Building Permit/Zoning
Certificate BP-02-3210

Case ZA-679

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	John M. Markowski 7203 Costello Drive Sykesville, Maryland 21784
REQUEST:	A variance from the required minimum front yard setback of 40 Ft. to 22 Ft. for the construction of an addition to the existing dwelling.
LOCATION:	7203 Costello Drive Sykesville, MD 21784
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-82 and 223-181
HEARING HELD:	September 3, 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 front yard setback of 40 feet to 22 feet for the construction of an addition to the existing dwelling, are as follows:

The purpose of the 20 Ft. x 30 Ft. addition is to create a first floor master bedroom suite. The existing dwelling is a two-story colonial with brick frontage and vinyl siding. The Applicant broke his leg approximately three years ago and has undergone several surgeries since that time. As a result, it has become difficult for the Applicant to negotiate stairs, since the existing structure is two-stories with the master bedroom on the second floor. There is inadequate space between the property line to the rear and left side of the property for this addition. To the right, there is a septic trench that cuts across the front of the house. To the rear of lot is the garage and family room with the septic, water and electric lines coming into the house from that point. The well is located in the back corner of the property. The Applicant would experience undue hardship and practical difficulty if the variance were not granted, since the Applicant would need to relocate due to a health condition. The proposed addition would be approximately 30 to 40 Ft. to the nearest neighbor. The front of the house faces Costello Drive, which according to the ordinance, the front is actually considered the side. This property is considered as a panhandle lot, which furnishes a private lane to three neighbors.

A neighbor, Mr. Dietrich, was present at the hearing only to clarify the exact location of the proposed addition. However, 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.

SEPTEMBER 12, 2002
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement