

Case ZA-640

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

APPLICANT: Stephen Larry Unger
4134 Turkeyfoot Road
Westminster, Maryland 21158

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

LOCATION: 4134 Turkeyfoot Road
Westminster, MD 21158

APPLICABLE REGULATIONS: Code of Public Local Laws and
Ordinances, Chapters 223-75 and
223-181

HEARING HELD: May 7, 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 side yard setback of 20 feet to 16 feet for the construction of an addition to the existing dwelling, are as follows:

The Applicant is proposing to construct an addition, which will be tied into an existing garage that sits behind the property. Currently, the closest edge of the property line is 17 Ft. The setback is necessary in order to square the building and match the roofline. Due to the existing driveway on the property, this is the most practical location for the garage that will not create undue hardship or practical difficulty 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.

OFFICIAL DECISION

ZA-640

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.

May 17, 2002
DATE

Gayle Fritz
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ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement