CARROLL COUNTY GOVERNMENT
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Acting Zoning Administrator
Gayle Fritz

Official Decision
Case ZA-1047
Permit – 07-0048
Acting Zoning Administrator
Carroll County, Maryland

APPLICANT: Amy E. Kraft Bitz

REQUEST: A variance from the required side yard setback of 20 feet to 15 feet for an attached garage

LOCATION: 1520 Allen Way
Westminster, Md. 21157

MAP/BLOCK/PARCEL: 39/17/732

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-64 and 181

HEARING HELD: February 7, 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 15 feet for the construction of an attached garage, are as follows:

The applicants wish to convert the existing attached garage to living space to meet the family's needs for more living area since the house does not have a basement. They would like to then build an attached garage that would accommodate their three vehicles, one being an oversized pick-up truck, and an entrance door into the house. The garage would extend only 6 inches beyond the existing paved parking area. Jon and Andrea Cosentini were present to give their testimony and to represent other neighbors, Ken and Judy VandeGrift and Dave and Missy Wilcox. They feel that to grant the variance would disrupt their enjoyment of their property. Mr. and Mrs. Cosentini are the neighbors who share the property line for which the variance has been requested and would be the ones most affected. A detached garage located behind the house could be as close as 5 feet to the side property line, however, because the septic system takes up most of the rear yard a garage could not be constructed in that area. Although Mr. and Mrs. Cosentini feel that to grant this variance would interfere with the use of their property I believe that having the vehicles parked inside a garage on the Bitz property rather than outside will have less of an impact. Also, the plot plan submitted with the original building permit for the house showed there was 60 feet from the house to the property line which would have allowed the 40 foot garage and

the required 20 foot setback. The survey Ms. Bitz received when she purchased the house showed only 56 feet to the property line. Granting this variance should have no adverse effect on adjoining property owners.

This approval is valid for one year from the date of this decision.

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.

February 9, 2007
Date

Gayle Fritz
Zoning Manager