CARROLL COUNTY GOVERNMENT
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Zoning Administration Office

Official Decision
Case ZA-1045
Permit – 06-3419
Zoning Administration
Carroll County, Maryland

APPLICANT:	Joe Andrews
REQUEST:	A variance from the required minimum side yard setback from 20 feet to 16 feet for an attached garage
LOCATION:	201 Opal Ave. Westminster, Md. 21157
MAP/BLOCK/PARCEL:	47/4/239
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-66, 75, 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 16 feet for an attached garage are as follows:

The applicant has constructed an attached carport on his house and now wishes to change it to a garage. Attached carports are allowed a 25% reduction of the required setbacks. There have been no complaints regarding the location of the existing carport and enclosing it would have no negative impact on the surrounding 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.

January 16, 2007
Date

Gayle Fritz
Gayle Fritz
Zoning Manager