Case ZA-674

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Wayne C. Redding
1739 Sams Creek Road
Westminster, Maryland 21157

REQUEST: A variance from the required
minimum side setback of 20 ft. to
16 ft. for the construction of an
addition to the existing dwelling.

LOCATION: 1739 Sams Creek Road
Westminster, MD 21157

APPLICABLE REGULATIONS: Code of Public Local Laws and
Ordinances, Chapters 223-66 and
223-181
August 6, 2002

HEARING HELD:

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 side
setback of 20 ft. to 16 ft. for the construction an addition to the
existing dwelling, are as follows:

The applicants wish to expand the living space for their family. The
location of the well in the front of the house prohibits the addition in
that area. The most practical place for the addition would be at the left
rear of the house since the location of the septic system is in the rear
yard. Due to the irregular shape of the lot, the addition would then be
too close to the property line.

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.
OFFICIAL DECISION
ZA-674
Page Two

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.

August 9, 2002
DATE

Ralph E. Green
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement

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