Tax Map/Block/Parcel
No. 52 17 572

Building Permit/Zoning
Certificate

Case ZA-459

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Scott B. Gill 25 Black Oak Court Reisterstown, MD 21136
REQUEST:	A variance reducing the minimum front yard requirement from 40 feet to about 27 feet for a proposed dwelling
LOCATION:	1748 Peppermint Lane Westminster, MD 21157
APPLICABLE REGULATIONS:	Article 7, Section 7.5, Article 15, Section 15.5, Zoning Ordinance 1E
HEARING HELD:	June 2, 1999

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is denied.

Facts which support the request for relief from the strict terms of the Ordinance, in this case, a reduction of the minimum front yard requirement for a dwelling, are as follows:

Practical difficulty or undue hardship are the standards for granting a variance from the strict terms of the ordinance. In this case it is clear that there are alternatives that would alleviate the need for a variance to place a dwelling on this property.

A large (4) four bedroom dwelling was proposed with options such as an add on sunroom. The square footage of the dwelling could be reduced to fit within the (BAFR) buildable area for residence and still meet all zoning setback requirements. This lot is a buildable lot and a reasonably large dwelling can be placed upon it without the need for a variance. The applicants request for a variance was based strictly upon a desired type of house which does not qualify under the terms of practical difficulty or undue hardship.

NOTE:

Appeals of decisions made pursuant to Section 15.5 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Section 17.4 of the Carroll County Zoning Ordinance 1E.

A decision of the Zoning Administrator made pursuant to Section 15.5 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

June 3, 1999

Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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