CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1058
Zoning Manager
Carroll County, Maryland

APPLICANT:	Richard and Mary Franklin
REQUEST:	A variance from the required rear yard setback of 50 feet to 38 feet for an addition
LOCATION:	3394 Jeffrey Lori South Finksburg, Md. 21048
MAP/BLOCK/PARCEL:	59/20/681
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-66 and 181
HEARING HELD:	May 2, 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 50 feet to 38 feet for the construction of an addition, are as follows:

The applicants wish to enlarge the existing kitchen area and add an attached garage. The septic system is in the front which prohibits any expansion into that yard. The garage addition will not require a variance since it is to the side. The kitchen is in the back of the house so the only logical area in which to expand it would be the back and since the house is built to the rear of the lot there is no room for expansion of the kitchen without 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.

May 4, 2007
Date

Gayle Fritz
Zoning Manager