Tax Map/Block/Parcel
No. 53 19 669

Building Permit/Zoning
Certificate BP-01-3028

Case ZA-598

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Samuel & Carrie Ecker 2128 Paddock Lane Finksburg, Maryland 21048
REQUEST:	A variance from the required front yard setback from 50 Ft. to 38 Ft., side yard setback from 50 Ft. to 14 Ft. for existing barn, front yard setback of 50 Ft. to 41 Ft. for the existing structure and 50 Ft. to 30 Ft. for the existing dwelling to permit a proposed subdivision
LOCATION:	2128 Paddock Lane Finksburg, Maryland 21048
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-37, 223-181 and 223-16 (if animals are kept in the barn).
HEARING HELD:	October 3, 2001

FINDINGS & CONCLUSIONS

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

The Applicants are proposing to convert an existing brick structure on the property that was used for storage, into a dwelling for their son and daughter-in-law, in which a front yard setback of 50 Ft. to 41 Ft. is being requested. The existing barn is to remain as a barn with a side yard setback from 50 Ft. to 14 Ft. being requested. In order to create the right-of-way from the existing house that is currently occupied by the Applicants, to the proposed new dwelling, a variance reduction from 50 Ft. to 30 Ft. is being requested. The existing buildings on the property predate the zoning ordinance. The Applicants are requesting these variances in order for their son and daughter-in-law to help with the operation of the cattle farm. No changes will be made to the front of the property; therefore no additional water run off or change in the grading will be created.

In summary, the Applicants will be taking off a 3.568-acre subdivision to allow the new dwelling. As a result, all of the other variance requests are needed to meet the setback requirements of the current ordinance in order to create this subdivision. The Applicants have met the test of practical difficulty since there are existing buildings configured on the existing site and the proposed lot. Relocation of any of these buildings would present an undue hardship for the Applicants. Any

future action different from the request for these three variance setbacks will need to go through the appropriate channels within the County.

The neighbors that were present at the hearing addressed their concerns and do not oppose the applicants' request; therefore, the granting of this variance should have no adverse effect on any adjoining property owners.

This approval is valid for one year from the date of a Zoning Certificate.

NOTE:

Appeals of decision made pursuant to Chapter 223-183 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Chapter 223-188 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-183 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

October 12, 2001
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement