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-1360
Zoning Administration
Carroll County, Maryland

APPLICANT:	Charles White, Broadway Builders, Inc.
REQUEST:	A variance reduction of a front yard setback of 50 feet to 47 feet.
LOCATION:	2114 Walsh Drive Westminster, MD 21157
MAP/BLOCK/PARCEL:	32/14/429, Lot 26
APPLICABLE REGULATIONS:	Chapters 223-66 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 variance to a 50 foot front yard setback to 47 feet, are as follows:

The applicant, Mr. Charles White of Broadway Builders, Inc., is requesting for his client, Mr. Robert Conley, property owner, a reduction of a front yard setback of 50 feet to 47 feet to build an attached garage to his house. Mr. Conley's property is a corner lot with two front yards; one on Walsh Avenue and the other facing Packard Drive. The request for the reduction is facing Packard Drive. Mr. Conley's septic system is located to the rear of his house and is located in a manner that prevents him from placing the proposed garage attached to the rear of his house. In addition, Mr. Conley's driveway approaches his house on the side from Packard Drive, and Mr. Conley would like to use his existing driveway into the proposed garage. By granting the variance of a minimum three feet, it will not affect the sight distance on any adjacent roadway.

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
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Zoning Administrator