Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Michael D. & Kellie M. Nickoles
2008 Gracie Drive
Finksburg, MD 21048

REQUEST: A variance reducing the minimum side
yard requirement from 20 feet to about
11 feet for an addition

LOCATION: 2008 Gracie Drive
Finksburg, MD 21048, E.D. 4

APPLICABLE REGULATIONS: Article 5C, Section 5C.5, Article 15,
Section 15.5; Zoning Ordinance 1E

HEARING HELD: April 30, 1999

FINDINGS & 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 in the minimum side yard requirement for an
addition, are as follows:

This parcel is narrow at street frontage and long in rearward depth. The
dwelling was constructed forward to within a few feet of the minimum building
line.

Location of the clean out and septic tanks in the rear of the dwelling
eliminate expansion to the rear. Placement of the proposed addition to the right
side of the house would require a greater variance and relocation of the
driveway.

The approval of this variance request will have no adverse effect on any
adjoining properties.

NOTE: Appeals of decisions made pursuant to Section 15.5 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 17.4 of the Carroll County
Zoning Ordinance 1E.

A decision of the Zoning Administrator made pursuant to Section 15.5
is final, and constitutes a zoning action. Unless timely appealed, parties may
not thereafter challenge the Zoning Administrator's decision.

May 11, 1999

__________________________
Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement