Tax Map/Block/Parcel
No. 66 3 234

Building Permit/Zoning
Certificate BP00-1378

Case ZA-513

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Lawrence Wroten
4806 Ridge Road
Mt. Airy, MD 21771

REQUEST: A variance to reduce the minimum required side yard setback from 20 feet to 15 feet for a playroom

LOCATION: 4806 Ridge Road
Mt. Airy, MD 21771, E.D. 9

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

HEARING HELD: July 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 in the minimum side yard setback for a playroom, are as follows:

This property is located in the R-40,000 zoning district.

The applicant proceeded to explain that he needed additional room for his children. He is proposing to build a playroom off of the ground, but level with the existing house. The reason for this placement would be the fact that it would give easy access to the living area of the home, and that the well and septic areas would interfere if the addition would be placed in those areas. The homeowner also checked with his energy supplier and the side of the house is the most likely place for the addition.

The granting of this variance will have no adverse effect on any adjoining property owners.

NOTE:

Appeals of decision 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.

July 12, 2000
Date

Karl V. Reichlin
Zoning Administrator's Designee

cc: Zoning Enforcement

Code: D:\July 00\Official Decision July 5 2000 ZA513 Wroten.wpd