Jay C. Voight, Zoning Administrator

410-386-2980, fax 410-386-2451
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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-1347
Zoning Administration
Carroll County, Maryland

APPLICANT:	Montessori School of Westminster
REQUEST:	Reduction of two, 20 foot side yard setbacks to 10 feet for a sign.
LOCATION:	1055 Montessori Drive, Westminster, MD 21158
MAP/BLOCK/PARCEL:	38/03/784
APPLICABLE REGULATIONS:	Chapters 223-138(F) and 223-181
HEARING HELD:	March 7, 2012

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 two, 20 foot side yard setbacks to 10 feet, are as follows:

When the Montessori School was built, a provision was made on the site plan to place an easement on the lots for a sign. After several years, the Montessori School installed a sign in this easement to better promote the school location along Hughes Shop Road. Once they had installed the sign in the approved location, a neighbor installed a political sign that obstructed the view of the sign when traveling southbound on Hughes Shop Road.

The Montessori School would like to move their sign to the other side of the driveway to improve the visibility of their sign. Currently, Chapter 223, §223.138 requires a 20 foot side setback from the property lines. The width of the schools property located along Hughes Shop Road is approximately 26 feet. Without a variance, the proposed sign location would not be approvable.

By allowing for a 10 foot side yard setback, the proposed sign could be located on the south side of the school driveway and be more visible to traffic on Hughes Shop Road; therefore, a reduction of the 20 foot side yard setback is granted to ten feet.

Neighbors were present at the hearing, but were not 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.

March 15 2012
Date

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Official Decision
Case ZA-1348
Zoning Administration
Carroll County, Maryland

APPLICANT:	Joshua R. Brown
REQUEST:	A home occupation as an accessory use.
LOCATION:	1400 Old Taneytown Road, Westminster, MD 21158
MAP/BLOCK/PARCEL:	38/8/689
APPLICABLE REGULATIONS:	Chapters 223-72 B and 223-181
HEARING HELD:	March 7, 2012

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing the accessory use is granted.

Facts which support the request for relief from the strict terms of the Ordinance; in this case, an accessory use for a home office as a home occupation, are as follows:

Mr. Brown runs a cleaning business and would like to use a room in his residence as a home office. Mr. Brown explained that there would be no employees or customers coming to his house as he meets them on location.

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

March 9 2012
Date

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Jay C. Voight
Zoning Administrator

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Official Decision
Case ZA-1349
Zoning Administration
Carroll County, Maryland

APPLICANT:	Kevin and Loren Santos
REQUEST:	Reduction of a 50 foot side yard setback to 14 feet.
LOCATION:	1482 Jakes Creek Drive
MAP/BLOCK/PARCEL:	77/14/484
APPLICABLE REGULATIONS:	Chapters 223-36 and 223-181
HEARING HELD:	

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 side yard setback from 50 feet to 14 feet, are as follows:

Mr. Santos would like to build a two car garage with a mudroom onto the east side of his house. Mr. Santo's property is irregular in shape and is very hilly with a stream running thru the most easterly portion of his property. His septic system is located to the front of his house and prevents any construction in the septic reserve area. To the rear of Mr. Santo's house the property starts sloping steeply downward. In addition, Mr. Santo's well is located to the rear of the house. The proposed garage will be within 20 feet of Mr. Santos' neighbors driveway and there is a concern that storm water runoff could flow onto his neighbors drive and cause unsafe conditions on his neighbors driveway.

A condition of approval is that all storm water runoff from the addition be directed to the onsite storm water drywell. Any grading around the proposed addition shall be done to direct the surface flow of water away from the neighbor's driveway.

The application for the reduction requests a 14 foot setback from the property line. A review of the builders plans shows the addition being no closer than 20 feet; therefore, a reduction to the 14 foot for a side yard setback is denied and a reduction to a 20 foot side yard setback is approved.

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

March 9 2012
Date

Jay C Voight
Jay C. Voight
Zoning Administrator