Tax Map/Block/Parcel
No. 45 12 310

Building Permit/Zoning
Certificate BP00-2447

Case ZA-517

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Thomas Aldridge, Sr. (Trustee) 2 Kalten Road Westminster, Maryland 21158
REQUEST:	A variance from the Official Decision ZA-405 to delete conditions 2, 3 & 4 to secure a buildable lot
LOCATION:	215 Goodwin Quarry Road Westminster, Maryland 21157
APPLICABLE REGULATIONS:	Article 8, Section 8.5, Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	September 6, 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, deletion of conditions 2, 3 & 4 from ZA Case 405 to secure a buildable lot, are as follows:

The applicant originally applied for a variance (Case ZA-405; BP98-1805) for reduction in lot area for proposed lot 36A from the required 10,2000 square feet to 8,005 square feet and a reduction of the rear yard setback from 40 feet to 36 feet. When the official decision was written there were certain conditions relevant to the property, (see attached decision #ZA-405). The applicant is now asking for the relevant conditions to be removed in an effort to make this lot a buildable lot.

First of all, Mr. Aldridge asked for Condition #2 to be removed in its entirety. However, only a portion of the condition can be eliminated. Condition #2 states, "Connection shall be required for the converted garage (which is being converted to a dwelling) to public water and sanitary sewerage available from the City of Westminster." The only portion to remain would be the connection to public water and sanitary sewerage available from the City of Westminster.

Condition #3 states: "This approval is for conversion only, not for removal and construction of a new dwelling." And finally Condition #4, "The converted garage exterior shall be of aluminum, vinyl, wood, brick or stone but shall not include concrete or construction block."

To properly address the above issues, the hearing officer asked the applicant regarding his intentions for the property. Mr. Aldridge stated that in order to settle his parents' estate, he needs to sell this property as a buildable lot with the amendment of Condition #2, pertaining to water and sewer, and deletion of the other two conditions in order to be able to build a single family dwelling. The present building, referred to as a garage, is actually a shed and it is not practical to be converted to a dwelling.

After review of the facts, I find the amendment to Condition #2, and the deletion of Conditions #3 & #4 should have no adverse effect on any adjoining property owners, and failure to grant the requested relief will result in undue hardship to the Applicant.

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 174 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.

September 19, 2000
Date

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

cc: Zoning Enforcement

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