Tax Map/Block/Parcel
No. 39 18 756

Building Permit/Zoning
Certificate BP-01-0504

Case ZA-556

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Kenneth Button 780 Velvet Run Drive Westminster, Maryland 21157
REQUEST:	A variance to reduce the minimum front yard setback from 40 feet to 17 feet for an addition to the existing residence
LOCATION:	780 Velvet Run Drive Westminster, Maryland 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223.82 and 223-181
HEARING HELD:	April 4, 2001

FINDINGS & CONCLUSIONS

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

A 23-Ft. variance is requested due to the existence of a swale on the applicant's property, which affects the location of an addition, to include a two-car garage and a master bedroom. These improvements are a typical accessory use. Since the septic system is to the rear of the property and the neighbor to the right would be too close, the only logical location of the addition would be on the left, facing the residence, that would not cause practical difficulty to the applicant. By constructing a garage, the applicant's collection of vehicles will be removed from the driveway, resulting in an esthetic improvement to the neighborhood.

There were no neighbors present at the hearing opposing the applicant's request; therefore, the granting of this variance should have no adverse effect on any adjoining property owners.

This approval is valid for one year from the date of this decision.

NOTE:

Appeals of decision made pursuant to Chapter 223-183 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Chapter 223-188 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-183 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

4/12/01
DATE

Robert A Bair
ROBERT A. BAIR
ZONING ADMINISTRATOR

cc: Zoning Enforcement