Tax Map/Block/Parcel
No. 70 17 195

Building Permit/Zoning
Certificate BP00-0544

Case ZA-503

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Robert M. Landsman
6654 Wind Ridge Road
Mt. Airy, MD 21771

REQUEST: A variance reducing the minimum required side yard setback from 20 feet to 10 feet for an addition

LOCATION: 6654 Wind Ridge Road
Mt. Airy, MD 21771, E.D. 13

APPLICABLE REGULATIONS: Article 5C, Section 5C.5; Article 15, Section 15.5; Zoning Ordinance 1E

HEARING HELD: May 3, 2000

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is granted with conditions.

Facts which support the request for relief from the strict terms of the Ordinance, in this case, a reduction of the side yard setback for an addition, are as follows:

The owners of this property have asked for a variance to place an addition on the side of their property for existing health reasons. Their plans are to include a bedroom and bath on ground level. As this property has an exiting twenty foot utility and drainage easement, a revised plat plan will be necessary in order to grant the variance. The hearing officer made several suggestions as to the placement of this addition, however, due to the location of well and septic systems there are no other options.

The condition in this case would be the preparation and acceptance by the Planning Commission of a revised plot plan reflecting the change in the utility easement.

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.

May 9, 2000
Date

Karl V. Reichlin
Zoning Administrator's Designee

cc: Zoning Enforcement

Code: D:\JOLER\PERSONAL\May00\Official Decision May 3 2000 Landsman.wpdD:\May00\Official Decision May 3 2000 ZA503 Landsman.wpd