CARROLL COUNTY GOVERNMENT
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Acting Zoning Administrator
Gayle Fritz

Official Decision
Case ZA-1020
Permit – 06-1767
Acting Zoning Administrator
Carroll County, Maryland

APPLICANT:	Charles Bryon Hargis
REQUEST:	A variance from the required minimum rear yard setback of 50 feet to30 feet and the minimum side yard setback of 12 feet to 10 feet for a new residence
LOCATION:	111 John Bennett Rd. Sykesville, Md.
MAP/BLOCK/PARCEL:	72/24/151
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-82 and 181
HEARING HELD:	July 5, 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 rear setback of 50 feet to 30 feet and the side yard of 12 feet to 10 feet for a new residence, are as follows:

The existing house on this lot was built in 1963 and is only a few feet from the rear property line with the septic system in the front. The applicant would like to build a new house and tear down the existing house. Although the new house will be further forward on the lot, the slope to one side, the location of the septic system and several old large trees restricts the practical area in which to locate the new house.

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.

July 11, 2006
Date

Gayle Fritz
Acting Zoning Administrator