CARROLL COUNTY GOVERNMENT
225 N. Center Street
Westminster, Maryland 21157
410-386-2980
Toll-free 1-888-302-8978
Fax 410-386-2451
TT 410-848-3017

Acting Zoning Administrator
Gayle Fritz

Official Decision
Case ZA-1033
Permit – 06-2683
Acting Zoning Administrator
Carroll County, Maryland

APPLICANT:	Lance Righter and Heather Burkart
REQUEST:	A variance from the required minimum side yard setback from 20 feet to 10 feet for the construction of an attached garage
LOCATION:	2610 Gillis Falls Rd. Woodbine, Md. 21797
MAP/BLOCK/PARCEL:	71/16/207
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-37, 75 and 181
HEARING HELD:	October 4, 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 yard setback of 20 feet to 10 feet for the construction of an attached garage, are as follows:

This lot is triangular in shape and is steeply sloped. The house with a one car attached garage was built to the far right side leaving no room for expansion. The applicants now wish to add another one car attached garage. The well is in the left front and the septic is in the rear which, along with the slope of the property, make this the only practical location for the attached 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.

October 5, 2006
Date

Gayle Fritz
Gayle Fritz
Acting Zoning Administrator