CARROLL COUNTY GOVERNMENT
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Acting Zoning Administrator
Gayle Fritz

Official Decision
Case ZA-1048
Permit – 07-0049
Acting Zoning Administrator
Carroll County, Maryland

APPLICANT:	Bob and Bonny Kellner
REQUEST:	A variance from the required side yard setback of 50 feet to 25 feet for an addition
LOCATION:	374 Paper Mill Dr. Hampstead, Md. 21074
MAP/BLOCK/PARCEL:	40/23/376
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-37 and 181
HEARING HELD:	February 7, 2007

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 side setback of 50 feet to 25 feet for the construction of an addition, are as follows:

The applicants wish to build a master bath addition to the existing residence. Where they want to build the addition is naturally on the side of the house where the master bedroom is located and the existing house is not the required 50 feet from that property line. The rear yard slopes sharply up just outside the back of the house and the septic system is in the front yard.

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 this decision.

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.

February 9, 2007
Date

Gayle Fritz
Gayle Fritz
Zoning Manager