CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1057
Permit – 07-0333
Zoning Manager
Carroll County, Maryland

APPLICANT:	Steven and Deborah Hartman
REQUEST:	A variance from the required rear yard setback of 50 feet to 37 feet for an addition
LOCATION:	3593 Ridge Road Westminster, Md. 21157
MAP/BLOCK/PARCEL:	61/6/20
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-75 and 181
HEARING HELD:	May 2, 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 rear setback of 50 feet to 37 feet for the construction of an addition, are as follows:

This house was built to the rear of the lot to accommodate the septic system. This left no room for expansion and even though the house is almost centered on the lot any expansion to either side would also require a variance.

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.

May 14 2007
Date

Gayle Fritz
Gayle Fritz
Zoning Manager