Tax Map/Block/Parcel
No. 59 20 1044

Building Permit/Zoning
Certificate BP-02-2465

Case ZA-698

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	KCI Technologies, Inc. 10 North Park Drive Hunt Valley, Maryland 21030-1846
REQUEST:	A variance from the minimum building line of 40 Ft. to 33.7 Ft for the construction of a dwelling
LOCATION:	2344 Southfield Court Finksburg, MD 21048
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-66 and 223-181
HEARING HELD:	November 5, 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 building line of 40 feet to 33.7 feet for the construction of a dwelling, are as follows:

This house was under construction when the setback violation was discovered. There is a roadbed to the rear of this property, which means that no more lots can be created to the rear and the septic system is in the front yard.

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.

November 15, 2002
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement