CARROLL COUNTY GOVERNMENT
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Acting Zoning Administrator
Gayle Fritz

**Official Decision**
**Case ZA-1021**
**Permit – 06-1781**
**Acting Zoning Administrator**
**Carroll County, Maryland**

| | |
|---|---|
| **APPLICANT:** | William Hauser |
| **REQUEST:** | A variance from the required minimum side yard setback from 20 feet to 10 feet for an attached garage. |
| **LOCATION:** | 4020 Roop Rd.<br>New Windsor, Md. 21776 |
| **MAP/BLOCK/PARCEL:** | 61/8/260 |
| **APPLICABLE REGULATIONS:** | Code of Public Local Laws and Ordinances, Chapters 223-75 and 181 |
| **HEARING HELD:** | August 2, 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 side setback of 20 feet to 10 feet for the construction of an attached garage are as follows:

This applicant wishes to construct an attached garage on the right side of the house, which is where the driveway is located. The proposed garage will not go any closer to the property line than the existing parking area and there is a screen of mature pine trees on the property line. The septic system is in the front yard, the backyard is landscaped, has mature trees and is where the well is located, making the side yard the only logical location for a garage.

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.**

August 9, 2006
**Date**

Gayle Fritz
**Gayle Fritz**
**Acting Zoning Administrator**