CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1162
Zoning Administrator
Carroll County, Maryland

APPLICANT: William F. Wantz

REQUEST: A variance from the required front yard setback of 40 feet to 16 feet for an addition with a porch

LOCATION: 1337 Pleasant Valley Rd.
Westminster, Md.

MAP/BLOCK/PARCEL: 30/8/208

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-75 and 223-181

HEARING HELD: November 4, 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 from 40 feet to 16 feet for an addition with a porch are as follows:

The applicant would like to replace an existing front porch and stoop with enclosed living space and add a small covered porch. The new enclosed space will be the same size as the original porch and the new front porch is the same size as the original stoop so this new construction will not actually be closer to the property line. This is not out of character for the rest of the area as many of the surrounding houses are as close to the road and closer.

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.

November 6, 2009
Date

Gayle Fritz
Gayle Fritz
Zoning Administrator