Tax Map/Block/Parcel
No. 31 19 54

Building Permit/Zoning
Certificate BP-02-0402

Case ZA-709

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Timothy L. Miller 1411 Joleen Lane Westminster, Maryland 21158
REQUEST:	A variance from the required minimum rear yard setback of 50 Ft. to 35 Ft. for the construction of an addition.
LOCATION:	1411 Joleen Lane Westminster, MD 21158
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-75 and 223-181
HEARING HELD:	December 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 rear yard setback of 50 feet to 35 feet for the construction of an addition, are as follows:

This is a .35-acre lot with a septic system, which takes up the front yard. The front yard is the only area where an addition could be constructed in order to meet the setback requirements; however, the Health Department would not approve an addition in that location. There is a privacy fence along the rear of the property, which makes this the most appropriate location for the addition.

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.

December 9, 2002
DATE

GAYLE FRITZ
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement