OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MARYLAND

APPLICANT: Ann Tilghman & Chris Crowley
4810 Millers Station Road
Hampstead, MD 21074

REQUEST: A variance reducing the minimum
required side yard setback from 50
feet to 20 feet for a garage and
mud room addition

LOCATION: 4810 Millers Station Road,
Hampstead, MD 21074, E.D. 8

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

HEARING HELD: April 5, 2000

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 from 50 feet to 20 feet for a
garage and mud room addition, are as follows:

This parcel of land is zoned conservation, and backs up to a forest
protection easement area in the back of the property. The owners have
proposed a garage/mud room addition that will encroach on the side setback
line. Because of the steep lie of the property, the original house was
placed closer to the side property line, which is where the most logical
place for the garage to be placed.

The neighbors closest to this property line expressed concerns on
where the addition would be placed and the closeness to the line. They
feel as though their privacy will be invaded.

The hearing officer asked both parties and they agreed to address the
privacy issue with proper landscaping of evergreen trees in the 4' to 6'
high range, to be done at the expense of the applicants.

The granting of this variance does not pose any adverse effect on any
adjoining property owners.
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 Zoning Administrators decision in accordance with Section 117.4 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.

April 17, 2000

Date

Karl V. Reichlin
Zoning Administrator's Designee

cc: Zoning Enforcement