Tax Map/Block/Parcel
No. 102 22 4306

Building Permit/Zoning
Certificate BP-02-2011

Case ZA-667

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	William R. & Gene B. Royer 19 Fitzhugh Avenue Westminster, Maryland 21157
REQUEST:	A variance from the required minimum rear yard setback of 40 Ft. to 29 Ft. for the construction of an addition to the existing dwelling.
LOCATION:	19 Fitzhugh Avenue Westminster, MD 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-89 and 223-181
HEARING HELD:	July 2, 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 rear yard setback of 40 feet to 29 feet for the construction of an addition to the existing dwelling, are as follows:

The Applicant is proposing to construct an addition in the rear yard of an existing dwelling to include a large family room, bathroom and bedroom for the Applicants' daughter due to her medical condition. The proposed layout of the addition will be turned sideways to the rear of the property. This proposed layout and location of the addition will not interfere with the existence of two underground oil tanks and is most practical for the topography of the land. There are tall trees on the property, which screens the rear yard of the property. The proposed addition is designed to be attached to the existing dwelling and will be accessed at the kitchen. The kitchen is located behind the existing carport. There is an outside entrance being proposed from the garage. No door will be facing Sunset Drive. There is a macadam driveway coming in off of Sunset. By turning the proposed addition, it will be level with the driveway and the loss of windows on the rear of house will be minimized. The topography of the land, removal of the screening of the trees and oil tanks would create undue hardship 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.

July 16, 2002
DATE

RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement