Tax Map/Block/Parcel
No. 59 20 681

Building Permit/Zoning
Certificate

Case ZA-453

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Michael D. & Kellie M. Nickoles 2008 Gracie Drive Finksburg, MD 21048
REQUEST:	A variance reducing the minimum side yard requirement from 20 feet to about 11 feet for an addition
LOCATION:	2008 Gracie Drive Finksburg, MD 21048, E.D. 4
APPLICABLE REGULATIONS:	Article 5C, Section 5C.5, Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	April 30, 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 narrow at street frontage and long in rearward depth. The dwelling was constructed forward to within a few feet of the minimum building line.

Location of the clean out and septic tanks in the rear of the dwelling eliminate expansion to the rear. Placement of the proposed addition to the right side of the house would require a greater variance and relocation of the driveway.

The approval of this variance request 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.

May 11, 1999
Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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