Tax Map/Block/Parcel
No. 74 3 404

Building Permit/Zoning
Certificate BP-01-3067

Case ZA-613

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Michael Whitworth 5909 Hanna Road Eldersburg, Maryland 21784
REQUEST:	A variance from the required minimum setback of 50 Ft. to 45 Ft. for the construction of an addition to the existing home.
LOCATION:	5909 Hanna Road Eldersburg, MD 21784
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-78(C) and 223-181
HEARING HELD:	November 7, 2001

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 of the minimum required side yard setback from 50 feet to 45 feet to construct an addition to the existing home, are as follows:

The family is growing and the need for more space warrants the addition of a master bedroom, master bath and enlargement of the existing kitchen. Public water and sewer are in this area. The sun deck has been removed from the rear of the home to allow for the construction of this addition. The lot is narrow making any other location of the Applicant's property for this addition unreasonable and would create practical difficulty. The back of the property has a tree line and stream.

No neighbors were 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. Based on lot configuration and increase in family, the variance of 5 ft., which is minimal in nature, is granted.

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.

November 19, 2001
DATE

RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement

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