Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:
Matthew A. Forgen
526 Hoods Mill Road
Woodbine, Maryland 21797

REQUEST:
A variance from the required
minimum rear yard setback of 50 Ft.
to 36 Ft. for a porch and 43 Ft.
for an addition to the existing
dwelling.

LOCATION:
526 Hoods Mill Road
Woodbine, MD 21797

APPLICABLE REGULATIONS:
Code of Public Local Laws and
Ordinances, Chapters 223-75, 223-
179 and 223-181
January 7, 2002

HEARING HELD:

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the
variances are granted.

Facts, which support the request for relief from the strict terms of
the Ordinance, in this case, a reduction of the minimum required rear yard
setback of 50 feet to 36 feet for a porch and 43 Ft. for an addition to the
existing dwelling, are as follows:

The Applicant is proposing to construct an addition to the house that
would enlarge the upstairs master bedroom with an addition to the 7 Ft.
wrap around porch. The first location the Applicant considered was on the
garage side of the property, but with any addition, the Applicant would
exceed the building restriction line on the front side by a much greater
distance. The other side gives the Applicant more room and the variance
request from the rear property line would be less than from the front
property line. A State park adjoins the rear of the property and this
addition should not present any adverse effects to the park or other
neighboring properties.

This property is unique due to the fact that the minimum building line
is on the long portion of the property rather than across the property,
which would normally be considered as the front. The Applicant also has
proven practical difficulty due to the location of the septic system.

No neighbors were present at the hearing opposing the Applicant’s
request; therefore, the granting of these variances should have no adverse
effect on any adjoining property owners.
This approval is valid for one year from the date of a Zoning Certificate.

NOTE:

Appeals of decision made pursuant to Chapter 223-183 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Chapter 223-188 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-183 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

January 9, 2003

DATE

GAYLE FRITY

ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement