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| IN RE: PETITION FOR ADMIN. VARIANCE | * | BEFORE THE |
| (13035 Long Green Pike) | | |
| 11 th Election District | * | OFFICE OF ADMINISTRATIVE |
| 3 rd Council District | | |
| Richard & Dawn M. Huffman | * | HEARINGS FOR |
| Petitioners | | |
| | * | BALTIMORE COUNTY |
| | * | CASE NO. 2021-0285-A |

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OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Richard and Dawn M. Huffman (“Petitioners”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”) § 400.3 to permit the height of an accessory structure (pool house) of 22 ft. in lieu of the required 15 ft. 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. A ZAC comment was received from the Department of Environmental Protection and Sustainability (“DEPS”), dated October 8, 2021, indicating Ground Water Management will need to review any proposed building permit for a pool house, since the property is served by well and septic.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 5, 2021, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Although the Department of Planning did not make any recommendations related to the proposed accessory building (pool house) height and usage, I will impose conditions that the pool

house shall not be converted into a dwelling unit or apartment, and not contain any sleeping quarters.

The Petitioners have 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 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 27th day of **October, 2021**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations (“BCZR”) § 400.3 to permit the height of an accessory structure (pool house) of 22 ft. in lieu of the required 15 ft., 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.
- Petitioners or subsequent owners shall not convert the accessory structure (pool house) into a dwelling unit or apartment. The accessory structure (pool house) shall not contain any sleeping quarters.
- The accessory structure (pool house) shall not be used for commercial purposes.

- Petitioners must comply with the DEPS ZAC comment, dated October 8, 2021; a copy of which is attached hereto and made a part hereof.

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