Official Decision  
Zoning Administrator  
Carroll County, Maryland

APPLICANT: William R. & Gene B. Royer  
19 Fitzhugh Avenue  
Westminster, Maryland 21157

REQUEST: A variance from the required  
minimum rear yard setback of 40 Ft.  
to 29 Ft. for the construction of  
an addition to the existing  
dwelling.

LOCATION: 19 Fitzhugh Avenue  
Westminster, MD 21157

APPLICABLE REGULATIONS: Code of Public Local Laws and  
Ordinances, Chapters 223-89 and  
223-181

HEARING HELD: July 2, 2002

FINDINGS & 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 required rear yard  
setback of 40 feet to 29 feet for the construction of an addition to the  
existing dwelling, are as follows:

The Applicant is proposing to construct an addition in the rear yard  
of an existing dwelling to include a large family room, bathroom and  
bedroom for the Applicants' daughter due to her medical condition. The  
proposed layout of the addition will be turned sideways to the rear of the  
property. This proposed layout and location of the addition will not  
interfere with the existence of two underground oil tanks and is most  
practical for the topography of the land. There are tall trees on the  
property, which screens the rear yard of the property. The proposed  
addition is designed to be attached to the existing dwelling and will be  
accessed at the kitchen. The kitchen is located behind the existing  
carport. There is an outside entrance being proposed from the garage. No  
doors will be facing Sunset Drive. There is a macadam driveway coming in  
off of Sunset. By turning the proposed addition, it will be level with the  
driveway and the loss of windows on the rear of house will be minimized.  
The topography of the land, removal of the screening of the trees and oil  
tanks would create undue hardship for the Applicant.

No neighbors were 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:

Appeals of 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 Administrators decision in accordance with Chapter 223-188 of the Code of Public Local Laws & 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.

July 16, 2002

DATE

Ralph E. Green

ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement