CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1063
Zoning Manager
Carroll County, Maryland

APPLICANT:	Larry & Shirley Garber
REQUEST:	A variance from the required rear yard setback of 50 feet to 30 feet and a front yard setback of 40 feet to 35 feet for a new house
LOCATION:	Southeast side of McKinstrys Mill Rd., north of McKinstrys Mill Union Bridge, Md.
MAP/BLOCK/PARCEL:	49/10/152
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-75 and 181
HEARING HELD:	June 14, 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 required rear yard setback of 50 feet to 30 feet and a front yard setback of 40 feet to 35 feet for a new house are as follows:

This lot is oddly shaped with a natural swale through the middle of it. Testimony was given by Mr. Al Stroud of A.L.S. regarding the discovery of solid rock on the northern end of the property when conducting preliminary perc tests. The location of the septic system is restricted by the discovery of the rock. There are existing buildings on the property which also contributes to the difficulty in the placement of the house. The proposed house will be in the same general area as the previous house which was destroyed by fire in 1993.

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.

June 18, 2007
Date

Gayle Fritz
Gayle Fritz
Zoning Manager