Official Decision  
Case ZA-1105  
Zoning Administrator  
Carroll County, Maryland  

APPLICANT: Roland and Dawn Kemp  
REQUEST: A variance from the required minimum rear yard setback of 50 feet to 43 feet for an addition  
LOCATION: 1520 Greenwood Church Rd.  
New Windsor, Md.  
MAP/BLOCK/PARCEL: 50/7/272  
APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-75 and 223-181  
HEARING HELD: July 2, 2008  

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 variance from the minimum required rear yard setback of 50 feet to 43 feet for an addition are as follows:  

The applicants have a need for additional space to accommodate a home office since Mrs. Kemp will be working from home. They would like the home office to be separate from their existing living space and interior access is already possible from the kitchen at this location. The addition cannot be constructed on the end of the house as there would be no way to provide interior access. In the future they may need to convert part of their home into living quarters for a parent. There is open field behind this property.  

No neighbors were present at the hearing opposing the variance; 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 this decision.  

Note: An appeal of a Decision made pursuant to Chapter 223-181.2 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 223-182 and 223-188 of the Code of Public Local Laws and Ordinances.
A decision of the Zoning Administrator made pursuant to Chapter 223-181 is final and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator’s decision.

July 11, 2008

Gayle Fritz
Zoning Administrator