CARROLL COUNTY GOVERNMENT
225 N. Center Street
Westminster, Maryland 21157
410-386-2980
Toll-free 1-888-302-8978
Fax 410-386-2451
TT 410-848-3017

Office of
Zoning Administration

Official Decision
Case ZA-1067
Code Official
Carroll County, Maryland

APPLICANT:	Dale Christensen and Marie Sulka
REQUEST:	A variance from the required front yard setback of 40 feet to 27 feet for a detached garage
LOCATION:	2930 Arters Mill Rd. Westminster, Md.
MAP/BLOCK/PARCEL:	20/18/312
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapter 223-75 and 223-181
HEARING HELD:	July 11, 2007

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the front yard 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 front yard setback of 40 feet to 27 feet for the construction of a detached garage, are as follows:

Ms. Sulka indicated that the location of the detached garage would line up with their existing attached one car garage. The road curves, therefore the setback would be reduced to 27 feet. The property slopes drastically to the back of the lot and locating this detached garage on the rear of the property would create a steep hill to walk to and from the garage. Attaching the garage to the existing garage would require major reconstruction of the roofs and only gain a few feet of front yard setback.

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.

7/12/07
Date

Michael D. Maring
Code Official