Tax Map/Block/Parcel
No. 39 24 745

Building Permit/Zoning
Certificate BP-03-0775

Case ZA-748

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Richard Lee Wilbur 1439 Chazadale Way Westminster, MD 21157
REQUEST:	A variance from the required front yard setback of 145 feet to 135 feet and the required minimum side yard setback of 20 feet to 10 feet for the construction of a family room and garage to the existing dwelling.
LOCATION:	1439 Chazadale Way Westminster, MD 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Section 223-66 and 223-181
HEARING HELD:	May 7, 2003

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing for this variance and a site visit for a physical review of the conditions, this variance is granted.

The property was inspected by the Zoning Administrator and the proposed garage and family room addition was found to have a minimal, if any, effect on adjoining property owners and the overall character of the neighborhood.

The property was duly posted and adjoining property owners were notified of the variance hearing. The petitioner, Richard Wilbur, attended the hearing.

Strict compliance with the terms zoning ordinance, per Section 223-181, would be impractical and cause undue hardship on the petitioner.

This approval is valid for one year from the date of a Zoning Certificate.

NOTE:

Appeals of decision made pursuant to Section 223-181 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Section 223-182 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Section 223-182 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator=s decision.

5-9-03
DATE

NEIL RIDGELY
ZONING ADMINISTRATOR

cc: Zoning Enforcement