CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1050
Permit – 06-3487
Zoning Manager
Carroll County, Maryland

APPLICANT:	Lawrence E. Kinsler
REQUEST:	A variance from the required rear yard setback of 40 feet to 27 feet for an addition
LOCATION:	6534 Freedom Ave. Sykesville, Md. 21784
MAP/BLOCK/PARCEL:	73/16/363
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-89 and 181
HEARING HELD:	March 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 rear setback of 40 feet to 27 feet for the construction of an addition, are as follows:

This house was built around 1902 and is on a very small lot. Mr. Kinsler had previously received a variance to the side yard setback in Case ZA-973. Putting the addition on the rear and side of the house is the most logical location and almost any addition to the house would require a variance.

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.

March 12, 2007
Date

Gayle Fritz
Gayle Fritz
Zoning Manager