CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1056
Zoning Manager
Carroll County, Maryland

APPLICANT:	Michael E. Peters
REQUEST:	A variance from the required minimum side setback 20 feet to 10 feet for a detached garage
LOCATION:	3308 Blacks Schoolhouse Rd. Taneytown, Md. 21784
MAP/BLOCK/PARCEL:	11/8/155
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 10 feet for a detached garage, are as follows:

This house was built over 100 feet back from the road to accommodate the location of the septic system. Immediately behind the house is a bank that is full of very large rocks. Not only is it cost prohibitive to try and move the rocks but they create a natural retaining wall for the bank. If the detached garage was able to be located behind the house it could come as close as 5 feet to the rear and side property line, however, because of the bank there is not enough room. The driveway is on the side of the house where the garage is proposed.

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.

24-11-07
Date

Gayle Fritz
Gayle Fritz
Zoning Manager