Tax Map/Block/Parcel
No. 77 17 390

Building Permit/Zoning
Certificate BP-02-4477

Case ZA-716

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Matthew A. Forgen 526 Hoods Mill Road Woodbine, Maryland 21797
REQUEST:	A variance from the required minimum rear yard setback of 50 Ft. to 36 Ft. for a porch and 43 Ft. for an addition to the existing dwelling.
LOCATION:	526 Hoods Mill Road Woodbine, MD 21797
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-75, 223-179 and 223-181
HEARING HELD:	January 7, 2002

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variances are granted.

Facts, which support the request for relief from the strict terms of the Ordinance, in this case, a reduction of the minimum required rear yard setback of 50 feet to 36 feet for a porch and 43 Ft. for an addition to the existing dwelling, are as follows:

The Applicant is proposing to construct an addition to the house that would enlarge the upstairs master bedroom with an addition to the 7 Ft. wrap around porch. The first location the Applicant considered was on the garage side of the property, but with any addition, the Applicant would exceed the building restriction line on the front side by a much greater distance. The other side gives the Applicant more room and the variance request from the rear property line would be less than from the front property line. A State park adjoins the rear of the property and this addition should not present any adverse effects to the park or other neighboring properties.

This property is unique due to the fact that the minimum building line is on the long portion of the property rather than across the property, which would normally be considered as the front. The Applicant also has proven practical difficulty due to the location of the septic system.

No neighbors were present at the hearing opposing the Applicant's request; therefore, the granting of these variances 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.

January 9, 2003
DATE

Gayle Fritz
GAYLE FRITZ
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement