CARROLL COUNTY GOVERNMENT
225 N. Center Street
Westminster, Maryland 21157
410-386-2980 888-302-8978
FAX 410-876-9252
T.D.D. 410-848-5355

Office of Zoning Administration
Neil M. Ridgely
Zoning Administrator

(Note: The first letter we sent had the wrong Case number and Permit number. Replaced with this one.)

15 July 2003

Mr. and Mrs. Neil Pickett
5541 Buffalo Rd.
Mount Airy, MD 21771

Re: Variance for an addition within the minimum rear yard setback area
Case ZA-762, Permit 03-1754

Dear Mr. & Mrs. Pickett

Based on the testimony and evidence presented at the hearing on the above referenced variance, the 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 Sections 223-75 and 223-181 for a reduction to the required minimum setback of 50 to 34 feet for an addition to the rear of the home.

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 site was properly posted and adjoining property owners were notified. There is a large, densely forested area to the rear of the property. Given the nature of the lot it would be impractical to place the addition elsewhere or prohibit the size of the addition to conform to the standard setback area.

There were no members of the public present at the July 2nd hearing to testify in opposition to the project. The Office of Zoning Administration has not received any comments in opposition to the variance by either 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.

Sincerely,

Neil M. Ridgely
Zoning Administrator
CC: Adjoining property owners/ file

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15 July 2003

Mr. and Mrs. Neil Pickett
5541 Buffalo Rd.
Mount Airy, MD 21771

Re: Variance for an addition within the minimum rear yard setback area
Case ZA-763, Permit 03-1748

Dear Mr. & Mrs. Pickett

Based on the testimony and evidence presented at the hearing on the above referenced variance, the 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 Sections 223-75 and 223-181 for a reduction to the required minimum setback of 50 to 34 feet for an addition to the rear of the home.

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 site was properly posted and adjoining property owners were notified. There is a large, densely forested area to the rear of the property. Given the nature of the lot it would be impractical to place the addition elsewhere or prohibit the size of the addition to conform to the standard setback area.

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