Tax Map/Block/Parcel
No. 53 19 943

Building Permit/Zoning
Certificate BP-2787

Case ZA-424

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Donald E. Hoffman 1840 Valhalla Drive Finksburg, MD 21048
REQUEST:	A reduction in the minimum side yard requirement for an addition
LOCATION:	1840 Valhalla Drive Finksburg, MD 21048 E.D. 4
APPLICABLE REGULATIONS:	Article 5, Section 5.5; Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	November 4, 1998

FINDINGS & 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 in the minimum side yard requirement for an addition, are as follows:

The application and variance request for this property was for the purpose of constructing an addition for a bedroom/sitting room. The opposite end of the livable area of the dwelling has a two-car garage attached. To access a bedroom addition on that end would require exiting the livable area entering and crossing through the garage and into the bedroom. This end of the dwelling also has sloping topographical features. The septic area for the dwelling is also located at this end of the dwelling.

The side of the dwelling where the addition is proposed to be located is relatively flat. The side and rear of the house is buffered by a large grove of mature trees which seclude the applicant's property from adjacent dwellings.

The design of the addition is to be set forward of the main dwelling to an offset to be even with the garage which also projects forward and therein balance the effect.

Granting of this twelve-foot variance will have no adverse effect on any adjoining properties.

NOTE:

Appeals of decisions made pursuant to Section 15.5 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Section 17.4 of the Carroll County Zoning Ordinance 1E.

A decision of the Zoning Administrator made pursuant to Section 15.5 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

Date: 11-12-98

By: Karl V. Reichlin

Karl V. Reichlin

Acting on the behalf of

The Zoning Administrator

November 10, 1998

Date

George L. Beisser

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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