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

Official Decision
Case ZA-1259
Zoning Administration
Carroll County, Maryland

APPLICANT:	Tyson Bernard Hoffman
REQUEST:	Reduction of front yard setback from 40 feet to 36 feet and a reduction of a rear yard setback from 50 feet to 46 feet
LOCATION:	4333 Louisville Road Finksburg, MD 21048
MAP/BLOCK/PARCEL:	64/21/460
APPLICABLE REGULATIONS:	Chapter 223.75
HEARING HELD:	January 5, 2011

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing the variances are **granted.**

Facts which support the request for relief from the strict terms of the Ordinance, in this case, a variance to the front yard setback of 40 feet to 36 feet and a rear yard setback of 50 feet to 46 feet are as follows:

When this lot was created in 1989, the front yard minimum building line of 40 feet could have been show two different ways as shown, or across the lot where the driveway enters onto the large section of the lot. During construction of the house, the house needed to be shifted to avoid the septic reserve area of the property. By doing that, the house was shifted forward toward the narrow area of the lot; therefore, putting the edges of the house over the required setback lines. Due to the long narrow width of the lot, and the fact that to remove the partially constructed home would be a hugh financial expense to the property owner, the variances of 40 feet to 36 feet for the front and 50 feet to 46 feet for the rear are approved.

No neighbors were present at the hearing opposing the variances; therefore, the granting of these variances 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.

January 7 2011
Date

Jay C Voight
Jay C. Voight
Zoning Administrator