Tax Map/Block/Parcel
No. 59 15 627

Building Permit/Zoning
Certificate

Case ZA-473

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Daniel C. & Karen M. Chaffman 2538 Old Kays Mill Road Finksburg, MD 21048
REQUEST:	A variance for a reduction of the minimum side yard requirement for an addition
LOCATION:	2538 Old Kays Mill Road Finksburg, MD 21048, E.D. 4
APPLICABLE REGULATIONS:	Article 5, Section 5.5, Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	September 1, 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:

The application submitted for this variance was for an in-law addition. At the hearing the application was amended to strike "in-law", making the request a variance for an addition to a single family dwelling.

This parcel is non conforming relative to the zoning district that it is located in. The current zoning requires a minimum of 3 acres, 300 ft. lot width, and a fifty (50) foot setback from all property lines. The parcel which was created prior to being zoned Conservation is only 1.23 acres and has only a lot width at midpoint of approximately 125 feet. Zoning prior to Conservation Zoning only required a lot size of one (1) acre and side yard setbacks of twenty (20) feet.

The location of well, septic, clean out and an in ground pool limit placement of any addition. Granting of this variance will have no adverse effect on any adjoining or adjacent 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.

September 2, 1999

Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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