Tax Map/Block/Parcel
No. 12 15 370

Building Permit/Zoning
Certificate BP-02-0438

Case ZA-640

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Stephen Larry Unger 4134 Turkeyfoot Road Westminster, Maryland 21158
REQUEST:	A variance from the required minimum side yard setback of 20 Ft. to 16 Ft. for the construction of an addition to the existing dwelling.
LOCATION:	4134 Turkeyfoot Road Westminster, MD 21158
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-75 and 223-181
HEARING HELD:	May 7, 2002

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 feet to 16 feet for the construction of an addition to the existing dwelling, are as follows:

The Applicant is proposing to construct an addition, which will be tied into an existing garage that sits behind the property. Currently, the closest edge of the property line is 17 Ft. The setback is necessary in order to square the building and match the roofline. Due to the existing driveway on the property, this is the most practical location for the garage that will not create undue hardship or practical difficulty for the Applicant.

No neighbors were 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.

May 17, 2002
DATE

GAYLE FRITZ
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement