CARROLL COUNTY GOVERNMENT
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Jay Voight
Zoning Administrator
Office of Zoning Administration

Official Decision
Case ZA-1203
Zoning Administration
Carroll County, Maryland

APPLICANT:	Robert Schilling
REQUEST:	Reduction of Front Yard Setback from 35 feet to 20 feet for an addition
LOCATION:	912 Clearview Avenue, Hampstead, MD
MAP/BLOCK/PARCEL:	41/9/315
APPLICABLE REGULATIONS:	Chapters 223-89 and 223-181
HEARING HELD:	May 5, 2010

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 variance for a reduction of the front yard setback of 35 feet to 20 feet for an addition are as follows:

The proposed addition will be approximately 5 feet closer to the front property line than an existing addition on the north side of the house. The property is located on a dead-end street and is the last house on the street. The property in question has on it several large specimen trees that block the sun from the existing roof of the house. These trees interfere with the owner installing solar panels on his roof. The property owner would like to save these specimen trees by reconfiguring the layout of his house so that he may get the maximum use of solar panels he would like to install on his roof. He proposes to extend his house forward into the front yard setback to:

A) save the existing specimen trees
B) by rotating his roof line 90 feet to provide for a more southern exposure to install solar panels
C) redesign his house layout to take advantage of a more natural heating and ventilation for the house

Based on the above factors, the variance for a reduction of the front yard setback of 35 feet to 20 feet is granted.

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

May 11 2010
Date

Jay C Voight
Jay Voight
Zoning Administrator