

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(8 Brightside Avenue)		
3rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Lisa Harriet Kornberg &	*	HEARINGS FOR
Emma Lynn Hawthorn		
	*	BALTIMORE COUNTY
Petitioners		
	*	CASE NO. 2021-0140-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Lisa Harriet Kornberg and Emma Lynn Hawthorn (“Petitioners”). The Petitioners are requesting Variance relief pursuant to Baltimore County Zoning Regulations (“BZCR”) From the Baltimore County Zoning Regulations (“BCZR”) § 1B02.3.C.1 to allow an interior side yard setback of 6 ft. in lieu of the required 10 ft. for the new 28 ft. by 32 ft. addition. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 29, 2021, 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 § 32-3-303 of the BCC. 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 to comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioners.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 7th day of **June, 2021**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Baltimore County Zoning Regulations (“BZCR”) § 1B02.3.C.1 to allow an interior side yard setback of 6 ft. in lieu of the required 10 ft. for the new 28 ft. by 32 ft. addition, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits 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, 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.

PMM:dlw

Signed
PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County



Rear (north) Elevation · Lisa & Emma · 12.22.20
PLYMOUTH ROAD ARCHITECTS . 410-788-0281



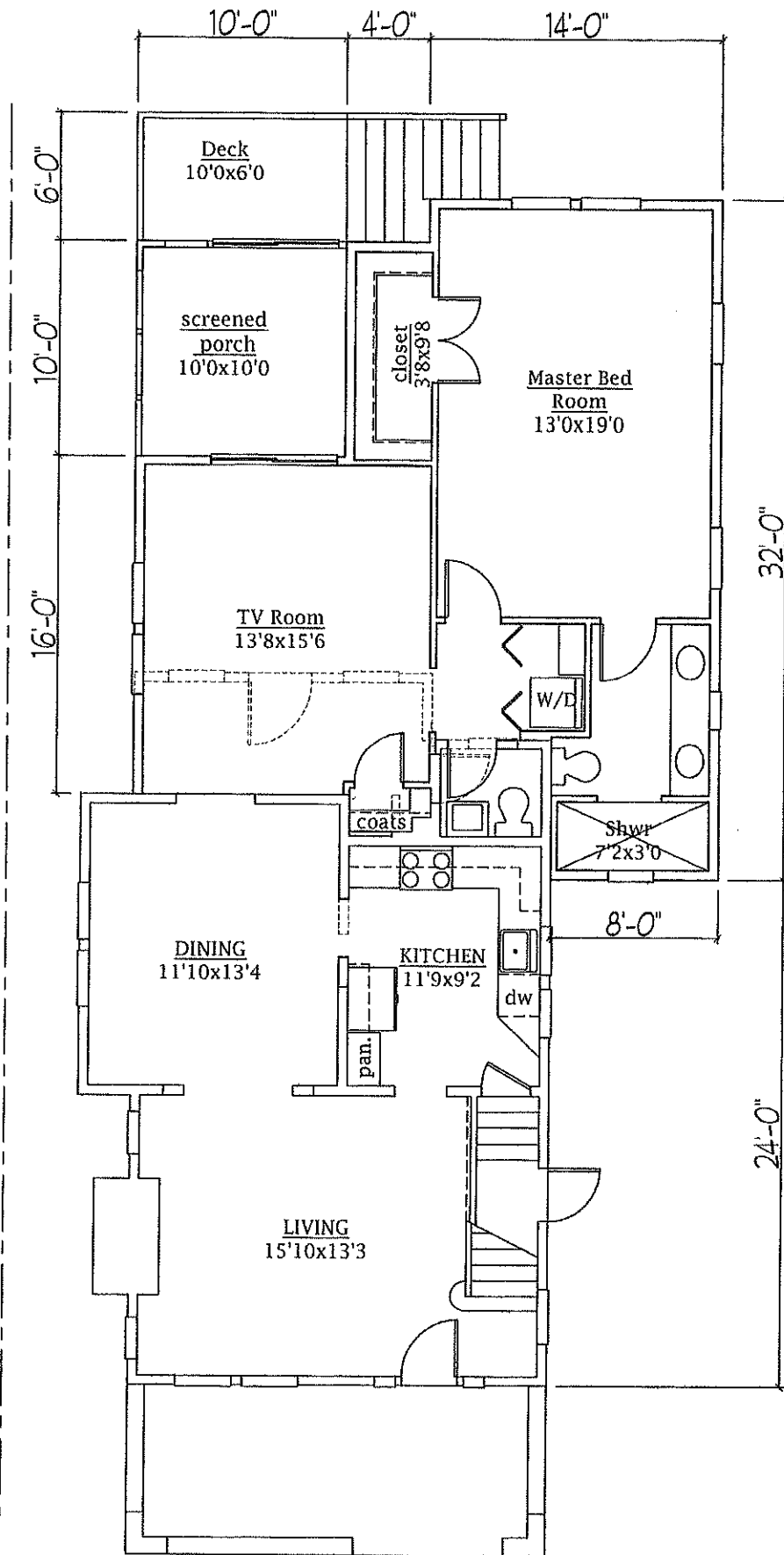
Front (south) Elevation · Lisa & Emma · 12.22.20
PLYMOUTH ROAD ARCHITECTS . 410-788-0281



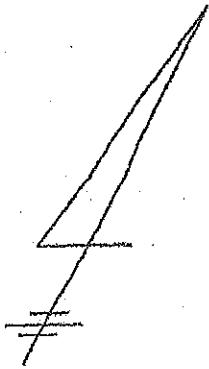
Right (east) Elevation · Lisa & Emma · 12.29.20
PLYMOUTH ROAD ARCHITECTS · 410-788-0281



Left (west) Elevation · Lisa & Emma · 12.18.20
PLYMOUTH ROAD ARCHITECTS · 410-788-0281



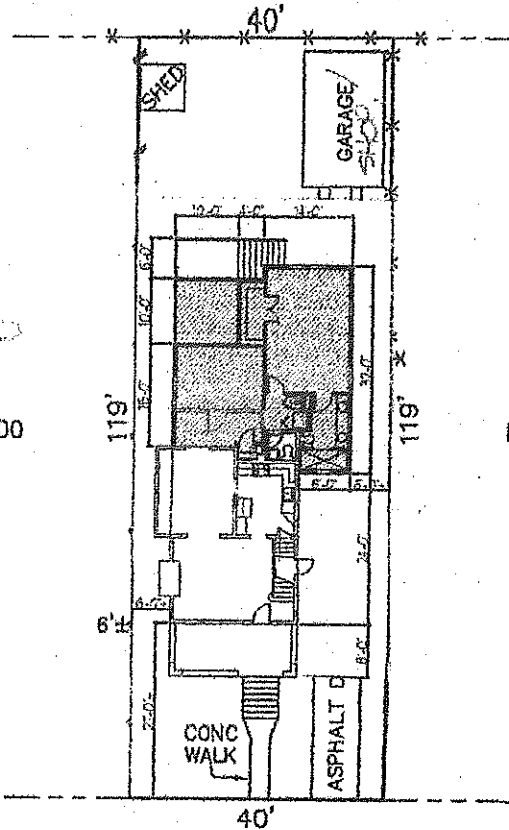
Proposed First Floor Plan (+672 sq ft) · Lisa & Emma · 12.29.20
PLYMOUTH ROAD ARCHITECTS · 410-788-0281



PROPOSED
ADDITION
SHOULD SHADING
1/7/21

LOT 100

LOT 102



BRIGHTSIDE AVENUE
(50' R/W)

NOTES:

(A) THIS PLAT IS NOT INTENDED FOR USE IN ESTABLISHING PROPERTY LINES AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.

(B) THIS PLAT IS OF BENEFIT TO THE CONSUMER ONLY INSOFAR AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING.

(C) THIS PLAT SHOULD NOT BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING OR FUTURE IMPROVEMENTS.

(D) THE ACCURACY OF APPARENT SETBACK DIMENSIONS FROM THE PROPERTY LINES TO THE IMPROVEMENTS IS WITHIN 3 FEET OF BEING GREATER THAN OR LESS THAN THE DIMENSION SHOWN.

(E) THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. ALL INFORMATION REGARDING RECORD EASEMENTS AND RESTRICTIONS WHICH MAY AFFECT THE PROPERTY WAS OBTAINED FROM THE CURRENT RECORD PLAT AND/OR DEED.

(F) THIS PROPERTY APPEARS TO LIE WITHIN AN AREA IDENTIFIED AS ZONE 'X--(NON--SHADED)', AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2400100380F.

THIS IS TO CERTIFY THAT THE IMPROVEMENTS SHOWN HEREON WERE LOCATED ACCORDING TO THE STATE OF MARYLAND MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS EFFECTIVE DATE AUGUST 1, 2005.

REGISTERED NO. 21390
EXP. DATE 2-5-2022

LITTLE & ASSOCIATES
ENGINEERS~LAND PLANNERS~SURVEYORS

10710 GILROY ROAD
HUNT VALLEY, MARYLAND 21031
PHONE: 443-889-2400

LITTLE & ASSOCIATES IS A DIVISION OF CENTURY ENGINEERING, INC.



LOCATION DRAWING OF
#8 BRIGHTSIDE AVENUE

LOT 101

"RALSTON"

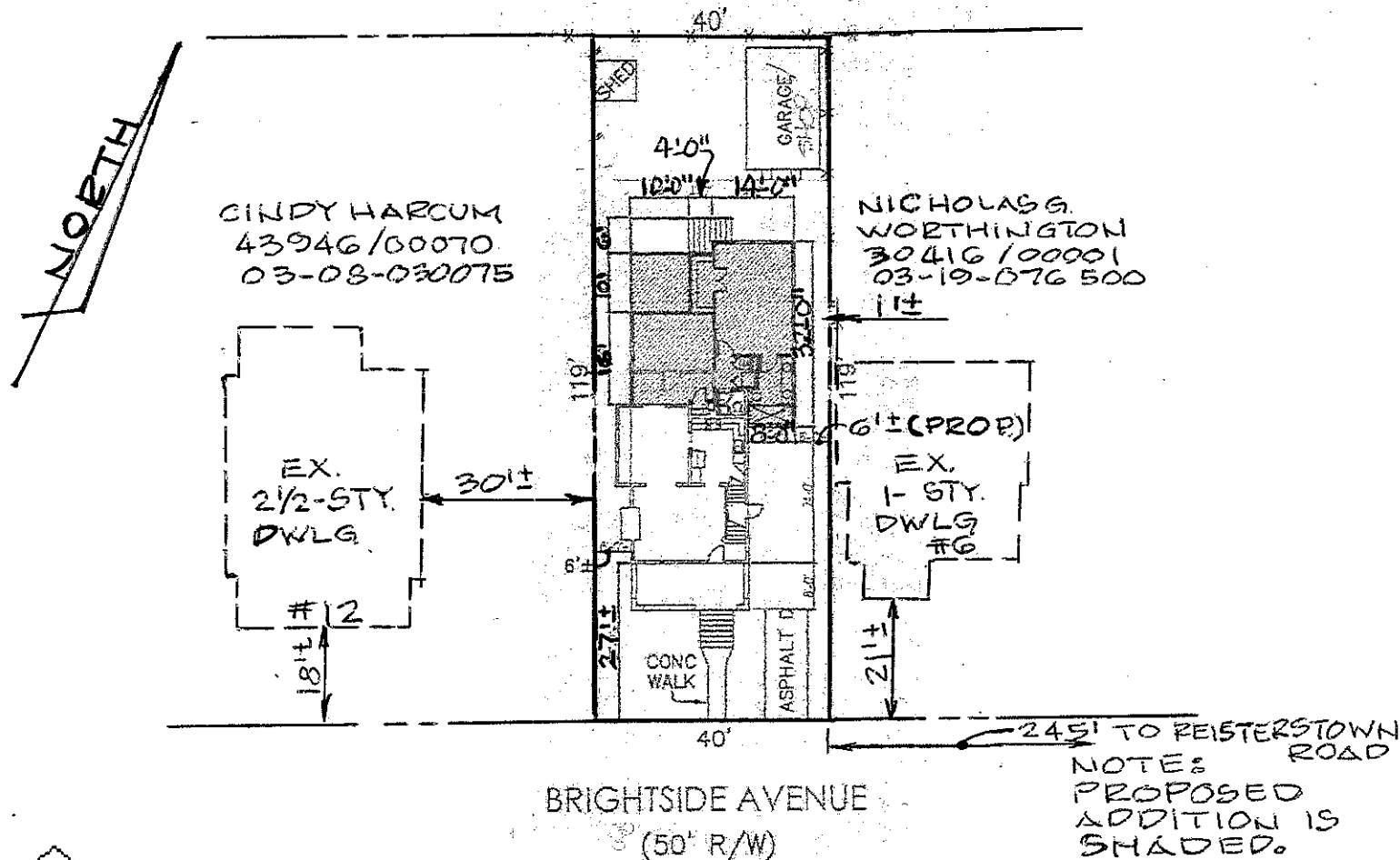
PLAT BOOK J.W.S. NO. 1, FOLIO 275
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30' DECEMBER 7, 2020

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

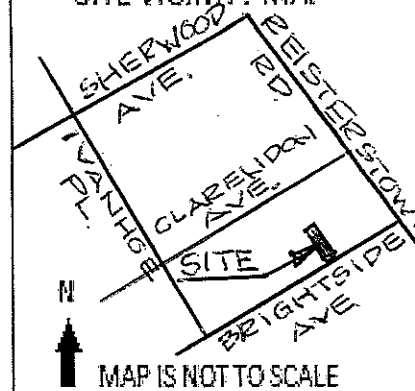
ADDRESS 8 BRIGHTSIDE AVE. OWNER(S) NAME(S) HARRIET LISA KORNBERG
EMMA LYNN HAWTHORN

SUBDIVISION NAME RALSTON LOT # 101 BLOCK # SECTION #

PLAT BOOK # 01 FOLIO # 275 10 DIGIT TAX # 03 02 009 425 DEED REF. # 44 049 / 00377



SITE VICINITY MAP



ZONING MAP # 078B2

SITE ZONED DR 5.5

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE 0.11

OR SQUARE FEET 4,766

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? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY T.L. BROWNE DATE 04/28/2021 SCALE: 1 INCH = 30 FEET
COLBERT MATZ ROSENFELT
410-653-3838