CARROLL COUNTY GOVERNMENT
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Acting Zoning Administrator
Gayle Fritz

Official Decision
Case ZA-1004
Permit – 06-0748
Acting Zoning Administrator
Carroll County, Maryland

APPLICANT:	Manuel Rivera
REQUEST:	A variance from the required minimum side setback of 20 feet to 15 feet for an attached garage
LOCATION:	2929A Birdview Rd. Westminster, Md.
MAP/BLOCK/PARCEL:	58/17/633
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-75 and 181
HEARING HELD:	May 3, 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 side setback of 20 feet to 15 for the construction of an attached garage are as follows:

This house is the right side of a duplex which limits the placement of a garage. The septic system is in the rear of the property. An electrical meter has been positioned at the side of the house. If the meter was not there and the entire garage could be attached to the house a variance to the setback would not be needed.

There was no one 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 223-183 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 223-188 of the Code of Public Local Laws and 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 4 2006
Date

Gayle Fritz
Acting Zoning Administrator