Tax Map/Block/Parcel
No. 57 8 231

Building Permit/Zoning
Certificate BP-01-1799

Case ZA-589

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Calvin W. Bloom 2525 Ridge Road Westminster, Maryland 21157
REQUEST:	A variance from the required minimum rear yard setback from 50 feet to 30 feet for the construction of a detached garage and studio
LOCATION:	2525 Ridge Road Westminster, Maryland 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-37 and 223-181
HEARING HELD:	August 1, 2001

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, a reduction of the minimum required rear yard setback from 50 feet to 30 feet to construct a detached garage and studio, are as follows:

The Applicants' property is situated on a hillside with the house sitting on the level portion of ground, which is solid rock. The well is located to the right of the house and the septic system is in the front portion of the property. Construction of the detached garage and studio to the left or any other portion of the property would not be feasible due to the topography of the land. Therefore, the test of unreasonable hardship and practical difficulty has been met. It is also noted that the driveway to the rear of the property will be slightly extended for better accessibility to the garage.

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