

JB (AV) 1-A-16

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(6702 Edwards Avenue)		
1 st Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Joseph G. Sweet	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	CASE NO. 2016-0142-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Joseph G. Sweet ("Petitioner"). The Petitioner is requesting Variance relief from § 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (shed) with a height of 20 ft. in lieu of the maximum height of 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on December 18, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). 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 Administrative Law

Judge, 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.

Although the Department of Planning did not make any recommendations related to the accessory structure height and usage, I will impose conditions that the shed shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

Pursuant to the posting of the property and the provisions of both the B.C.C. and the B.C.Z.R., and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 6th day of **January, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (shed) with a height of 20 ft. in lieu of the maximum height of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- The Petitioner or subsequent owners shall not convert the accessory structure (shed) into a dwelling unit or apartment. The accessory structure (shed) shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The accessory structure (shed) shall not be used for commercial purposes.

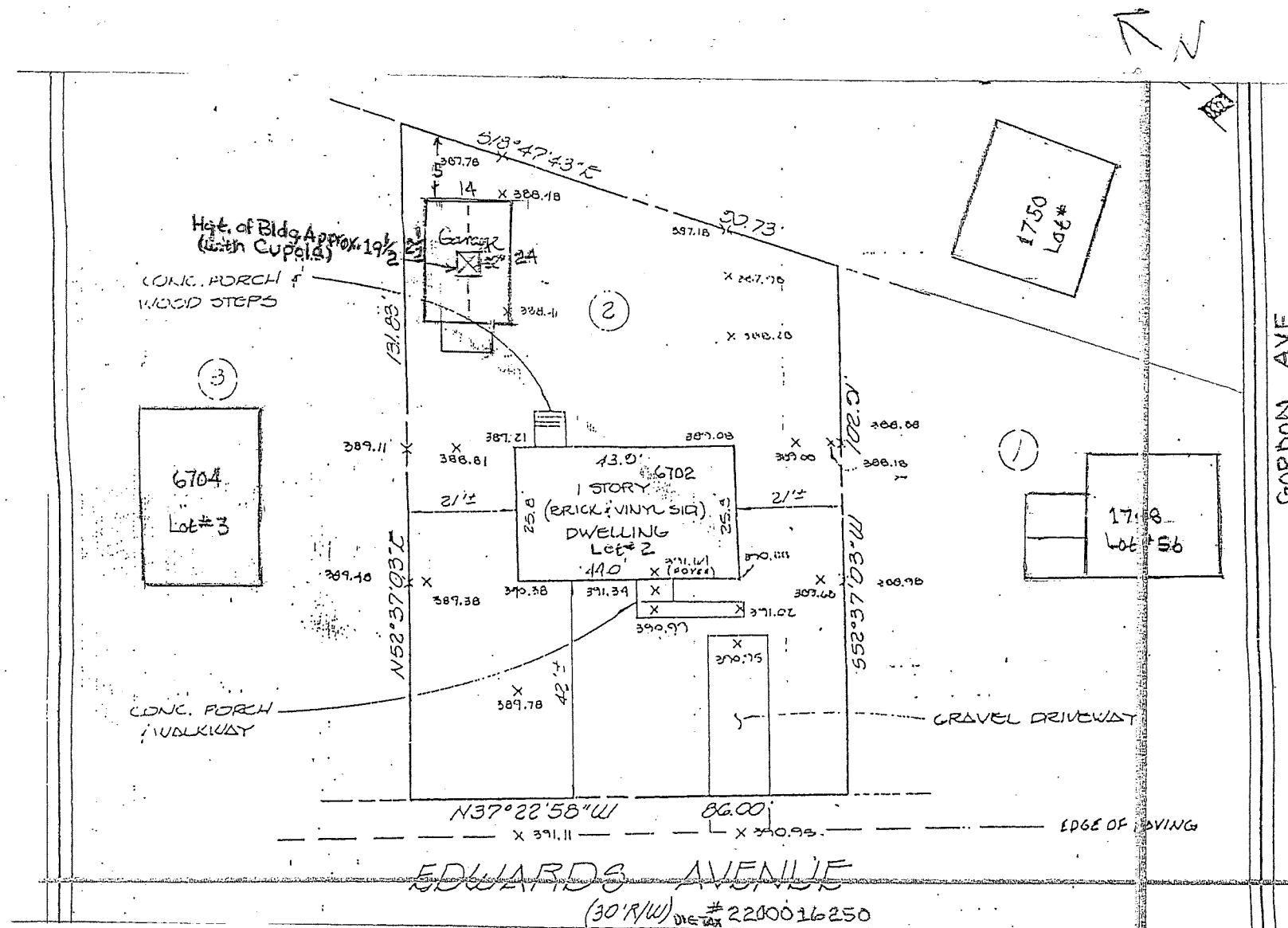
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

A handwritten signature in black ink, appearing to read 'JEB', is written over a horizontal line.

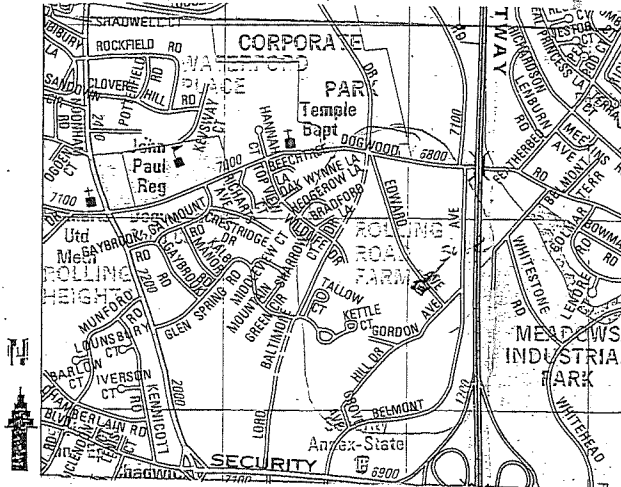
JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS: 6702 Edwards Ave. OWNER(S) NAME(S) Joseph Gary Sweet
 SUBDIVISION NAME Belmont Heights LOT# 2 BLOCK# - SECTION# -
 PLAT BOOK # 0007 FOLIO # 0035 10 DIGIT TAX # 2 2000 16250 DEED REF. # 22701/00727



SITE VICINITY MAP



ZONING MAP# 4697A10
 SITE ZONED DR 3.5
 ELECTION DISTRICT 1st
 COUNCIL DISTRICT 3rd
 LOT AREA ACREAGE 10,094.5F
 OR SQUARE FEET 10,094.5F
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? _____
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

No
No
No
 VIOLATION CASE INFO:
No

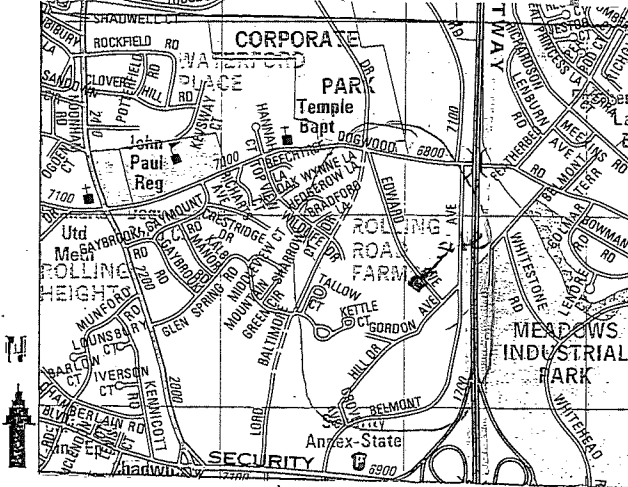
PLAN DRAWN BY Joseph G Sweet DATE 12/10/15 SCALE: 1 INCH = 30 FEET

Case # 2016-0142-A

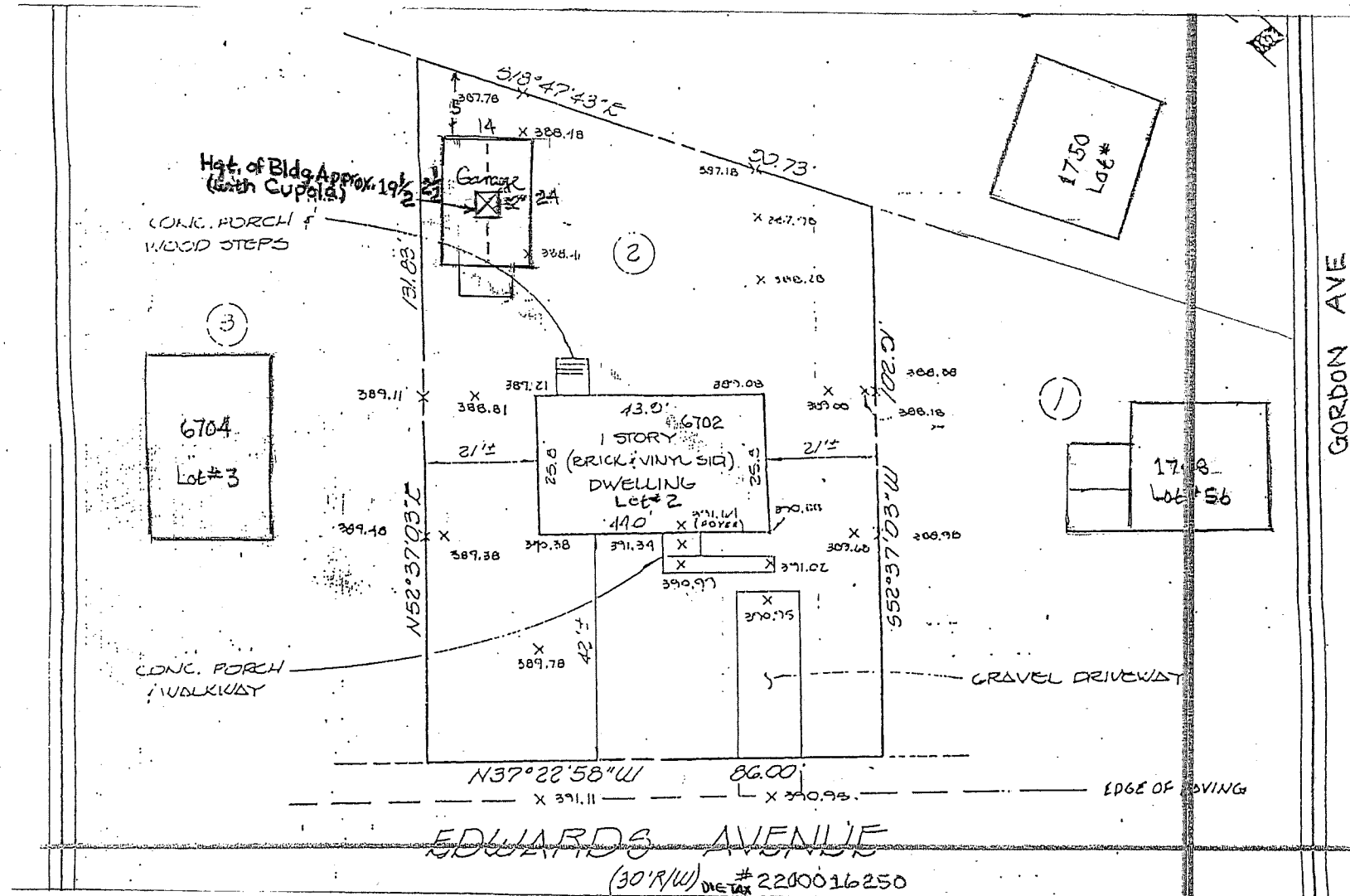
Pet. Exp. 1

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