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| IN RE: PETITION FOR ADMIN. VARIANCE | * | BEFORE THE |
| (2705 Geartner Road) | | |
| 3 rd Election District | * | OFFICE OF ADMINISTRATIVE |
| 2 nd Council District | | |
| Irvin Naiman | * | HEARINGS FOR |
| Petitioner | | |
| | * | BALTIMORE COUNTY |
| | | |
| | * | CASE NO. 2020-0248-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, Irvin Naiman (“Petitioner”). The Petitioner is requesting Variance relief from Baltimore County Zoning Regulations (“BCZR”) § 1B02.3.C.1 (1955-70 Regulations) to permit a proposed addition on side of the existing dwelling with a side yard setback of 6 ft. in lieu of the required 8 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 Petitioner is having filed a Petition for Administrative Variance and the subject property having been posted on October 18, 2020, 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 § 32-3-303 of the Baltimore County Code (“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 that comply with the

requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 9th day of **November, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from Baltimore County Zoning Regulations (“BCZR”) § 1B02.3.C.1 (1955-70 Regulations) to permit a proposed addition on side of the existing dwelling with a side yard setback of 6 ft. in lieu of the required 8 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, Petitioners are hereby made aware that proceeding at this time is at her 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.

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

PMM:dlw