Official Decision  
Case ZA-1003  
Permit – 06-0711  
Acting Zoning Administrator  
Carroll County, Maryland  

APPLICANT: Kenneth A. Beck  
REQUEST: A variance from the required minimum side setback of 20 feet to 12 feet for an addition  
LOCATION: 4649 Band Hall Hill Rd.  
Westminster, Md.  
MAP/BLOCK/PARCEL: 13/10/370  
APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-75 and 181  
HEARING HELD: May 3, 2006  

FINDINGS AND 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 side setback of 20 feet to 12 for the construction of an addition are as follows:  

This lot is not only irregular in shape but it is also on a slope. Due to the topography and the placement of the septic system the house was placed in the northeast corner of the property which left no room for any expansion that would meet the required setbacks.  

There was no one 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:

An appeal of a 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 Administrator’s decision in accordance with Chapter 223-188 of the Code of Public Local Laws and 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.

Date

[Signature]
Gayle Fritz
Acting Zoning Administrator