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-1143
Zoning Administrator
Carroll County, Maryland

APPLICANT: Beverly True

REQUEST: Variance from the required minimum front yard setback of 25 feet to 7 feet 9 inches and a variance from the required side yard setback of 10 feet to 7 feet 9 inches for an addition

LOCATION: 6388 Red Spruce Lane

MAP/BLOCK/PARCEL: 73/10/692

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 103-53 and 223-181

HEARING HELD: July 1, 2009

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing the variance is denied.

Facts which support the denial of this variance request are as follows:

This property is improved with the left side of a duplex. The lot is comprised of 4,888 square feet and is in a clustered subdivision. The variance is requested to accommodate a two story addition that would almost double the size of the existing living space. These variances involved crossing a recorded minimum building line and building into an existing drainage and utility easement. The Bureau of Development Review did not support the request for these variances and would require the submittal of an amended plat to request the reduction of both the recorded minimum building line and drainage and utility easement. The property owner, Alison Hennessy, suggested at the hearing that the addition could be reconfigured in order to meet the required setbacks. As a note, there is a 20 foot minimum setback from the rear property line.

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 6 2009
Date

Gayle Fritz
Zoning Administrator