Tax Map/Block/Parcel
No. 59-15-657

Building Permit/Zoning
Certificate 98-0855

Case ZA-395

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Wendel Roger Sauter
2363 Kays Mill Road, South
Finksburg, MD 21048-2008

REQUEST: A variance reducing the minimum side yard requirement from 50 feet to about 10 feet for an addition.

LOCATION: 2363 Kays Mill Road, South, in E.D. 4.

APPLICABLE REGULATIONS: Article 5, Section 5.5; Article 15, Section 15.1(b), Section 15.5; Zoning Ordinance 1E.

HEARING HELD: May 7, 1998

FINDINGS AND CONCLUSION

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 in the minimum required side yard requirement for an addition are as follows:

This parcel is a legal nonconforming lot in the Conservation District which requires three acre lots. At the time of its creation lot widths were only 125 feet and had an acreage requirement of one acre.

The proposed addition, for bedroom expansion, is on the side where the other bedrooms for the dwelling are located. This property line is bordered with forestation of large trees. The dwelling on the adjoining property is located more towards its opposite property line.

Granting this variance will have no adverse affect on adjoining properties.

5/11/98 George L. Beisser

George L. Beisser, Zoning Administrator

cc: Zoning Enforcement
Code: Case 395.D96