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-1106
Zoning Administrator
Carroll County, Maryland

APPLICANT: Matthew E. Byrnes

REQUEST: A variance from the required minimum side setback of 20 feet to 10 feet for an addition

LOCATION: 1585 Stone Rd.
Westminster, Md.

MAP/BLOCK/PARCEL: 30/2/578

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 required minimum side yard setback of 20 feet to 10 feet for an addition are as follows:

The applicant would like to build an addition to the left side of the house in order to relocate the master bedroom. This is the only practical location for the addition as the septic is in the front, the utilities all come into the right side, the house is only 60 feet from the rear property line and the well is in the rear yard. There is a strip of woods and a little used dirt lane to the left side of 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