

Case ZA-540

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

APPLICANT: John and Lynn Kraus
3750 Turkeyfoot Road
Westminster, Maryland 21158

REQUEST: A variance to reduce the minimum
required rear yard setback from 50
feet to 31 feet to construct an
addition to the kitchen at existing
residence

LOCATION: 3750 Turkeyfoot Road
Westminster, Maryland 21158

APPLICABLE REGULATIONS: Article 6, Section 6.7, Article 15
Section 15.5; Zoning Ordinance 1E

HEARING HELD: January 3, 2001

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is granted.

The applicant is requesting a variance to construct a 12-Ft. addition to extend the existing kitchen from the rear of the rancher style residence, which abuts the Charles Carroll School property. The Applicant's property requires a rear yard setback of 50 feet. Due to the slope of the property, a 19-Ft. variance is required.

There were no neighbors 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, and failure to grant the requested relief will result in undue hardship to the Applicant.

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

NOTE:

Appeals of decision made pursuant to Section 15.5 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 Section 17.4 of the Carroll County Zoning Ordinance 1E.

A decision of the Zoning Administrator made pursuant to Section 15.5 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

1/11/2001
DATE

Karl V. Reichlin
KARL V. REICHLIN
ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement