Tax Map/Block/Parcel
No. 57 17 327

Building Permit/Zoning
Certificate BP-01-1384

Case ZA-574

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Douglas A. Hampt 1553 Green Mill Road Finksburg, Maryland 21048
REQUEST:	A variance to reduce the required minimum side yard setback from 50 feet to 38.5 feet for the construction of a dwelling
LOCATION:	2860 Cox Ridge Drive Westminster, Maryland 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-37 and 223-181
HEARING HELD:	June 6, 2001

FINDINGS & CONCLUSIONS

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

The Applicant is requesting an 11.5 Ft. variance to construct a dwelling. The Applicant was mistaken about the rear yard setback and he inadvertently started construction of the house 10 Ft. closer than it should have been. As a result, the garage portion of the house encroaches into the 50 Ft. rear yard setback. The footings, block work and framing are already in place. The Applicant would incur practical difficulty or an unreasonable hardship by having to reconstruct 12 Ft. of the garage. Architecturally, it would be very difficult to relocate the garage. Also, the location of the house under construction was placed in an area of the property that would avoid the septic system.

It is being recommended that during the final grading of the property, the property lines need to be marked clearly to allow for no future problems.

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 Zoning Certificate.

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.

6/10/01
DATE

Robert A. Bair
ROBERT A. BAIR
ZONING ADMINISTRATOR

cc: Zoning Enforcement