Tax Map/Block/Parcel
No. 63 4 467

Building Permit/Zoning
Certificate BP-01-2380

Case ZA-606

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Thomas E. Will 620 Oak Tree Road Westminster, Maryland 21157
REQUEST:	A variance from the required minimum side yard setback of 20 Ft. to 10 Ft. for the placement of a residence
LOCATION:	996 Wilda Drive Westminster, Maryland 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-66 and 223-181
HEARING HELD:	October 3, 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 side yard setback of 20 Ft. to 10 Ft. for the placement of a residence, are as follows:

The Applicant has a residence currently under construction in which an error was made in staking the building area and/or the position of the house. The house foundation is constructed close to the designated drainage and utility easement. The first deck is already completed in the construction phase of the house. The error was found during the location survey process. Even though a variance cannot be granted due to an error made by the parties currently involved, the denial of this variance would create unreasonable and practical difficulty, as well as a personal hardship regarding living circumstances for the Applicant. On that basis, the variance request is hereby granted.

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 a 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.

Oct. 11, 2001
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement