Tax Map/Block/Parcel
No. 53 20 700

Building Permit/Zoning
Certificate BP-02-0600

Case ZA-666

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Mary Forton 2208 Pheasant Run Drive Finksburg, Maryland 21048
REQUEST:	A variance from the required minimum setback of 50 Ft. to 29 Ft. for the construction of an addition to the existing dwelling.
LOCATION:	2208 Pheasant Run Drive Finksburg, MD 21048
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-82 and 223-181
HEARING HELD:	July 2, 2002

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 setback of 50 feet to 29 feet for the construction of an addition to the existing dwelling, are as follows:

The Applicant is proposing to expand the living space in the rear of the house due to a medical condition. The proposed addition will include a handicapped accessible ramp and bathroom. The kitchen will be extended into the handicapped entrance from the driveway. For the Applicant to build on the other end of the house is not feasible, since it is below grade and the addition would not be large enough to accommodate the Applicant's needs. This location is the most practical location to be functional without creating undue hardship or practical difficulty for the Applicant.

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.

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.

July 16, 2002
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement