

CARROLL COUNTY GOVERNMENT

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Acting Zoning Administrator
Gayle Fritz

**Official Decision
Case ZA-1024
Permit – 06-0273
Acting Zoning Administrator
Carroll County, Maryland**

APPLICANT: Sandra Lee Stonesifer

REQUEST: A variance from the required minimum side yard setback from 20 feet to 16 feet for a detached garage

LOCATION: 2016 Old Taneytown Rd.
Westminster, Md. 21158

MAP/BLOCK/PARCEL: 37/6/304

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 16 feet for the construction of a detached garage, are as follows:

The applicant wishes to construct a detached garage on the side of the house where the driveway is located. Mature trees and the location of the septic system prohibit placing the garage in the rear yard, leaving the left side yard the only practical location for the 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 8, 2006
Date

Gayle Fritz
Gayle Fritz
Acting Zoning Administrator