Tax Map/Block/Parcel
No. 53 9 783

Building Permit/Zoning
Certificate BP-02-3202

Case ZA-678

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Richard K. Shamer 2410 Lawndale Road Finksburg, Maryland 21048
REQUEST:	Variances from the required minimum side yard setback of 20 Ft. to 14 Ft. and from the required minimum front yard setback of 40 Ft. to 36 Ft. for the construction of an addition to the existing dwelling.
LOCATION:	2410 Lawndale Road Finksburg, MD 21048
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-66 and 223-181
HEARING HELD:	September 3, 2002

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variances are 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 of 20 feet to 14 feet and from the required minimum front yard setback of 40 ft. to 36 ft. for the construction of an addition to the existing dwelling, are as follows:

The purpose of the proposed addition is to have everything located on one level. The proposed 24 Ft. x 48 Ft. addition will include laundry facilities and a large master bedroom. The Applicant would like to reserve the end of the house where the kitchen is located for a garage at a future date. To the rear of the house is the septic system and the well is located in the front of the house. To reduce the size of the addition, the needs of the Applicant would not be met and to place the proposed addition on any other location of the property would create undue hardship and practical difficulty for the Applicant, since the rear of the property needs to be reserved for a replacement septic system. Some trees will need to be removed; however, there will be a screen of trees remaining on the property. The driveway will remain in the same location.

No neighbors were present at the hearing opposing the Applicant's request; therefore, the granting of these variances 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.

SEPTEMBER 12, 2002
DATE

RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement