Tax Map/Block/Parcel
No. 39 23 903

Building Permit/Zoning
Certificate

Case ZA-468

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Howard A. Miller 1101 Brehm Road Westminster, MD 21157
REQUEST:	A variance reducing the minimum required side yard and rear yard setback respectively from 20 feet to 12 feet and 50 feet to 47 feet for an addition to an existing storage shed
LOCATION:	1101 Brehm Road Westminster, MD 21157, E.D. 7
APPLICABLE REGULATIONS:	Article 5C, Section 5C.5, Article 15, Section 15.5 Zoning Ordinance 1E
HEARING HELD:	August 4, 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 side yard requirement for an addition to a storage shed, are as follows:

In the consideration of this variance none of the fundamental or required provisions were found in the context of the case.

There are no uniqueness or any peculiarities to this lot compared to others in the area. No practical difficulty or undue hardship was supported or evident during the proceedings. Location of well or septic, severe irregular shape of the lot or topography does not have an effect on expansion.

The property is currently occupied by a single family dwelling with an attached two car garage and a detached garage. An additional storage structure is adjacent to the detached garage and is not supported by a legal building permit.

The applicants major concerns were the aesthetics of the property he also testified there were other locations on the property an addition or separate structure could go without variances.

To differ from the requirements of the ordinance and permitting this variance would violate the intent of the ordinance. It is the opinion of this authority that said addition could have an adverse effect on the peaceful enjoyment on the adjoining property owner.

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 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.

August 6, 1999

Date

George L. Beisser

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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