
5th Councilmanic District
(11207 Beach Road)

Scott Griswold
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-599-A

* * * * *

AMENDED ORDER

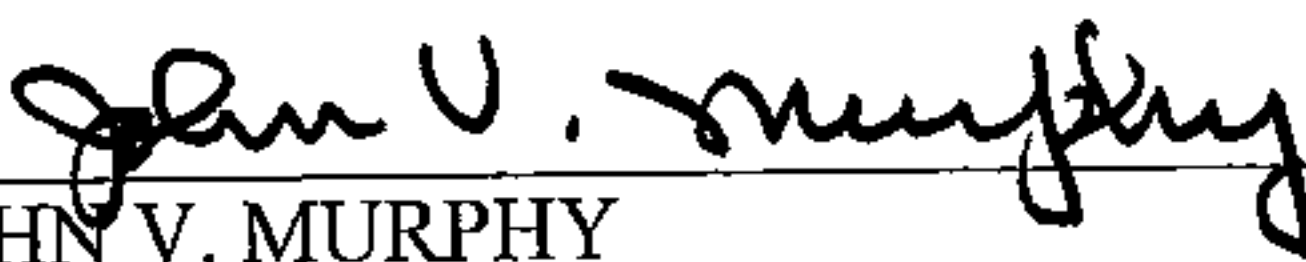
WHEREAS, this matter came before this Deputy Zoning Commissioner as an administrative variance request. An Order was issued the 31st day of July, 2003 granting the Petitioner's relief.

WHEREAS, a typographical error was found on page 3 of the Order in paragraph 2, line 6 wherein it should read "5.8" ft. instead of "16 ft."

THEREFORE, IT IS ORDERED this 6 day of August, 2003, by this Deputy Zoning Commissioner, that my previous decision dated the 31st day of July, 2003 shall be amended to read as follows:

"THEREFORE IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 31st day of July, 2003, that a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 5 ft. 8 in. for a proposed addition and 8 ft. for an existing dwelling in lieu of the required 35 ft., and to permit a setback to the centerline of the road of 59 ft. 3 in. (for a proposed garage and breezeway addition) in lieu of the required 75 ft., be and is hereby GRANTED."

IT IS FURTHER ORDERED that all other terms and conditions of my previous decision shall remain in full force and effect.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER
8/6/03
By R. Emerson

western property line and the proposed garage would remain 8 ft. from the line keeping the distance between the building on this lot and the western neighbor the same. The adjoining property owner, Mr. Yaskovic, submitted a letter agreeing to this setback. On the eastern side, the owner proposes to replace an existing shed with a large addition to the existing home and deck and this addition will come within 5 ft. 8 in. of the property line which is 18 ft. from the eastern neighbor. The adjoining property owner, Mr. Augustyniak also sent a letter agreeing with this requested setback.

While the lot is only 70 ft. wide, clearly there is no practical way for the owner to meet a 35 ft. setback. The setback would consume the lot.

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 compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

This property is located within the Chesapeake Bay Critical Areas and as such, is subject to compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM). Therefore, the relief granted herein is subject to the Petitioner's compliance with any recommendations made by DEPRM. Additionally, a Zoning Advisory Committee (ZAC) comment was received from the Office of Planning dated July 7, 2003, a copy of which is attached hereto and made a part hereof. Compliance with these comments shall also be required.

7/31/03
R. J. Jenson



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

July 31, 2003

Mr. Scott Griswold
11207 Beach Road
White Marsh, Maryland 21162

Re: Petition for Administrative Variance
Case No. 03-599-A
Property: 11207 Beach Road

Dear Mr. Griswold:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "John V. Murphy".
John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

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