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Office of Zoning Administration
Neil M. Ridgely
Zoning Administrator

Tax Map/Block/Parcel
No. 67 15 194

Building Permit/Zoning
Certificate 03-0992

Case ZA-750

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Richard and Jennifer Femiano
1200 Buckhorn Road
Sykesville, MD 21784

REQUEST: A variance from the side yard setback from 20 feet to 16.5 feet for an addition.

LOCATION: 1200 Buckhorn Road
Sykesville, MD 21784

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Section 223-75 and 223-181

HEARING HELD: June 4, 2003

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing for this variance and a site visit for a physical review of the conditions, this variance is granted.

The property was inspected by the Zoning Administrator and the proposed addition was found to have a minimal, if any, effect on adjoining property owners and the overall character of the neighborhood. The property was properly posted and adjoining property owners were notified of the variance hearing. The petitioner attended the hearing.

Comments in opposition to the granting of a variance were taken from Carol and Ron Dix of 5272 Freter Road, Sykesville, MD, an adjoining property owner to the rear of the Femiano residence. The Dixes voiced concern that the addition may in some manner affect the sale of their property as their residence also lies in close proximity to the property line. While the neighbor's concerns are not dismissed as frivolous, the Zoning Administrator does not believe a reduction in the setback standard by 3.5 feet would violate general welfare of the community. However, strict compliance with the terms of the zoning ordinance would be impractical in constructing a modest addition on this home, and could cause

undue hardship on the petitioners. Per the standards set forth in Section 223-181 of the County Code regarding decisions by the Zoning Administrator, the variance is warranted.

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

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.

6-16-03
DATE

NEIL RIDGELY
ZONING ADMINISTRATOR

cc: Zoning Enforcement