

IN RE: PETITION FOR ADMIN. VARIANCE
NE of Bluemount Road, 6336 feet E of
Monkton Road
7th Election District
3rd Councilmanic District
(1470 Bluemount Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY

Michael D. Hamilton
Petitioner

* CASE NO. 07-323-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Michael D. Hamilton. The variance request is for property located at 1470 Bluemount Road. The variance request is from Sections 1A08.6.C.2.f and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory building and proposed second story addition with a height of 28 feet in lieu of the maximum permitted 15 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner states that he wants to add a second floor to the existing garage for storage space.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated February 1, 2007 which contains restrictions, and a copy of which is incorporated herein and made a part hereof the file.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

“The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the

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MB

subject of the



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

February 20, 2007

MICHAEL D. HAMILTON
1470 BLUEMOUNT ROAD
MONKTON MD 21111

Re: Petition for Administrative Variance
Case No. 07-323-A
Property: 1470 Bluemount Road

Dear Mr. Hamilton:

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 that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

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