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

Jay C. Voight
Zoning Administrator
Office of Zoning Administration

**Official Decision**
**Case ZA-1212**
**Zoning Administration**
**Carroll County, Maryland**

| | |
|---|---|
| **APPLICANT:** | **Joseph P. and Deloris Skura** |
| **REQUEST:** | **A rear yard setback reduction from 35 feet to 13 feet and a front yard setback reduction from 30 feet to 26 feet for an addition** |
| **LOCATION:** | **1693 Gemini Drive, Eldersburg, MD 21784** |
| **MAP/BLOCK/PARCEL:** | **73/18/646** |
| **APPLICABLE REGULATIONS:** | **Chapters 103-43 and 223-181** |
| **HEARING HELD:** | **June 2, 2010** |

## 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 rear yard setback of 35 feet to 13 feet and a variance from the front yard setback of 30 feet to 26 feet for an addition are as follows:

The applicant's plan to build an addition that would take them into a drainage and utility easement and bring them within 13 feet of the rear property line. They already have a letter from the Planning Department allowing them to do this without amending their plat. The addition will affect the flow of water around the easement, and after construction, grading of the property around the new addition will have to be done to direct the flow of water into the remaining easement. The front yard setback reduction of 30 feet to 20 feet is due to the fact that the property owners have a second front yard. The reduction of the front yard setback will not have an effect on traffic at the intersection.

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.**

June 9 2010
Date

Jay C Voight
Jay C. Voight
Zoning Administrator