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

15 July 2003

Mr. and Mrs. Kevin Kimm
5304 Sylvan Circle
Mt. Airy, MD 21771

Re: **Corrected Copy**
Variance for an addition within the minimum front and side yard setback area
Case ZA-765 Permit 03-1876

Dear Mr. & Mrs. Kimm:

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 223-66 and 223-181 for a reduction to the required minimum front yard setback from 20 feet to 10 feet and a reduction in the minimum side yard setback from 40 feet to 35 feet for an addition to the side 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. Given the topographical 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. Kevin Kimm
5304 Sylvan Circle
Mt. Airy, MD 21771

Re: Variance for an addition within the minimum side yard setback area
Case ZA-765 Permit 03-1876

Dear Mr. & Mrs. Kimm:

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 223-66 and 223-181 for a reduction to the required minimum setback of 20 to 10 feet for an addition to the side 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. Given the topographical 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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Sincerely,

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Zoning Administrator
CC: Adjoining property owners/ file