

Case ZA-687

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

**APPLICANT:** Donald Cassatt  
859 Margo Court  
Eldersburg, Maryland 21784

**REQUEST:** A variance from the required  
minimum setback of 40 Ft. to 29 Ft.  
for the construction of an addition  
to the existing dwelling.

**LOCATION:** 859 Margo Court  
Eldersburg, MD 21784

**APPLICABLE REGULATIONS:** Code of Public Local Laws and  
Ordinances, Chapters 223-89 and  
223-181

**HEARING HELD:** October 1, 2002

**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 of the minimum required setback of 40 feet to 29 feet for the construction of an addition to the existing dwelling, are as follows:

The Applicant is proposing to add an addition onto the existing home that will consist of enlarging the existing kitchen. Upon the contractor applying for a permit, it was discovered that the setback was 40 feet. Since the kitchen is in the rear of the home and the center of the house, the most practical location to construct the addition is the rear of the house extending from the existing kitchen without creating undue hardship for the Applicant. The new full foundation for the kitchen will extend parallel with the existing deck out 12 Ft. and over to the walkout from the basement. The existing deck extends 4 Ft. from the rear of the house. The house is located 41 Ft. from the rear property line, therefore any type of addition would extend into the setback. The rear of the property adjoins undeveloped property owned by the State.

No neighbors were present at the hearing opposing 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.

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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 Administrator's 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.

October 10, 2002

DATE

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ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement