Tax Map/Block/Parcel
No. 62 13 329

Building Permit/Zoning
Certificate BP-02-2590

Case ZA-674

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Wayne C. Redding
1739 Sams Creek Road
Westminster, Maryland 21157

REQUEST: A variance from the required minimum side setback of 20 ft. to 16 ft. for the construction of an addition to the existing dwelling.

LOCATION: 1739 Sams Creek Road
Westminster, MD 21157

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-66 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 side setback of 20 ft. to 16 ft. for the construction an addition to the existing dwelling, are as follows:

The applicants wish to expand the living space for their family. The location of the well in the front of the house prohibits the addition in that area. The most practical place for the addition would be at the left rear of the house since the location of the septic system is in the rear yard. Due to the irregular shape of the lot, the addition would then be too close to the property line.

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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