CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1113
Zoning Administrator
Carroll County, Maryland

APPLICANT: Denton Gosnell

REQUEST: A variance from the required minimum rear yard setback of 50 feet to 25 feet and 27 feet for 2 decks

LOCATION: 6203 N. Walnut Ave.
Sykesville, Md.

MAP/BLOCK/PARCEL: 73/12/777

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-179 and 223-181

HEARING HELD: December 3, 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 rear yard setback of 50 feet to 25 feet and 27 feet for 2 decks are as follows:

The applicant's property is a lot that was recorded prior to the adoption of Zoning in 1965 and does not meet the current minimum lot size requirements. In March, 1995, a variance was granted in case ZA-159 for both a front and rear yard setback for the construction of the house. The applicant now wishes to construct 2 decks on the back of the house. Since the lot is substandard in size and a variance was granted for the rear yard setback for the construction of the house, any addition to the rear of the house would not be able to meet the required setback.

No neighbors were present at the hearing opposing 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.

December 4, 2008
Date

Gayle Fritz
Gayle Fritz
Zoning Administrator