Jay C. Voight, Zoning Administrator

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Office of Zoning Administration

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

Official Decision
Case ZA-1315
Zoning Administration
Carroll County, Maryland

APPLICANT:	Donald E. Alt
REQUEST:	Reduction of a front yard setback from 40' to 18'
LOCATION:	838 Wisteria Drive, Westminster, Maryland 21157
MAP/BLOCK/PARCEL:	46/21/1127
APPLICABLE REGULATIONS:	Chapters 223-80 and 223-82
HEARING HELD:	September 8, 2011

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing the variance use 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 setback from 40' to 18' are as follows: The applicant would like to build a garage along side of his existing parking pad. The original location was being shown on the plot plan as being 18' from the edge of the road. After discussing with the applicant and showing him the correct location of his property line the building must be at least 18' from the property line. With a right of way of 50' showing on the recorded plat the front of the building must not be any closer to the center line of the road than 45', this allows for a 25' from the centerline of the road and a 20' setback from the property line.

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.

September 14 2011
Date

Jay C Voight
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Zoning Administrator