CARROLL COUNTY GOVERNMENT
225 N. Center Street
Westminster, Maryland 21157
410-386-2980
Toll-free 1-888-302-8978
Fax 410-386-2451
TT 410-848-3017

Office of
Zoning Administration

Official Decision
Case ZA-1114
Zoning Administrator
Carroll County, Maryland

APPLICANT: Patricia Brodzinski
Represented by Beverly True

REQUEST: A variance from the required minimum rear yard setback of 35 feet to 20 feet for an addition and from the required minimum rear yard setback of 26.25 feet to 12 feet for a deck

LOCATION: 6671 Slacks Rd.
Sykesville, Md.

MAP/BLOCK/PARCEL: 74/13/681

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 103-43, 223-179 and 223-181

HEARING HELD: December 19, 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 35 feet to 20 feet for an addition and from the required minimum rear yard setback of 26.25 feet to 12 feet for a deck are as follows:

This lot is .163 acre and is located in a subdivision that is a Planned Unit Development. The applicant wishes to expand their living space with an addition and a small wrap around deck. There is no room for expansion to the front as the house is built the required minimum of 30 feet from the front property line. The minimum side setbacks are required to be a total of 25 feet. The existing side setbacks now total approximately 27 feet which leaves no room for expansion on either side. The rear of this property abuts property owned by Carroll County Board of Education on which Carrolltowne Elementary School is located and the back of the house faces the back of the school. Because of the very small lot size there is no room for expansion that would 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 22, 2008
Date

Gayle Fritz
Gayle Fritz
Zoning Administrator