Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Scott & Melanie Kaffl
1118 Poudre Road
Sykesville, Md 21784

REQUEST: A variance for an addition and
attached garage at 1118 Poudre
Road, Sykesville, MD 21784, E.D. 5

LOCATION: 1118 Poudre Road
Sykesville, MD 21784

APPLICABLE REGULATIONS: Article 5, Section 5.5, Article 15,
Section 15.5; Zoning Ordinance 1E

HEARING HELD: September 1, 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 side yard
requirement for an addition and attached garage, are as follows:

This parcel is non conforming relative to the zoning district that it
is located in. The current zoning requires a minimum of 3 acres, 300 foot
lot width and a 50-foot setback from all property lines. The parcel was
created prior to being zoned Conservation and consists of only .94 acres
and a lot width at a midpoint of 106 feet.

On the right side is where the chimney is located and creates many
obstacles in placing any addition. The angle at which the house was placed
originally makes any addition placed on the left rear of the dwelling
naturally come closer to the property line. The clean out and septic
systems limit any sizeable addition being constructed on the right rear of
the dwelling.

Granting of this minimal two (2) foot variance will have no adverse
effect on any adjacent 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.

September 3, 1999

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement