CARROLL COUNTY GOVERNMENT
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Jay C. Voight
Zoning Administrator
Office of Zoning Administration

Official Decision
Case ZA-1235
Zoning Administration
Carroll County, Maryland

APPLICANT:	**Christine Rau**
REQUEST:	**Reduction of a rear yard setback from 50 feet to 42 feet for an addition**
LOCATION:	**3697 Clydesdale Roadway Reisterstown, MD 21136**
MAP/BLOCK/PARCEL:	**54/13/28**
APPLICABLE REGULATIONS:	**Chapters 223-82 and 181**
HEARING HELD:	**September 1, 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 for a reduction of a rear yard setback from 50 feet to 42 feet for an addition are as follows:

There is an existing deck attached to the rear of the house in which the addition is replacing and it will be no closer to the rear property line. The rear property line is heavily screened with trees and bushes and the addition will have no visible impact on the neighbors to the rear.

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.

Sept 8 2010
Date

Jay C Voight
Jay C. Voight
Zoning Administrator