Tax Map/Block/Parcel
No. 73 12 437

Building Permit/Zoning
Certificate

Case ZA-477

CORRECTED

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Carroll County Realty, Inc. 1036 Circle Drive Sykesville, MD 21784
REQUEST:	A variance reducing the minimum front yard requirement from 40 feet to about 28 feet and rear yard setback from 50 feet to 35.65 feet for a dwelling
LOCATION:	E/S Walnut Avenue Eldersburg, MD 21784
APPLICABLE REGULATIONS:	Article 7, Section 7.5, 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 in the minimum front and rear yard requirement for a new dwelling, are as follows:

This parcel was created by deed in 1961 and therefore is a legal building lot. This parcels location is in a subdivision of many similar small building lots. The subdivision was recorded before current requirements were adopted. Other dwellings in the area are similarly located and similar variances have been granted very near this parcel.

The front setback can be addressed by the modifications allowed and set forth in Section 15.2 (a) as there are dwellings within 200 feet that are also closed to the front property line.

The area is served by public water and sewer; therefore, lot area is not a concern.

Approval of these variances 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.

September 9, 1999

Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

D:\Official Decision Sept 1 1999 ZA477 Carroll County Realty Walnut Avenue.wpd