

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S/S of Landon Road, 50 ft. S		
centerline of Alston Road	*	ZONING COMMISSIONER
8th Election District		
2nd Councilmanic District	*	OF BALTIMORE COUNTY
(1619 Landon Road)		
	*	CASE NO. 04-361-A
Gina M. & Gene P. Ubriaco		
<i>Petitioners</i>	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Gina M. and Gene P. Ubriaco. The variance request is for property located at 1619 Landon Road in the "Thornleigh" subdivision of Baltimore County. The variance request is from Section 1B02.3 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a side yard setback of 3 ft. and a sum of side yards of 18 ft. in lieu of the required 10 ft. and 25 ft. respectively for a garage. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

In addition, the Petitioners must be in compliance with the requirements set forth in the Zoning Advisory Committee (ZAC) comments submitted by the Office of Planning dated April 2, 2004, a copy of which is attached hereto and made a part hereof.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 4, 2004, 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 Zoning

4/21/04
 R. P. Emerson
 By

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
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Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

April 21, 2004

Mr. & Mrs. Gene P. Ubriaco
1619 Landon Road
Towson, Maryland 21204

Re: Petition for Administrative Variance
Case No. 04-361-A
Property: 1619 Landon Road

Dear Mr. & Mrs. Ubriaco:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been approved 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,

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

Visit the County's Website at www.baltimorecountyonline.info



