Tax Map/Block/Parcel
No. 41 1 563

Building Permit/Zoning
Certificate BP-02-04001

Case ZA-701

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Timothy E. Franklin 1268 Kevins Drive Hampstead, Maryland 21074
REQUEST:	A variance from the required minimum setback of 40 Ft. to 30 Ft. for the construction of an addition to the existing dwelling.
LOCATION:	1268 Kevins Drive Hampstead, MD 21074
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 required setback of 40 feet to 30 feet for the construction of an addition to the existing dwelling, are as follows:

The house on this lot was constructed across the corner making any addition to the side of the house difficult to meet the required setbacks. With the septic system in the rear, an addition to the back of the house would not be practical. To push the proposed addition back further on the side of the house would block an existing entrance to the lower level.

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
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement