CARROLL COUNTY GOVERNMENT
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Acting Zoning Administrator
Gayle Fritz

**Official Decision**
**Case ZA-1027**
**Permit – 06-2082**
**Acting Zoning Administrator**
**Carroll County, Maryland**

| | |
|---|---|
| **APPLICANT:** | David Paul Reter |
| **REQUEST:** | A variance from the required minimum front yard setback from 40 feet to 30 feet for an attached accessory dwelling |
| **LOCATION:** | 2281 Elderberry Lane<br>Reisterstown, Md. 21136 |
| **MAP/BLOCK/PARCEL:** | 60/1/44 |
| **APPLICABLE REGULATIONS:** | Code of Public Local Laws and Ordinances, Chapters 223-66 and 181 |
| **HEARING HELD:** | August 2, 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 attached accessory dwelling are as follows:

This property is on a corner lot. One street is Elderberry Lane and the other is designated a future street. There are two minimum building lines recorded on the plat. The applicant wishes to build closer to the future street. They will remove the attached garage in order to build the addition for their parents. The well is to the left of the house and the septic is in the rear. The applicant has received approval from the Department of Planning to build across the recorded minimum building line.

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.**

August 9, 2006
**Date**

Gayle Fritz
**Gayle Fritz**
**Acting Zoning Administrator**