Tax Map/Block/Parcel
No. 41 08 212

Building Permit/Zoning
Certificate BP-03-0250

Case ZA-731

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Sterling E. Jones 1518 Deer Park Road Finksburg, Maryland 21048
REQUEST:	A variance from the required minimum rear yard setback of 40 Ft. to 30 Ft. for the construction of a duplex house.
LOCATION:	800 Houcksville Road (Rear Lot 2A) Hampstead, MD 21074
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Sections 223-89 and 223-181
HEARING HELD:	March 4, 2003

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 Section 225-89 of the Carroll County Code, in this case, a reduction of the required minimum rear yard setback of 40 feet to 30 feet in the R-10,000 District for the construction of a duplex house:

A visit to the site by the Zoning Administrator on February 25, 2003, noted that the site was duly posted, but the sign face was obliterated by an accumulation of snow, causing the sign to be reposted. All adjoining property owners were notified of the request for a variance and an attempt was made to provide the Town of Hampstead an opportunity to comment on the variance.

It was noted by the Zoning Administrator that the immediately adjacent properties were vacant and that the property most affected by the variance is also owned by the petitioner.

At the hearing, Mr. Jones noted that he could build a duplex within the prescribed setbacks, but that it would cause hardship as both units would be undersized. No members of the public attended the hearing to object to the variance. There have not been any communications received from the public by telephone or mail protesting a granting of the variance.

This approval is valid for one year from the date of a Zoning Certificate.

NOTE:

Appeals of decision made pursuant to Section 223-181 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Section 223-182 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Section 223-182 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

3-12-03
DATE

NEIL RIDGELY
ZONING ADMINISTRATOR

cc: Zoning Enforcement