CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1073
Zoning Manager
Carroll County, Maryland

APPLICANT:	Robert Carver
REQUEST:	A variance from the required rear yard setback of 50 feet to 45 feet for an addition
LOCATION:	4459 Louisville Rd. Finksburg, Md.
MAP/BLOCK/PARCEL:	64/20/93
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-75 and 181
HEARING HELD:	September 5, 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 yard setback of 50 feet to 45 feet for an addition are as follows:

The applicants wish to build a bedroom addition to the rear of their house. There is an existing sunroom on the back of the house that appears to meet the setback and the new addition will not extend any further than the sunroom; however, the rear property line runs on an angle, creating the need for a variance. Mr. Carver has had many surgeries on his ankle and has difficulty getting around their current small bedroom. The enlargement of the room will allow for wider doorways, etc. that will accommodate his needs. Mr. and Mrs. Brauning, the neighbors who will be directly affected by the variance, attended the hearing in support of the applicants.

There were no neighbors 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.

September 7, 2007
Date

Gayle Fritz
Gayle Fritz
Zoning Manager