Tax Map/Block/Parcel
No. 65 24 82

Building Permit/Zoning
Certificate

Case ZA-455

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	James M. Boyd 3615 Marguerite Court Mt. Airy, MD 21771
REQUEST:	A variance reducing the minimum side yard requirement from 20 feet to about 15' 11" for an addition
LOCATION:	3615 Marguerite Court Mt. Airy, MD 21771, E.D. 13
APPLICABLE REGULATIONS:	Article 5, Section 5.5, Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	June 2, 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 of the minimum side yard requirement for an addition are as follows:

This lot is at the end of a cul-de-sac and therein has minimal road frontage subsequently the minimum front yard setback is more than double of what is required by a normal road frontage lot in this subdivision. A sizeable portion of the lot is also located in a flood plain.

Placement of the house by the developer and the location of septic and well limit buildable area for additions or accessory structures. The dwelling on the adjacent property, opposite where the addition is proposed, sits even further back. The property line between the two dwellings is lined with trees that vary in height from twelve feet to twenty plus feet thereby making either dwelling barely visible from its respective property.

Granting of this minimal four (4) foot one (1) inch variance will have no adverse effect on any adjoining property.

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.

June 3, 1999

Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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