Jay C. Voight, Zoning Administrator

410-386-2980, fax 410-386-2451
Toll-free 1-888-302-8978
MD Relay service 7-1-1/1-800-735-2258

Office of Zoning Administration

Department of
Land Use, Planning, & Development
Carroll County Government
225 North Center Street
Westminster, Maryland 21157

Official Decision
Case ZA-1292
Zoning Administration
Carroll County, Maryland

APPLICANT:	John W. Fenn and Laura A. Thomas
REQUEST:	Front yard reduction from 40 feet to 10 feet for an addition
LOCATION:	1760 Nantasket Drive, Eldersburg, MD 21784
MAP/BLOCK/PARCEL:	74/01/810, Lot 14
APPLICABLE REGULATIONS:	Chapter 223.66
HEARING HELD:	June 1, 2011

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 of a front yard setback of 40 feet to 10 feet are as follows:

The location of the existing house is such that the side of the house faces the front yard and is set on the minimum building line. To the rear of the house is a large in-ground pool, and on the other side of the house is the septic system, which does not allow any construction in the septic reserve area. Due to those two reasons, the only area left to do an addition is in front of the front minimum building line. There is a fence between the two properties and a row of evergreen trees providing good screening between the two properties. The applicant will need to check with the Department of Land Use, Planning, and Development to see if they need to re-record their lot to show the variance.

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 223-181 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 7 2011
Date

Jay C Voight
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