Tax Map/Block/Parcel
No. 29 10 157

Building Permit/Zoning
Certificate BP-02-2761

Case ZA-672

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Calvin Hagan and F. T. Shunick 440 Avenel Circle, Apt. T-4 Westminster, Maryland 21158
REQUEST:	A variance from the required minimum rear setback of 50 ft. to 27 ft. for the construction of a new residence.
LOCATION:	Baumgardner Road Westminster, MD 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-75 and 223-181
HEARING HELD:	August 6, 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 setback of 50 ft. to 27 ft. for the construction a new residence, are as follows:

This is a 1.07-acre lot that is not configured in a perfect rectangle. Open fields border the southwest side of the property that is the proposed location of the house. The septic area uses the majority of the property to the northeast severely restricting the location of the house.

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.

August 9 2002
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement

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