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-1323
Zoning Administration
Carroll County, Maryland

APPLICANT:	George E. Wilk, II
REQUEST:	Side yard reduction from 12 feet to 6 feet for an addition.
LOCATION:	1442 Fairmount Road Hampstead, MD 21074
MAP/BLOCK/PARCEL:	33/20/364
APPLICABLE REGULATIONS:	223.82 and 223.181
HEARING HELD:	November 2, 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 to a side yard setback of 12 feet to 6 feet for an addition are as follows:

Mr. Wilk proposes to build a 20X36 addition to his house to expand the living area within his dwelling. The proposed location is on the south side of his house. The north and east sides of his house are considered to be front yards with 40 foot setbacks. On the east side of his house, which is a front yard, is Mr. Wilk's septic system, which you can not build into. On the north side is a second front yard with a 40 foot setback. If the addition was placed in this location, it would be too close to the public road. There is an existing addition already located to the rear of the house. The proposed location is the logical place to place an addition, being as the property was created prior to Zoning in Carroll County; the house was built in 1952. The actual side yard setback is 10 feet, which is 10% of the average lot width according to Section 223.177B.

A reduction of the side yard setback to 6 feet should not cause any appreciable impact on the neighbors. Neighbors were present at the hearing opposing the variance; however, 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.

Nov 9 2011
Date

Jay C Voight
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