Tax Map/Block/Parcel
No. 56 17 356

Building Permit/Zoning
Certificate BP-98-3135

Case ZA-442

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	William M. Sisk 2307 Dr. Stitely Road New Windsor, MD 21776
REQUEST:	A variance reducing the minimum required rear yard requirement from 50 feet to about 36 feet for an addition
LOCATION:	2307 Dr. Stitely Road, New Windsor, MD 21776, E.D. 9
APPLICABLE REGULATIONS:	Article 5C, Section 5C5, Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	March 3, 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 rear yard requirement for an addition are as follows:

This property consists of 2.4 acres but due to its location, configuration and the topography, a very small envelope was available for a buildable area for a residence.

The only practical area for expansion is the rear yard as the front yard is encompassed by septic area and clean outs. The right side contains the well which is near the dwelling. The left side of the property has a severe drop in topography that prohibits any addition. The applicants rear yard at the proposed location is flat. The property adjacent to this rear property line rises abruptly creating a steep incline to the adjacent dwelling in the rear.

The granting of this (14) fourteen-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 Administrator 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.

March 10, 1999

Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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