Tax Map/Block/Parcel
No. 73 17 763

Building Permit/Zoning
Certificate BP-02-2999

Case ZA-687

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Donald Cassatt 859 Margo Court Eldersburg, Maryland 21784
REQUEST:	A variance from the required minimum setback of 40 Ft. to 29 Ft. for the construction of an addition to the existing dwelling.
LOCATION:	859 Margo Court Eldersburg, MD 21784
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-89 and 223-181
HEARING HELD:	October 1, 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 40 feet to 29 feet for the construction of an addition to the existing dwelling, are as follows:

The Applicant is proposing to add an addition onto the existing home that will consist of enlarging the existing kitchen. Upon the contractor applying for a permit, it was discovered that the setback was 40 feet. Since the kitchen is in the rear of the home and the center of the house, the most practical location to construct the addition is the rear of the house extending from the existing kitchen without creating undue hardship for the Applicant. The new full foundation for the kitchen will extend parallel with the existing deck out 12 Ft. and over to the walkout from the basement. The existing deck extends 4 Ft. from the rear of the house. The house is located 41 Ft. from the rear property line, therefore any type of addition would extend into the setback. The rear of the property adjoins undeveloped property owned by the State.

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.

October 10, 2002
DATE

GAYLE FRITZ
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement