Tax Map/Block/Parcel
No. 41 8 78

Building Permit/Zoning
Certificate BP-01-3015

Case ZA-601

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	William S. Lyon-Vaiden 836 Houcksville Road Hampstead, Maryland 21074
REQUEST:	A variance from the required minimum side yard setback of 12 Ft. to 9 Ft. to enclose an existing open porch
LOCATION:	836 Houcksville Road Hampstead, Maryland 21074
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-89 and 223-181
HEARING HELD:	October 3, 2001

FINDINGS & CONCLUSIONS

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

The Applicant is requesting a minimum side yard setback of 12 Ft. to 9 Ft. to enclose an existing open side porch at their current residence, which was constructed in 1935. The proposed enclosure will include a full bath and closet for additional storage space. The existing house has one full bath located on the second floor and there are no closets on the first floor of the dwelling. The enclosed porch will not increase in size. The Applicant has met the test of practical difficulty due to the absence of adequate storage space on the first level and the additional bathroom will serve as a home improvement while being convenient for elderly family members.

There were no neighbors present at the hearing opposing the applicant's 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
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement