

Case ZA-442

**Official Decision
Zoning Administrator
Carroll County, Maryland**

APPLICANT: William M. Sisk
2307 Dr. Stitely Road
New Windsor, MD 21776

REQUEST: A variance reducing the minimum
required rear yard requirement from 50
feet to about 36 feet for an addition

LOCATION: 2307 Dr. Stitely Road, New Windsor, MD
21776, E.D. 9

APPLICABLE REGULATIONS: Article 5C, Section 5C5, Article 15,
Section 15.5; Zoning Ordinance 1E

HEARING HELD: March 3, 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 in the minimum rear yard requirement for an addition are as follows:

This property consists of 2.4 acres but due to its location, configuration and the topography, a very small envelope was available for a buildable area for a residence.

The only practical area for expansion is the rear yard as the front yard is encompassed by septic area and clean outs. The right side contains the well which is near the dwelling. The left side of the property has a severe drop in topography that prohibits any addition. The applicants rear yard at the proposed location is flat. The property adjacent to this rear property line rises abruptly creating a steep incline to the adjacent dwelling in the rear.

The granting of this (14) fourteen-foot variance 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 Administrator 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.

March 10, 1999

Date



George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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