Tax Map/Block/Parcel
No. 74 13 681

Building Permit/Zoning
Certificate BP98-0183
9 cp

Case ZA-444

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Tim & Beth Kobett 6691 Slacks Road Eldersburg, MD 21784
REQUEST:	A variance reducing the minimum required rear yard requirement from 35 feet to 29 feet for an addition
LOCATION:	6691 Slacks Road Eldersburg, MD 21784 E.D. 5
APPLICABLE REGULATIONS:	Article 14, Section 14.8, 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 is located in a Planned Unit Development where lot sizes tend to be smaller due to availability of water and sewer. Developers and builders tend to maximize the size of the dwelling therein room for expansion or accessory structures are limited.

The rear of this parcel is bordered by a county school and the area adjacent to the rear property line of this dwelling is a recreational field. A four foot to six foot berm borders the rear property line also.

The granting of this (6) six-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.

March 10, 1999

Date

George L. Beisser

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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