CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1104
Zoning Administrator
Carroll County, Maryland

APPLICANT: Kirby J. Barger

REQUEST: A variance from the required minimum front setback of 35 feet to 25 feet for an addition

LOCATION: 837 Franklin Ave.
Westminster, Md.

MAP/BLOCK/PARCEL: 46/20/791

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-89 and 223-181

HEARING HELD: July 2, 2008

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 variance from the required minimum front yard setback of 35 feet to 25 feet for an addition are as follows:

The applicant would like to build an addition to the front of the house to accommodate a master bathroom. The house, constructed around 1969, is built right up to the required minimum setback of 35 feet and the front of the house is where the master bedroom is located. The house is also built up to the required minimum side yard setbacks so that any addition to the bedroom would require a variance. The existing front porch extends over the required setback by about 6 feet and the proposed addition would extend about 4 feet beyond that. There are some shrubs and evergreens in the front left corner of the property that will provide some natural screening from the adjacent property.

No neighbors were present at the hearing opposing the variance; 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 11, 2008
Date

Gayle Fritz
Zoning Administrator