

Case ZA-626

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

APPLICANT: Donald & Nancy Young
3300 Bert Koontz Road
Taneytown, Maryland 21787

REQUEST: A variance from the required
minimum setback of 50 Ft. to 34 Ft.
for an addition to the existing
residence

LOCATION: 3300 Bert Koontz Road
Taneytown, MD 21787

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

HEARING HELD: March 5, 2002

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is granted.

The Applicant obtained the necessary permits for footers and a slab to construct covered porches on the front, side and back of the house. To the back of the house, the Applicant started to construct walls, which turned that section of the covered porch project into an enclosed room.

The house is situated 52 Ft. from the setback, which is a restriction for the Applicant. The well is located in the front of the house, which only allowed for construction of the house to the rear of the property. There is also a severe drop on the side of the house. As a result, construction of this addition on any other location of the Applicant's property would create unreasonable and practical difficulty.

A neighbor was present at the hearing supporting the Applicant's request; therefore, the granting of this variance should have no adverse effect on any adjoining property owners.

This approval is valid for one year from the date of a Zoning Certificate.

OFFICIAL DECISION

ZA-626

Page Two

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.

MARCH 11, 2002

DATE



RALPH E. GREEN

ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement