CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1156
Zoning Administrator
Carroll County, Maryland

APPLICANT: Stephen A. Brusca

REQUEST: A variance from the required front yard setback of 40 feet to 26 feet for front porch

LOCATION: 1626 Exeter Rd.
Westminster, Md.

MAP/BLOCK/PARCEL: 51/16/676

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-66 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 front yard setback of 40 feet to 26 feet for a front porch are as follows:

The applicant wishes to add a 4 foot wide covered open porch to the front of the house. This house was built prior to the adoption of Zoning and does not meet the current front yard setback requirement, therefore requiring a variance for any means of entrance into the house other than steps.

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
Gayle Fritz
Zoning Administrator