Tax Map/Block/Parcel
No. 46 15 100

Building Permit/Zoning
Certificate BP00-0954

Case ZA-510

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Richard & Linda Bowen
602 Elm Avenue
Westminster, MD 21157

REQUEST: A variance reducing the minimum required front yard setback from 35 feet to 31 feet for a deck enclosure

LOCATION: 602 Elm Avenue, Westminster, MD 21157, E.D. 7

APPLICABLE REGULATIONS: Article 8, Section 8.5; Article 15, Section 15.5; Zoning Ordinance 1E

HEARING HELD: June 7, 2000

FINDINGS & 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 from the required minimum front yard setback of 35 feet to 31 feet for a deck enclosure, are as follows:

Currently zoned R-10, this property has a front yard setback of 35 feet. In addition, the property is a corner lot which therefore creates two front yards.

The applicant has asked for a variance from the 35-foot setback to 31 feet for an all glass enclosure of 20 x 10 on an existing deck of 22 x 20. The granting of this minimal variance will have no adverse effect on any adjoining property owners.

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 14, 2000
Date

Karl V. Reichlin
Karl V. Reichlin
Zoning Administrator's Designee

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To Daniel Valenza	From Jane	
Co./Dept. Patio Enclosures	Co. Office of Zoning	
Phone # 410-760-1919	Phone # 410-386-2980	
Fax # 410-760-1988	Fax # 410-386-2444	

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Bowen.wpd