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-1155
Zoning Administrator
Carroll County, Maryland

APPLICANT: David and Roseanne Crew

REQUEST: A variance from the required rear yard setback of 40 feet to 20 feet for an existing building to be attached to the house

LOCATION: 219 Rose Ave.
Westminster, Md.

MAP/BLOCK/PARCEL: 46/20/88

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

HEARING HELD: October 7, 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 reduction of the minimum required rear yard setback of 40 feet to 20 feet for an existing building to be attached to the house are as follows:

An existing storage building has been attached to the house by an enclosed breezeway. When the building was originally constructed it more than met the required rear setback of 5 feet. There is a retaining wall in the rear yard and the building had to be constructed behind that wall. Because of the location of the retaining wall the building could not have been attached to the house without the benefit of a variance.

No neighbors were present at the hearing opposing the use; therefore, the granting of this use 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.

October 19, 2009
Date

Gayle Fritz
Zoning Administrator