CARROLL COUNTY GOVERNMENT
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Acting Zoning Administrator
Gayle Fritz

Official Decision
Case ZA-1007
Permit – 06-0998
Acting Zoning Administrator
Carroll County, Maryland

APPLICANT:	Richard Jr. and Karen Harris
REQUEST:	A variance from the required minimum setback of 50 feet to 25 feet for a new dwelling
LOCATION:	Glen Falls Rd. Reisterstown, Md.
MAP/BLOCK/PARCEL:	60/1/49
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-37 and 181
HEARING HELD:	May 3, 2006

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is granted.

Facts, which support the request for relief from the strict terms of the Ordinance, in this case, a reduction of the minimum setback of 50 feet to 25 for the construction of a new dwelling are as follows:

The referenced lot is extremely steep and the rear of the lot is wooded. The further back from the property line the house would be built the more the hill would have to be dug out. It would also be much more difficult for emergency vehicles to service this property.

There was no one present at the hearing opposing the Applicant's request; therefore, the granting of this variance should have no adverse effect on any adjoining property owners.

This approval is valid for one year from the date of a Zoning Certificate.

Note:

An appeal of a Decision made pursuant to Chapter 223-183 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrator's decision in accordance with Chapter 223-188 of the Code of Public Local Laws and Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-183 is final and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

May 4, 2006
Date

Gayle Fritz
Gayle Fritz
Acting Zoning Administrator