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

Zoning Administration Office

Official Decision
Case ZA-1043
Permit – 06-3190
Zoning Administration
Carroll County, Maryland

APPLICANT: Byron Horn Jr.

REQUEST: A variance from the required minimum side yard setback from 20 feet to 11 feet 2 inches for the construction of an attached garage

LOCATION: 5409 Valley View Ct.
Mt. Airy, Md. 21771

MAP/BLOCK/PARCEL: 66/17/245

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-66, 75 and 181

HEARING HELD: January 16, 2007

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 11 feet 2 inches for the construction of an attached garage are as follows:

This house was built around 1977 and was located in the middle of the lot. The applicant would now like to build an attached garage and there is not enough room on either side of the house to build an attached garage that would meet the applicant's needs and meet the required setbacks. The septic system is located in the rear yard.

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.

January 16, 2007
Date

Gayle Fritz
Zoning Manager