Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Bonnie R. Hull
2206 Albert Rill Road
Hampstead, MD 21074

REQUEST: A variance reducing the minimum
rear yard requirement from 50 feet
to about 38 feet for a dwelling,
and from 40 feet to 20 feet for a
deck

LOCATION: Albert Rill Road
Hampstead, MD 21074

APPLICABLE REGULATIONS: Article 6, Section 6.7, Article 15,
Section 15.3, 15.5; Zoning
Ordinance 1E

HEARING HELD: October 6, 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 of the minimum rear yard
requirement for a dwelling with attached deck, are as follows:

This particular parcel of land is unique and peculiar to other parcels
in the area in two ways. First, the parcel is what is commonly known as a
hangover parcel. The entire parcel was created at the turn of the century.
After creation of the tract of land the County built Albert Rill Road.
When this occurred the construction left a piece of the owners property on
the other side of Albert Rill Road separated from the main tract of land.

As a result of later realignment of Albert Rill Road, the roadway
actually cuts through a portion of the "hangover parcel". The property
line therefore, to the West crosses entirely over Albert Rill Road and
follows the center of the road for about half the distance of the lot and
then comes back off the roadway at the Eastern corner of the lot.

The parcel is also an irregular shape as it is 231.99 feet to the West
and narrows down to 20 feet to the East. One third of the lot to the West
is reserved for the septic area and reserve area. Due to the curvature of
the road and the shape of the lot a very small buildable area for residence
is available.
Granting of the variance for the dwelling and the attached deck 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.

October 18, 1999

Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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