CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1078
Zoning Manager
Carroll County, Maryland

APPLICANT: Richard Hamilton

REQUEST: A variance from the required front setback of 70 feet from the center of Sams Creek Rd. to 40 feet

LOCATION: 1804 Sams Creek Rd.

MAP/BLOCK/PARCEL: 62/13/250

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-66, 223-19 and 223-181

HEARING HELD: October 3, 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 front setback of 70 feet from the center of Sams Creek Road to 40 feet are as follows:

This house was built in 1955 and is on a corner lot. The applicant wishes to expand his living space to meet the needs of his family. The house was built close to Bloom Road leaving no room for expansion on that side. Because of the angle on which the house was built any addition to the other side would require a variance. Compounding the problem is the fact that water runs into the existing integral garage when it rains making it necessary to close up that wall. There were neighbors present who had questions regarding this addition and what it was going to be used for. Ms. King, 1816 Sams Creek Road, had concerns about the existing fence, however, the fence has no bearing on this hearing and is an issue that should be worked out between the neighbors.

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.

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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.

October 5, 2007
Date

Gayle Fritz
Gayle Fritz
Zoning Manager