Tax Map/Block/Parcel
No. 40 22 350

Building Permit/Zoning
Certificate

Case ZA-496

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Dennis P. Feldpusch 2617 Hoffman Mill Road Hampstead, MD 21074
REQUEST:	A variance reducing the minimum required rear yard setback from 50 feet to 46 feet for an attached garage
LOCATION:	2617 Hoffman Mill Road, Hampstead, Maryland, E.D. 8
APPLICABLE REGULATIONS:	Article 5C, Section 5c.5, Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	March 1, 2000

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 required rear yard setback from 50 feet to 46 feet for an attached garage, are as follows:

The applicant's property is in an R-40,000 zoning district which requires a rear yard setback of 50 feet. After reviewing the plat and drawings of the proposed garage and workshop, these are no other feasible area due to the location of the well and septic system. The area designated on the plan will also be most aesthetically pleasing to the surrounding neighbors. The granting of this variance will have not adverse effect on any adjoining property owners.

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.

March 14, 2000
Date

Karl V. Reichlin
Karl V. Reichlin
Zoning Administrator's Designee

cc: Zoning Enforcement

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