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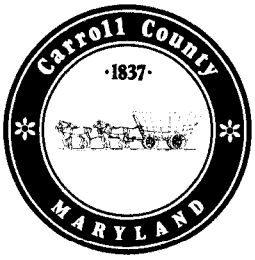

Office of Zoning Administration
Neil M. Ridgely
Zoning Administrator

Tax Map/Block/Parcel
No. 65 18 26

Building Permit/Zoning
Certificate 03-0680

Case ZA-756

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Charles and Helen Rice
5349 Buffalo Road
Mount Airy, MD 21771

REQUEST: A variance to the rear yard setback from 50 feet to 12 feet for an addition.

LOCATION: 5349 Buffalo Road
Mount Airy, MD 21771

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.

Facts which support the request for relief from the strict terms of The Code of Public Local Laws and ordinances for Carroll County, in this case Section 223-75, for a reduction to the required setback from 50 feet to 12 feet for the construction of an addition on the residence, are as follows: 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. There is a well established conifer planting on the neighboring property opposite the area where the addition on the house is proposed. The site was properly posted and adjoining property owners were notified of the variance hearing. The petitioner attended the hearing. There were no members of the public present at the June 4, 2003, hearing to testify in opposition to the

project. The Office of Zoning Administration has not received any comments in opposition to the variance either by mail or telephone.

Per Section 223-181, strict compliance with the terms of the zoning ordinance would be impractical and cause undue hardship on the petitioners. This approval is valid for one year. Appeals to this decision must be filed within 30 days of 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.

16 June 2003
DATE

NEIL RIDGELY
ZONING ADMINISTRATOR

cc: Zoning Enforcement