Tax Map/Block/Parcel
No. 64 19 155

Building Permit/Zoning
Certificate BP-02-4314

Case ZA-711

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	M. Beasman Jordan Estate One Court Place Westminster, Maryland 21157
REQUEST:	A variance from the required minimum side yard setback of 50 Ft. to 30 Ft. for an existing dwelling to allow the establishment of (2) 3-acre lots with an existing residence on each lot.
LOCATION:	4500 and 4506 Sykesville Road Finksburg, MD 21048
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-37 and 223-181
HEARING HELD:	December 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 side yard setback of 50 feet to 30 feet for an existing dwelling to allow the establishment of (2) 3-acre lots with an existing residence on each lot, are as follows:

This property is in an Estate and plans are underway for it to be sold. There are two houses on this lot, both built prior to the enactment of the Zoning Ordinance. According to Lisa Bennett, an Appraiser who testified on behalf of the Estate, the marketability of a property with two houses is much lower than two separate lots. This property was rezoned from Agricultural, where it met the setbacks that were current at that time, to Conservation in 1978.

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.

December 9, 2002
DATE

GAYLE FRITZ
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement