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-1352
Zoning Administration
Carroll County, Maryland

APPLICANT:	Beverly True for Wayne and Sylvia Fox
REQUEST:	Reduction of a 40 foot front yard setback to 31 feet for an addition.
LOCATION:	2075 Brick Church Road New Windsor, MD 21776
MAP/BLOCK/PARCEL:	50/6/219
APPLICABLE REGULATIONS:	Chapters 223-70 and 223-181
HEARING HELD:	April 4, 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 reduction of a 40 foot front yard setback to 31 feet, are as follows:

Mrs. True presented a plan on behalf of the property owners, Wayne and Sylvia Fox, for an addition for a garage with a bedroom and living room located above the garage. The Foxe's house is situated on the lot with the side of the house facing Brick Church Road. The existing driveway is aligned with the rear of the house. The location of the proposed addition takes advantage of the natural topography of the property; therefore, minimizing the amount of grading necessary for the addition. The proposed addition will not affect adjoining properties. Based on the above, the variance of the 40 foot front yard setback to a 31 foot front yard setback is granted.

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.

April 11 2012
Date

Jay C. Voight
Zoning Administrator