Official Decision
Case ZA-1117
Zoning Administrator
Carroll County, Maryland

APPLICANT: Owings Brothers Contracting

REQUEST: A variance from the recorded minimum building line of 40 feet to 32 feet for an addition

LOCATION: 1720 Carpenters Dr.
Mariottsville, Md.

MAP/BLOCK/PARCEL: 79/7/262

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-82 and 223-181

HEARING HELD: December 3, 2008

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 variance from the recorded minimum building line of 40 feet to 32 feet for an addition are as follows:

This lot was recorded with a minimum building line that runs parallel to Branges Road; however, the lot is accessed from Carpenters Drive. The lot is approximately 112 feet wide and with a required 40 foot front setback and a 50 foot rear setback that would have left room for only a 22 foot wide house. In order to allow for the construction of the house the property line facing Carpenter Drive was approved as the front and it is 54 feet from that line. The house is only 22 feet from the right side and there is a 20 foot drainage and utility easement along that line. The lot also drops off severely on that side. An addition to the rear would also require extensive grading. On the left side there is a bank with a row of mature pine trees that will provide screening. This is the most practical location for the addition. With the approval of this variance all minimum required setbacks for this zoning district will be met as though the minimum building line had been recorded on the property line facing Carpenters Drive.

No neighbors were present at the hearing opposing the variance; 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 this decision.

Note: An appeal of a Decision made pursuant to Chapter 223-181.2 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 223-182 and 223-188 of the Code of Public Local Laws and Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-181 is final and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator’s decision.

December 4, 2008
Date

Gayle Fritz
Zoning Administrator