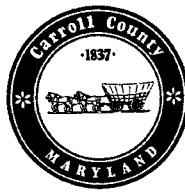


CARROLL COUNTY GOVERNMENT  
225 N. Center Street  
Westminster, Maryland 21157  
410-386-2980  
Toll-free 1-888-302-8978  
Fax 410-386-2451  
MD Relay Service 7-1-1 / 1-800-735-2258



Jay C. Voight  
Zoning Administrator  
Office of Zoning Administration

**Official Decision  
Case ZA-1259  
Zoning Administration  
Carroll County, Maryland**

**APPLICANT:** Tyson Bernard Hoffman

**REQUEST:** Reduction of front yard setback from 40 feet to 36 feet and a reduction of a rear yard setback from 50 feet to 46 feet

**LOCATION:** 4333 Louisville Road  
Finksburg, MD 21048

**MAP/BLOCK/PARCEL:** 64/21/460

**APPLICABLE REGULATIONS:** Chapter 223.75

**HEARING HELD:** January 5, 2011

**FINDINGS AND 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 variance to the front yard setback of 40 feet to 36 feet and a rear yard setback of 50 feet to 46 feet are as follows:

When this lot was created in 1989, the front yard minimum building line of 40 feet could have been shown two different ways as shown, or across the lot where the driveway enters onto the large section of the lot. During construction of the house, the house needed to be shifted to avoid the septic reserve area of the property. By doing that, the house was shifted forward toward the narrow area of the lot; therefore, putting the edges of the house over the required setback lines. Due to the long narrow width of the lot, and the fact that to remove the partially constructed home would be a high financial expense to the property owner, the variances of 40 feet to 36 feet for the front and 50 feet to 46 feet for the rear are approved.

No neighbors were present at the hearing opposing the variances; 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 this decision.

**Note: An appeal of a Decision made pursuant to Chapter 223-181.2 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrator's decision in accordance with Chapter 223-182 and 223-188 of the Code of Public Local Laws and Ordinances.**

**A decision of the Zoning Administrator made pursuant to Chapter 223-181 is final and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.**

January 7 2011  
Date

Jay C. Voight  
Jay C. Voight  
Zoning Administrator