CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1124
Zoning Administrator
Carroll County, Maryland

APPLICANT: Bernadette M. Phillips
Represented by Jeffrey S. Hall

REQUEST: A variance from the required minimum rear yard setback of 50 feet to 46 feet for an addition

LOCATION: 2639 Leslie Rd.
Mt. Airy, Md. 21771

MAP/BLOCK/PARCEL: 66/4/412

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

HEARING HELD: April 1, 2009

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 46 feet for an addition are as follows:

The applicants wish to increase their living space and add an attached garage. There is a 60 foot recorded building restriction line on this lot but the house is set back much farther because of the location of the septic system. The rear property line slopes sharply toward the front of the lot and the house is located in the middle. Due to the location of the house and the irregular shaped lot a variance is necessary.

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.

April 2, 2009
Date

Gayle Fritz
Gayle Fritz
Zoning Administrator