CARROLL COUNTY GOVERNMENT
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Acting Zoning Administrator
Gayle Fritz

Official Decision
Case ZA-1046
Permit – 06-3337
Acting Zoning Administrator
Carroll County, Maryland

APPLICANT:	Audrey and Taymen Kues
REQUEST:	A variance from the required side yard setback of 50 feet to 40 feet for an addition
LOCATION:	300 Bachmans Valley Rd. Westminster, Md. 21158
MAP/BLOCK/PARCEL:	31/2/291
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-37 and 181
HEARING HELD:	February 7, 2007

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 50 feet to 40 feet for the construction of an addition, are as follows:

The applicants wish to add additional living space to the existing residence as they have children and their mother lives with them. The addition would include a family room and a bathroom. There is a ramp on the back of the house and where they want to construct the new addition is the only level area. The well is in the rear and the septic is in the left front. They are separated from the next door neighbor by a 30 foot wide use-in-common driveway and are set back from Bachmans Valley Road by a 140 foot building line.

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.

February 9, 2007
Date

Gayle Fritz
Gayle Fritz
Zoning Manager