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-1010
Permit – 06-1298
Acting Zoning Administrator
Carroll County, Maryland

APPLICANT:	Kenneth E. Miller
REQUEST:	A variance from the required minimum rear yard setback from 50 feet to 40 feet for an addition
LOCATION:	4318 Hanover Pike Manchester, Md. 21102
MAP/BLOCK/PARCEL:	14/16/530
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-75 and 223-181
HEARING HELD:	June 7, 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 required rear setback of 50 feet to 40 feet for an addition are as follows:

The applicant wishes to add additional living space to the existing house to accommodate large family gatherings. The house is set all the way at the back of the lot to accommodate the septic system and the rear property line is on an angle. The well is to the right of the house and the garage and driveway are to the left. There is an open field behind the house.

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.

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.

June 9, 2006
Date

Gayle Fritz
Gayle Fritz
Acting Zoning Administrator