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

Jay C. Vought
Zoning Administrator
Office of Zoning Administration

Official Decision
Case ZA-1209
Zoning Administration
Carroll County, Maryland

APPLICANT:	**Dean Camlin**
REQUEST:	**Reduction of a front yard setback of 35 feet to 30 feet for an addition.**
LOCATION:	**504 Nile Court, Westminster, MD 21157**
MAP/BLOCK/PARCEL:	**39-14-884**
APPLICABLE REGULATIONS:	**Chapters 223-82 and 223-181**
HEARING HELD:	**June 2, 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 a front yard setback of 35 feet to 30 feet for an addition are as follows:

The property owner would like to add two additions to his property, one onto the rear of the house and a 7 foot extension to his garage in the front. Part of the front extension would encroach into the 35 foot setback. A concern was raised, that by increasing the front footprint of the house, it would affect the adjoining properties. This concern was addressed by explaining that the existing trees that are located on the right side of the property would remain. The existing retaining wall will be removed, and the area regraded to provide the correct flow of runoff away from the houses. Either a letter from the Department of Planning saying that no amended plat will be needed, or an amended plat will need to be provided, before the building permit can be issued. The addition to the front of the house shall not change the architectural appearance of the house.

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.

June 10 2010
Date

Jay C Vought
Jay C. Vought
Zoning Administrator