

CARROLL COUNTY GOVERNMENT

225 N. Center Street
Westminster, Maryland 21157
410-386-2980
Toll-free 1-888-302-8978
Fax 410-386-2451
TT 410-848-3017



Acting Zoning Administrator
Gayle Fritz

Official Decision
Case ZA-1003
Permit – 06-0711
Acting Zoning Administrator
Carroll County, Maryland

APPLICANT: Kenneth A. Beck

REQUEST: A variance from the required minimum side setback of 20 feet to 12 feet for an addition

LOCATION: 4649 Band Hall Hill Rd.
Westminster, Md.

MAP/BLOCK/PARCEL: 13/10/370

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

HEARING HELD: May 3, 2006

FINDINGS AND 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 side setback of 20 feet to 12 for the construction of an addition are as follows:

This lot is not only irregular in shape but it is also on a slope. Due to the topography and the placement of the septic system the house was placed in the northeast corner of the property which left no room for any expansion that would meet the required setbacks.

There was no one 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.

Note:

An appeal of a 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 and 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.

May 4, 2006
Date

Gayle Fritz
Gayle Fritz
Acting Zoning Administrator