Tax Map/Block/Parcel
No. 32 8 452

Building Permit/Zoning
Certificate

Case ZA-465

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Bonnie R. Hull 2206 Albert Rill Road Hampstead, MD 21074
REQUEST:	A variance reducing the minimum rear yard requirement from 50 feet to about 38 feet for a dwelling, and from 40 feet to 20 feet for a deck
LOCATION:	Albert Rill Road Hampstead, MD 21074
APPLICABLE REGULATIONS:	Article 6, Section 6.7, Article 15, Section 15.3, 15.5; Zoning Ordinance 1E
HEARING HELD:	October 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 of the minimum rear yard requirement for a dwelling with attached deck, are as follows:

This particular parcel of land is unique and peculiar to other parcels in the area in two ways. First, the parcel is what is commonly known as a hangover parcel. The entire parcel was created at the turn of the century. After creation of the tract of land the County built Albert Rill Road. When this occurred the construction left a piece of the owners property on the other side of Albert Rill Road separated from the main tract of land.

As a result of later realignment of Albert Rill Road, the roadway actually cuts through a portion of the "hangover parcel". The property line therefore, to the West crosses entirely over Albert Rill Road and follows the center of the road for about half the distance of the lot and then comes back off the roadway at the Eastern corner of the lot.

The parcel is also an irregular shape as it is 231.99 feet to the West and narrows down to 20 feet to the East. One third of the lot to the West is reserved for the septic area and reserve area. Due to the curvature of the road and the shape of the lot a very small buildable area for residence is available.

Granting of the variance for the dwelling and the attached deck 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.

October 18, 1999

Date

George L. Beisser

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

Code: D:\October99\Official Decision Oct 6 1999 ZA465 Hull.wpd