Case ZA-484

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	SCOTT AND MARY ELLEN GEARHART
REQUEST:	A VARIANCE REDUCING THE MINIMUM REAR YARD REQUIREMENT FROM 35FT TO ABOUT 29FT FOR AN ADDITION
LOCATION:	1604 ANDYLIN WAY ELDERSBURG, MARYLAND 21784
APPLICABLE REGULATIONS:	ARTICLE 8, SECTION 8.5, ARTICLE 15, SECTION 15.5 ZONING ORDINANCE 1E.
HEARING HELD:	DECEMBER 01, 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 rear yard requirement for an addition and deck, are as follows:

The applicants property is located in a Planned Unit Development (PUD) which consists of small lots of one quarter acre or slightly less. Developers and builders tend to put as large a dwelling as possible on these lots leaving very little room for expansion. Had the dwelling been placed squarely on this lot this variance would not have been necessary. Approval of this variance 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 this 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.

December 03, 1999
Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement
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