CARROLL COUNTY GOVERNMENT
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Acting Zoning Administrator
Gayle Fritz

Official Decision
Case ZA-1025
Permit – 05-2974
Acting Zoning Administrator
Carroll County, Maryland

APPLICANT:	Daniel and Catherine Murray
REQUEST:	A variance from the required minimum front yard setback from 40 feet to 18 feet for an attached breezeway and garage
LOCATION:	4317 Washington Way Sykesville, Md. 21784
MAP/BLOCK/PARCEL:	63/19/151
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-82 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 front setback of 40 feet to 18 feet for the construction of an attached breezeway and garage, are as follows:

This property is on a corner lot, therefore it has two front yard setbacks. The house was built at an angle across the corner which means that an addition to either side would likely require a variance. The well and septic are both located in the rear yard which would prohibit an addition in that area.

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