CARROLL COUNTY GOVERNMENT
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Acting Zoning Administrator
Gayle Fritz

Official Decision
Case ZA-1011
Permit – 06-0831
Acting Zoning Administrator
Carroll County, Maryland

APPLICANT:	William H. Hill
REQUEST:	A variance from the required minimum front yard setback from 40 feet to 30 feet for the construction of an addition to an existing dwelling
LOCATION:	6608 Marvin Ave. Sykesville, Md. 21784
MAP/BLOCK/PARCEL:	74/13/281
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-82 and 181
HEARING HELD:	June 7, 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 required front setback of 40 feet to 30 feet for the construction of an addition, are as follows:

This house was built in 1957 and has a small galley style kitchen in the front of the house. There is a detached garage and driveway to the right of the house which would prohibit the expansion of the kitchen to that side. To expand the kitchen inside the house would mean that one bedroom would be lost, which would not be practical. There are bushes in the front of the house that will provide some screening.

No neighbors were 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 223-181.2 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 223-182 and 223-188 of the Code of Public Local Laws and Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-181 is final and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

June 9, 2006
Date

Gayle Fritz
Gayle Fritz
Acting Zoning Administrator