Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
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October 25, 2021

NOTICE OF ASSIGNMENT

IN THE MATTER OF: Eliott Morales
7628 Philadelphia Road
21-174-A 14th Election District; 6th Council District

Re: Petition for Variance relief from BCZR §1B02.3.C.1 to permit a 18 ft. front yard setback in lieu of the required 25 ft., and to permit a 22 ft. rear yard setback in lieu of the required 30 ft.

Amended at ALJ Hearing to include:

In the alternative, Variance relief from BCZR §402.1 for the lot width at the front building line of 72.73 ft. in lieu of the required 95 ft., for minimum side yard setback for one side on a corner lot of 22 ft. in lieu of 25 ft., and for sum of side yards for a corner lot of 39 ft. in lieu of 40 ft.

8/18/21 Opinion and Order of the Administrative Law Judge wherein the Petition for Variance pursuant to BCZR §1B02.3.C.1 was DENIED; and the Petition for Variance pursuant to BCZR §402.1 was GRANTED, subject to conditions.

ASSIGNED FOR: JANUARY 12, 2022, AT 10:00 A.M.

The above scheduled hearing will be held remotely using WebEx for audio and video participation. **Call-in information and a link to the hearing will be posted on our web calendar at** www.baltimorecountymd.gov/departments/appeals **the night before.**

A complete set of **exhibits must be emailed** at least **48 hours before the hearing** to **appealsboard@baltimorecountymd.gov** in a format that complies with MDEC (Maryland Electronic Court) standards.

NOTICE:

- This appeal is an evidentiary hearing. Parties should consider the advisability of retaining an attorney.
- Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.
- No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).
- If you require special accommodations, please contact this office at least one week prior to hearing date.

If you do not have access to a computer or smart device, please contact our office for the call-in information the day before the scheduled hearing.

Krysundra Cannington, Administrator

c. Petitioner/Legal Owner : Eliott Morales

People's Counsel for Baltimore County/Appellant : Peter M. Zimmerman, Esquire
Carole S. Demilio, Esquire

Patrick C. Richardson, Jr./Richardson Engineering

Paul M. Mayhew, Managing Administrative Law Judge
Steve Lafferty, Director/Department of Planning
C. Pete Gutwald, Director/PAI
James R. Benjamin, Jr., County Attorney
Nancy C. West, Assistant County Attorney