Tax Map/Block/Parcel
No. 14 18 430

Building Permit/Zoning
Certificate BP98-3300

Case ZA-433

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Darran R. Peed 4232 Valley Vista Court Manchester, MD 21102
REQUEST:	A variance reducing the minimum side yard requirement from 20 feet to 17 feet for an addition
LOCATION:	4232 Valley Vista Court Manchester, MD 21102
APPLICABLE REGULATIONS:	Article 6, Section 6.7, Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	January 6, 1999

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:

This parcel is an irregular shaped lot that has a front yard minimum building line that is twice that of parcels on either side. The septic area is located on the front portion of the property which pushed the minimum building line back to 85 feet forcing the buildable area for a residence to be located in the irregular cone shaped portion of the parcel.

Granting of this (3) three foot variance will have no adverse effect on any adjoining properties.

NOTE: Appeals of decision 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.

January 11, 1999
Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

Code: C:\MyFiles\Jan99\Official Dec Jan 6 ZA433 Peed.wpd