CARROLL COUNTY GOVERNMENT
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Office of Zoning Administration
Neil M. Ridgely
Zoning Administrator

16 September 2003

Mr. Neal Denion
2804 Armacost Avenue
Finksburg, MD 21048

Re: Variance for construction of residence at Lot 24, Refreshing Mint Dr., Westminster, MD 21157 Case ZA-782, Permit 03-2249

Dear Mr. Denion:

Based on the testimony and evidence presented at the hearing on the above referenced case, the 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 minimum front yard setback from 40 ft. to 20 ft. for construction of a new residence at Lot #24 Refreshing Mint Drive, Westminster, MD.

The property was inspected by the Zoning Administrator and locating the proposed residence as requested 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. Given the natural terrain of the lot, the reduction in setback is appropriate and will minimize disturbance which would be necessary if the home is constructed within the normal setback areas.

There were no members of the public present at the September 3rd hearing to testify in opposition to the project. The Office of Zoning Administration has not received any comments in opposition to the variance by either 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.

Sincerely,

Neil M. Ridgely
Zoning Administrator
CC: Adjoining property owners
✓ file