CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1108
Zoning Administrator
Carroll County, Maryland

APPLICANT: Gary Dell and Judy Greenwood

REQUEST: A variance from the required minimum rear yard setback of 40 feet to 31 feet for a new residence

LOCATION: 516 Willow Ave.
Westminster, Md.

MAP/BLOCK/PARCEL: 46/15/100

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

HEARING HELD: August 7, 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 rear yard setback of 40 feet to 31 feet are as follows:

This lot was recorded well before April, 1963, when the subdivision regulations went into affect. Consequently, the lot is substandard in size and does not meet any of the current regulations. Mr. Dell and Ms. Greenwood wish to build a house that is one story and completely handicap accessible. Ms. Greenwood is confined to a wheel chair and needs an attached garage so that she will be able to get out of the car and go directly into the house. Because this lot is only 25 feet wide a one story house can only be built on it lengthwise and in order to have an attached garage and a house that is fully handicap accessible and equipped, and to be able to meet the required front yard setback, a variance to the rear setback is required.

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.

August 7, 2008
Date

Gayle Fritz
Gayle Fritz
Zoning Administrator