CARROLL COUNTY GOVERNMENT
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Acting Zoning Administrator
Gayle Fritz

Official Decision
Case ZA-1002
Permit – 06-0991
Acting Zoning Administrator
Carroll County, Maryland

APPLICANT:	Kevin W. Dodd
REQUEST:	A variance from the required minimum front yard setback of 50 feet to 12.5 feet and the side yard setback of 50 feet to 12.5 feet for a detached garage
LOCATION:	797 Mountain View Dr. Westminster, Md.
MAP/BLOCK/PARCEL:	39/16/956
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-37 and 181
HEARING HELD:	July 5, 2006

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 reduction of the minimum required front setback of 50 feet to 12.5 feet and the side setback of 50 feet to 12.5 feet for the construction of a detached garage, are as follows:

This 3.3 acre lot is very deep and narrow. In 2003 Mr. Dodd applied for and received a variance to the side yard setback for an attached garage. The reason the variance was needed is because of the narrow lot. This fact, of course, has not changed. There is also a perpetual easement for turnaround designated on the front of Mr. Dodd's property at the end of Mountain View Dr. Mr. Dodd has a large truck and trailer and in order to get it turned around and in the garage, the garage is proposed to be constructed on an angle. There is a very limited area where this garage can be placed and accessed due to the shape of the lot, the location of the well and septic and the topography.

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:

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, 2006
Date

Gayle Fritz
Gayle Fritz
Acting Zoning Administrator