CARROLL COUNTY GOVERNMENT
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Acting Zoning Administrator
Gayle Fritz

Official Decision
Case ZA-996
Permit – 06-0187
Acting Zoning Administrator
Carroll County, Maryland

APPLICANT: Rick Coyle and Melissa Coyle

REQUEST: A variance from the required minimum rear yard setback from 50 feet to 40 feet for the construction of an addition to an existing dwelling

LOCATION: 2720 Mystic Woods Court
Mt. Airy, Md. 21771

MAP/BLOCK/PARCEL: 66/10/267

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-66 and 181

HEARING HELD: March 1, 2006

FINDINGS AND 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 the Ordinance, in this case, a reduction of the minimum required setback of 50 feet to 40 feet for the construction of an addition, are as follows:

Mr. and Mrs. Coyle purchased this property after the house was built. The house was built too close to the rear property line although this was not discovered until they applied for a building permit for an addition to the house. Also, the house was not built facing the front property line, which is designated by the minimum building line recorded on the plat. This leaves the actual side wall of the house facing the rear property line. The applicants wish to build an addition to the rear of the house which will continue the wall that is encroaching on the rear setback. Since the house was built too close to the rear property line this new addition also will not meet the required 50 foot rear yard setback.

No neighbors were present at the hearing opposing the Applicant's request; therefore, the granting of this variance should have no adverse effect on any adjoining property owners.

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

Note:

An appeal of a Decision made pursuant to Chapter 223-183 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrator's decision in accordance with Chapter 223-188 of the Code of Public Local Laws and Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-183 is final and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

March 3 2006
Date

Gayle Fritz
Gayle Fritz
Acting Zoning Administrator