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Office of
Zoning Administration

Official Decision
Case ZA-1138
Zoning Administrator
Carroll County, Maryland

APPLICANT: Charles M. Topper

REQUEST: A variance from the required minimum side yard setback of 20 feet to 8 feet for an addition

LOCATION: 3110 Birdview Road

MAP/BLOCK/PARCEL: 58/22/384

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

HEARING HELD: June 3, 2009

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing the variance is granted.

Facts which support the request for a variance from the required minimum side yard setback of 20 feet to 8 feet for an addition are as follows:

The applicant would like to add additional living space to his house. There is a garage on the left side of the house, the septic is in the rear, the well is in the front and the house is built up to the 40 foot minimum building line. The addition will be to enlarge the living room and add additional bedrooms. Because of the design of the house as well as the location of the well, septic and existing garage there is no other location for this addition.

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.