CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1102
Zoning Administrator
Carroll County, Maryland

APPLICANT: Patrick Colella

REQUEST: A variance from the required minimum side setback of 20 feet to 11 feet for an addition

LOCATION: 3224 Hooper Rd.
New Windsor, Md.

MAP/BLOCK/PARCEL: 56/20/174

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-75 and 223-181

HEARING HELD: June 4, 2008

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 variance from the required minimum side yard setback of 20 feet to 11 feet for an addition are as follows:

The applicant would like to construct an addition to his house due to the need for additional living space for a 5 person household. He had originally considered a second story addition but found that he would have to relocate the family for a long period of time creating practical difficulty and unreasonable hardship. An addition to either side of this house would have required a variance and an addition to the back of the house would be prohibited due to the location of the septic area.

Neighbors Michele and Lewis Lang, 3300 Hooper Rd., were present at the hearing, not in opposition to the variance but with concerns regarding the grading and the flow of water between the two properties. Their property sits lower than the applicants and their concern is that the new construction may change the flow of water toward their house. They were given the phone number for Resource Management so that they can contact that office with their concerns and be informed throughout the inspection process. There was no one in attendance in opposition to the variance; 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.

June 6, 2008
Date

Gayle Fritz
Zoning Administrator