Tax Map/Block/Parcel
No. 39 11 754

Building Permit/Zoning
Certificate BP-01-02304

Case ZA-588

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Gregory & Deborah Georg 1214 Guadelupe Court Westminster, Maryland 21157
REQUEST:	A variance from the required minimum setback of 50 feet to 42 feet for the construction of an addition to an existing dwelling
LOCATION:	1214 Guadelupe Court Westminster, Maryland 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-66 and 223-181
HEARING HELD:	August 1, 2001

FINDINGS & CONCLUSIONS

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

The Applicants are requesting a required minimum setback of 50 feet to 42 feet for the construction of a family/dining room addition to their residence. Due to the location of the well, septic system and the layout of the house, this is the best location for accessibility from the kitchen to the new addition. As a result, construction of the family/dining room combination on any other location of the Applicants' property would create unreasonable and practical difficulty.

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.

8/6/01
DATE

ROBERT A. BAIR
ZONING ADMINISTRATOR

cc: Zoning Enforcement