Tax Map/Block/Parcel
No. 68 5 161

Building Permit/Zoning
Certificate

Case ZA-475

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Scott & Melanie Kaffl 1118 Pouder Road Sykesville, Md 21784
REQUEST:	A variance for an addition and attached garage at 1118 Pouder Road, Sykesville, MD 21784, E.D. 5
LOCATION:	1118 Pouder Road Sykesville, MD 21784
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 and attached garage, are as follows:

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 foot lot width and a 50-foot setback from all property lines. The parcel was created prior to being zoned Conservation and consists of only .94 acres and a lot width at a midpoint of 106 feet.

On the right side is where the chimney is located and creates many obstacles in placing any addition. The angle at which the house was placed originally makes any addition placed on the left rear of the dwelling naturally come closer to the property line. The clean out and septic systems limit any sizeable addition being constructed on the right rear of the dwelling.

Granting of this minimal two (2) foot variance will have no adverse effect on any 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 3, 1999

Date

George L. Beisser

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

Code: D:\Official Decision Sept 1 1999 ZA475 Kaffl.wpd