CARROLL COUNTY MARYLAND
225 N. Center Street
Westminster, Maryland 21157-5194
410-386-2980
Toll-free 1-888-302-8978
FAX 410-386-2451
TT 410-848-3017

Office of Zoning Administration
Neil M. Ridgely
Zoning Administrator

Tax Map/Block/Parcel
No. 39 14 776

Building Permit/Zoning
Certificate 03-0784

Case ZA-751

# Official Decision
# Zoning Administrator
## Carroll County, Maryland

| | |
|---|---|
| **APPLICANT:** | Linda E. Smith and<br>Edward D. Smith, Jr.<br>219 Sullivan Road<br>Westminster MD 21157 |
| **REQUEST:** | A variance from the required minimum rear yard setback of 40 feet to 32 feet for a family room addition. |
| **LOCATION:** | 219 Sullivan Road<br>Westminster MD 21157 |
| **APPLICABLE REGULATIONS:** | Code of Public Local Laws and Ordinances, Section 223-89 and 223-181 |
| **HEARING HELD:** | June 4, 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 addition was found to have a minimal, if any, effect on adjoining property owners and the overall character of the neighborhood. The property was properly posted and adjoining property owners were notified of the variance hearing. The petitioner attended the hearing.

Facts which support the request for relief from the strict terms of The Code of Public Local Laws and ordinances for Carroll County, in this case Section 223-89, for a reduction in the required rear setback of 40 feet to 32 feet for the construction of an addition to the residence are as follows: There were no members of the public present at the hearing to testify in opposition to the project.

The Office of Zoning Administration has not received any comments in opposition to the variance either by mail or telephone. Per Section 223-181, strict compliance with the terms of the zoning ordinance would be impractical and cause undue hardship on the petitioners.

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

**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.**

6-16-03
DATE

NEIL RIDGELY
ZONING ADMINISTRATOR

cc: Zoning Enforcement