Tax Map/Block/Parcel
No. 62 17 282

Building Permit/Zoning
Certificate BP00-1053

Case ZA-511

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Glenn Hunzeker/Lisa Heiland 543 Oak Tree Road Westminster, MD 21157
REQUEST:	A variance reducing the minimum side yard setback from 20 feet to 9 feet for a garage and master bedroom addition
LOCATION:	543 Oak Tree Road Westminster, MD 21157
APPLICABLE REGULATIONS:	Article 6, Section 6.7, Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	July 5, 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, reducing the side yard setback from 20 feet to 9 feet for a garage and master bedroom, are as follows:

The property is located in the Agricultural zone. The applicants have stated that while this house is adequate at this time, aging parents will soon be coming into the home and there will be insufficient space to properly care for them.

Due to the current location of the well and septic system, the only area left in which to add on would be the side of the home. The driveway is currently on this side, and would be the most logical area to place the garage and master bedroom addition.

Approval of this 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.

July 12, 2000
Date

Karl V. Reichlin
Zoning Administrator's Designee

cc: Zoning Enforcement

Code: D:\July00\Official Decision ZA511 July 5 2000 Hunzeker.wpd