CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1059
BP-07-0403
Zoning Manager
Carroll County, Maryland

APPLICANT:	Robert E. Mead, Jr.
REQUEST:	A variance from the required side yard setback of 20 feet to 10 feet for an addition
LOCATION:	6435 Woodbine Rd. Woodbine, Md. 21797
MAP/BLOCK/PARCEL:	72/13/478
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-75 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 side setback of 20 feet to 10 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 house was built to the right side of the property to accommodate the septic system which wraps around the house from the rear yard to the front on the left side prohibiting any expansion on that side of the house. The garage will come out to the front of the house, which will not require a variance, however it will encroach on the side setback, as well as the kitchen addition, because the house is only 28 feet from that property line. There is an existing stockade fence along that property 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 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