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-1128
Zoning Administrator
Carroll County, Maryland

APPLICANT: Glenn C. Codner

REQUEST: A variance from the required minimum front yard setback of 40 feet to 32 feet for an addition

LOCATION: 716 Redwood Dr.
Westminster, Md.

MAP/BLOCK/PARCEL: 46/21/1127

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-82 and 223-181

HEARING HELD: May 6, 2009

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 40 feet to 32 feet for an addition are as follows:

The applicant wishes to expand the living space of the house as well as add an attached garage. This lot is curved in the front which means the recorded minimum building line follows that curve. The house is built in the middle of the lot and up to the minimum building line and because of this almost any addition on the side of the house would encroach on the front setback. Due to the location of the septic system the addition cannot go further into the rear yard. The applicant is aware that he must be able to provide 2 off-street parking spaces.

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.

May 8 2009
Date

Gayle Fritz
Gayle Fritz
Zoning Administrator