CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1052
Permit – 07-0289
Zoning Manager
Carroll County, Maryland

APPLICANT:	Matthew Wallach
REQUEST:	A variance from the required side yard setback of 12 feet to 10 feet for an attached garage
LOCATION:	708 Fairfield Ave. Westminster, Md. 21157
MAP/BLOCK/PARCEL:	46/20/791
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-89 and 181
HEARING HELD:	March 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 12 feet to 10 feet for the construction of an attached garage, are as follows:

This house is on a corner lot meaning it has two front yard setbacks, putting it further from one property line than would typically be on an interior lot. The driveway is located on the side of the house where the variance is being requested, which is the logical location for an attached garage. There are pine trees on that property line creating some screening from the adjoining property.

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 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.

March 12, 2007
Date

Gayle Fritz
Gayle Fritz
Zoning Manager