CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1076
Zoning Manager
Carroll County, Maryland

APPLICANT:	Geraldine and Clifford Dull
REQUEST:	A variance from the required rear yard setback of 50 feet to 41 feet for an addition
LOCATION:	Woodside Dr. Westminster, Md.
MAP/BLOCK/PARCEL:	46/21/1306
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-82 and 181
HEARING HELD:	October 3, 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 yard setback of 50 feet to 41 feet for an addition are as follows:

This house is under construction and the owners have decided they would like a breakfast room addition. The kitchen is in the middle of the house which means the only logical location for a breakfast room would be to the rear. The lots in this subdivision are typically very shallow, thus causing almost any addition to 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.

October 4, 2007
Date

Gayle Fritz
Gayle Fritz
Zoning Manager