

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of New Freedom Road,
North of Oakland Road
6th Election District
3rd Councilmanic District
(21508 New Freedom Road)

Paul Monty ,
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 06-539
*

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FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Paul Monty. The variance request is for property located at 21508 New Freedom Road in the Sunset View area of Baltimore County. The variance request is from Section A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition with a front setback of 49 feet to the street centerline in lieu of the minimum required 75 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County, this 26th day of May, 2006, that a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition with a front setback of 49 feet to the street centerline in lieu of the minimum required 75 feet, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

May 26, 2006

PAUL MONTY
21508 NEW FREEDOM ROAD
FREELAND MD 21053

Re: Petition for Administrative Variance
Case No. 06-539-AV
Property: 21508 New Freedom Road

Dear Mr. Monty:

