Jay C. Voight, Zoning Administrator

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Office of Zoning Administration

Department of
Land Use, Planning & Development
Carroll County Government
225 North Center Street
Westminster, Maryland 21157

Official Decision
Case ZA-1354
Zoning Administration
Carroll County, Maryland

APPLICANT:	Vasavada Sunil
REQUEST:	Reduction of a 50 foot rear yard setback to 25 feet for an addition.
LOCATION:	5803 Waltham Drive Sykesville, MD 21784
MAP/BLOCK/PARCEL:	74/01/810, Lot 32
APPLICABLE REGULATIONS:	Chapters 223-66 and 223-181
HEARING HELD:	April 4, 2012

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 reduction of a 50 foot rear yard setback to 25 feet, are as follows:

Mr. Sunil is applying for a reduction of a rear yard setback to allow for an addition onto his existing house. Mr. Sunil's house is located on a one acre lot that has a private septic system and is served by public water. Due to the location of the approved septic reserve area of 10,000 square feet being located to the front of the property, Mr. Sunil's house was sited when built as far back on the lot as setbacks would allow. The back of the house currently is located 50 feet from the rear property line, which is the minimum required setback. By siting the house in that location, any kind of an addition built to the rear of his house would violate the 50 foot minimum setback. Mr. Sunil's driveway is located to the left side of his house and is required to have enough maneuvering room to allow access to his garage, which is located on the left side of his house.

On Mr. Sunil's rear property line is a row of mature trees which will provide screening for his neighbors to the rear of his property. Mr. Sunil's proposed addition to the rear of his house is for a new kitchen and sunroom with a porch along the rear of the addition. In addition, a small addition is proposed along the right side of his house for an office and laundry room.

By granting the reduction of the 50 foot rear yard setback to 25 feet, the majority of the proposed addition will be located in the rear yard and will not affect the appearance of the front of the house which faces the majority of his neighbors.

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 223-181 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 11 2012
Date

Jay C Voight
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