

IN RE: PETITION FOR ADMIN. VARIANCE
W side Tyrie Avenue, 250 feet S
c/1 Sherwood Road
8th Election District
3rd Councilmanic District
(10709 Tyrie Avenue)

James W. and Andrea L. Mangels
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY
*
* CASE NO. 08-048-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 the legal owners of the subject property, James W. and Andrea L. Mangels for property located at 10709 Tyrie Avenue. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 6 feet and a sum of side yards of 12 feet in lieu of the required 20 feet and 50 feet, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to add a two car garage and an addition onto their house. The existing home lies outside the current zoning requirements. The addition will be placed along the same northeast exterior plane as the existing house. The two car garage will be attached to the existing home, and will be outside the current zoning regulations along the southwest property line. The garage will have access via the existing driveway. The dwelling was constructed in 1882 well prior to the imposition of zoning on the property.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 31, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING
8-22-07
PZ

