CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1053
Zoning Manager
Carroll County, Maryland

APPLICANT:	Floyd and Bonnie Costley
REQUEST:	A variance from the required minimum side setback 20 feet to 18 feet 6 inches for an attached garage
LOCATION:	1223 Piney Breeze Lane Westminster, Md. 21157
MAP/BLOCK/PARCEL:	62/9/124
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-75 and 181
HEARING HELD:	April 4, 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 side setback from 20 feet to 18 feet 6 inches for an attached garage, are as follows:

The house location on this property was originally staked out by Mr. Costley to comply with the 20 foot minimum side yard setback. The encroachment was not discovered until after the foundation had been dug and poured and the house was under construction. Lori Coon, who owns the property immediately adjacent to the Costley's property, was in attendance and stated that the encroachment caused no adverse effect to her property. There is only one corner of the garage that encroaches on the setback, not the entire house.

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.

4-11-07
Date

Gayle Fritz
Gayle Fritz
Zoning Manager