Tax Map/Block/Parcel
No. 24 17 275

Building Permit/Zoning
Certificate BP00-0411

Case ZA-498

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Ann Tilghman & Chris Crowley 4810 Millers Station Road Hampstead, MD 21074
REQUEST:	A variance reducing the minimum required side yard setback from 50 feet to 20 feet for a garage and mud room addition
LOCATION:	4810 Millers Station Road, Hampstead, MD 21074, E.D. 8
APPLICABLE REGULATIONS:	Article 5, Section 5.5; Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	April 5, 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 from 50 feet to 20 feet for a garage and mud room addition, are as follows:

This parcel of land is zoned conservation, and backs up to a forest protection easement area in the back of the property. The owners have proposed a garage/mud room addition that will encroach on the side setback line. Because of the steep lie of the property, the original house was placed closer to the side property line, which is where the most logical place for the garage to be placed.

The neighbors closest to this property line expressed concerns on where the addition would be placed and the closeness to the line. They feel as though their privacy will be invaded.

The hearing officer asked both parties and they agreed to address the privacy issue with proper landscaping of evergreen trees in the 4' to 6' height range, to be done at the expense of the applicants.

The granting of this variance does not pose any 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 Zoning Administrators decision in accordance with Section 1i7.4 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.

April 17, 2000
Date

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

cc: Zoning Enforcement

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