CARROLL COUNTY GOVERNMENT
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Acting Zoning Administrator
Gayle Fritz

Official Decision
Case ZA-1036
Permit – 06-2663
Acting Zoning Administrator
Carroll County, Maryland

APPLICANT:	Joseph and Melody Balsamo
REQUEST:	A variance from the required side yard setback of 20 feet to 14 feet for an addition
LOCATION:	1421 Allen Way Westminster, Md. 21157
MAP/BLOCK/PARCEL:	39/18/732
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-66 and 181
HEARING HELD:	November 1, 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 side setback of 20 feet to 14 feet for the construction of an addition, are as follows:

The applicants wish to construct an addition that will expand their dining area for large family gatherings. There is an attached garage on the left side of the house and a pool and deck in the rear yard. The septic system is in the front of the house. A variance would be required to construct an addition on either side or the rear of the house and the right side of the house is the only practical location.

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 this decision.

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.

November 3, 2006
Date

Gayle Fritz
Gayle Fritz
Acting Zoning Administrator