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. 32 6 562

Building Permit/Zoning
Certificate 03-0355

Case ZA-753

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Joseph & Joanna Smith
2225 N. Cape Horn Road
Hampstead, MD 21074-1126

REQUEST: A variance to the side yard setback from 20 feet to 17 feet for an addition.

LOCATION: 2225 N. Cape Horn Road
Hampstead, MD 21074-1126

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Section 223-66 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.

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 223-66, for a reduction to the required setback from 20 feet to 17 feet for the construction of an addition on the residence, are as follows: 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 site was properly posted and adjoining property owners were notified of the variance hearing. The petitioner attended the hearing. There were no members of the public present at the June 12, 2003, hearing to testify in opposition

OFFICIAL DECISION

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. Appeals to this decision must be filed within 30 days of 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.

16 June 2003
DATE

NEIL RIDGELY
ZONING ADMINISTRATOR