Tax Map/Block/Parcel
No. 45 6 449

Building Permit/Zoning
Certificate BP-02-0728

Case ZA-649

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Wilson Homes, Inc. 1963 Polaris Road Finksburg, Maryland 21048
REQUEST:	A variance from the required minimum front yard setback of 35 Ft. to 20 Ft. for the construction of a house.
LOCATION:	Lot #11, Ridge View Drive Westminster, MD 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-89 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 front yard setback of 35 feet to 20 feet for the construction a house, are as follows:

The Applicant is requesting a variance due to the steep slope of the property. The closer the house can be constructed to the street, the more accessible the house can be from the main road. The approval of the variance would also reduce the need for additional grading, which creates undue hardship and difficulty for the Applicant. The appearance of the home would be substantially nicer closer to the street than the required setback.

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