CARROLL COUNTY GOVERNMENT
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Acting Zoning Administrator
Gayle Fritz

Official Decision
Case ZA-1028
Permit – 06-2080
Acting Zoning Administrator
Carroll County, Maryland

APPLICANT:	Robert J. Devers and Bonnie J. Klotzman
REQUEST:	A variance from the required minimum front yard setback from 40 feet to 27.8 feet for a new residence
LOCATION:	Uniontown Rd. Westminster, Md. 21158
MAP/BLOCK/PARCEL:	37/17/400
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-75 and 181
HEARING HELD:	August 2, 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 front setback of 40 feet to 27.8 feet for the construction of a new residence are as follows:

This property is a corner lot and has an irregular shape which severely restricts the buildable area for a dwelling. The setback that requires the variance is on South Frizzellburg Rd., which is a dead end road and as such would have less traffic than a busier road such as Uniontown Rd.

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.

August 8, 2006
Date

Gayle Fritz
Gayle Fritz
Acting Zoning Administrator