Tax Map/Block/Parcel
No. 39 16 794

Building Permit/Zoning
Certificate BP-02-3194

Case ZA-675

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	William & Claudia A. DeBoy 652 Gahle Drive Westminster, Maryland 21157
REQUEST:	A variance from the required building line of 80 ft. to 73 ft. for the construction of an addition to the existing dwelling.
LOCATION:	652 Gahle Drive Westminster, MD 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-181
HEARING HELD:	September 3, 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 building line of 80 ft. to 73 ft. for the construction of an addition to the existing dwelling, and a minimum side yard setback of 20 ft. request, which was not advertised, are as follows:

The proposed addition will be used to house and care for the Applicant's elderly in-laws. This addition would create space on the first floor level of the residence. The living room area will be increased and no additional bedrooms will be constructed. This improvement should also increase the marketability of the residence in the future. The best design is to relocate the front and to change the entrance on the house. There is a 10 Ft. wide utility easement that is centered on all non-road frontages. Since the proposed addition is attached to the residence, a minimum side yard setback variance of 20 Ft. is also required. The county owns the adjoining property that involves the side yard setback, which is reserved for future highway construction. The worst-case scenario would mean that if the county were to put in a highway, the property would then be a non-conforming status because of the setback, if the Applicant ever wanted to expand in the future. Since the request for a side yard variance was not advertised, based on legal counsel's opinion, the side yard variance request may have to be filed through another application.

Due to the configuration of the panhandle lot and the location of the septic system, there is no other location for this proposed addition without creating undue hardship for the Applicant.

No neighbors were present at the hearing opposing the Applicant's request; therefore, the granting of the 80 Ft. to 73 ft. variance for the addition in the front of house is granted. I have reviewed the side yard variance with legal counsel and I am officially granting that variance. These variances 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.

SEPTEMBER 12, 2002
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement