CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1069
Zoning Manager
Carroll County, Maryland

APPLICANT:	Christina M. Herrero-Backe
REQUEST:	A variance from the required rear yard setback of 50 feet to 40 feet for an addition
LOCATION:	600 Woodside Dr. Westminster, Md.
MAP/BLOCK/PARCEL:	46/21/1306
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapter 223-82 and 223-181
HEARING HELD:	July 11, 2007

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the rear yard 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 yard setback of 50 feet to 40 feet for the construction of an addition, are as follows:

The applicant wishes to build an addition to enlarge the existing kitchen to accommodate their family of 6 people. This is a corner lot and has recorded minimum building lines of 55 feet and 45 feet. Both exceed the required front yard setback in this zoning district, which is 40 feet. The septic system is also in the front of the house. The kitchen is located in the rear of the house, making this the only practical area to expand it.

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.

July 12, 2007
Date

Gayle Fritz
Gayle Fritz
Zoning Manager