CARROLL COUNTY GOVERNMENT
225 N. Center Street
Westminster, Maryland 21157
410-386-2980
Toll-free 1-888-302-8978
Fax 410-386-2451
TT 410-848-3017

Office of
Zoning Administration

Official Decision
Case ZA-1105
Zoning Administrator
Carroll County, Maryland

APPLICANT: Roland and Dawn Kemp

REQUEST: A variance from the required minimum rear yard setback of 50 feet to 43 feet for an addition

LOCATION: 1520 Greenwood Church Rd.
New Windsor, Md.

MAP/BLOCK/PARCEL: 50/7/272

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-75 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 minimum required rear yard setback of 50 feet to 43 feet for an addition are as follows:

The applicants have a need for additional space to accommodate a home office since Mrs. Kemp will be working from home. They would like the home office to be separate from their existing living space and interior access is already possible from the kitchen at this location. The addition cannot be constructed on the end of the house as there would be no way to provide interior access. In the future they may need to convert part of their home into living quarters for a parent. There is open field behind this 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