Tax Map/Block/Parcel
No.20 02 183

Building Permit/Zoning
Certificate BP-02-0039

Case ZA-626

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Donald & Nancy Young 3300 Bert Koontz Road Taneytown, Maryland 21787
REQUEST:	A variance from the required minimum setback of 50 Ft. to 34 Ft. for an addition to the existing residence
LOCATION:	3300 Bert Koontz Road Taneytown, MD 21787
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-75 and 223-181
HEARING HELD:	March 5, 2002

FINDINGS & CONCLUSIONS

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

The Applicant obtained the necessary permits for footers and a slab to construct covered porches on the front, side and back of the house. To the back of the house, the Applicant started to construct walls, which turned that section of the covered porch project into an enclosed room.

The house is situated 52 Ft. from the setback, which is a restriction for the Applicant. The well is located in the front of the house, which only allowed for construction of the house to the rear of the property. There is also a severe drop on the side of the house. As a result, construction of this addition on any other location of the Applicant's property would create unreasonable and practical difficulty.

A neighbor was present at the hearing supporting 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.

MARCH 11, 2002
DATE

RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement