Tax Map/Block/Parcel
No. 33 13 715

Building Permit/Zoning
Certificate BP 98-3038

Case ZA-427

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Ronald Miskell 3735 Zakira Court Hampstead, MD 21074
REQUEST:	A reduction in the minimum rear yard requirement for an addition
LOCATION:	3735 Zakira Court Hampstead, MD 21074 E.D. 8
APPLICABLE REGULATIONS:	Article 7, Section 7.5, Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	December 2, 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 rear yard requirement for an addition, are as follows:

This lot is located at the end of a court and therein has a narrow road frontage. The lot opens up as it progresses toward the rear property line. Due to the configuration of the lot the front minimum building line had to be established 15 feet further back than is required normally in this zone. Due to the extended front MBL, the location of the well in the rear yard and the required placement of the septic a small envelope or buildable area for residence was provided.

Placement of the addition is limited due to structural overhangs and chimney flues in addition to placement of the house on the property.

The granting of this seventeen (17) foot variance will have no adverse effect on adjoining properties.

December 10, 1998
Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

Code: C:\Myfiles\Dec98\Official Decision ZA 427 Miskell.wpd