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-1164
Zoning Administrator
Carroll County, Maryland

APPLICANT: Wade M. Wheeler

REQUEST: A variance from the required rear yard setback of 50 feet to 46 feet for an addition

LOCATION: 385 Kelly's Court
Westminster, Md.

MAP/BLOCK/PARCEL: 39/23/786

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-66 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 rear yard setback from 50 feet to 46 feet for an addition are as follows:

The applicant wishes to construct a 2 story addition to the rear of his house, part of which will be a porch on the first floor with living space above. A porch on its own would allow for a 25% reduction of the required setback. The septic system is in the front yard and there is not enough room on either side of the house to allow for an addition of any size without requesting 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.

November 6, 2009
Date

Gayle Fritz
Gayle Fritz
Zoning Administrator