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-1068
Zoning Manager
Carroll County, Maryland

APPLICANT:	Michael Conner
REQUEST:	A variance from the required side yard setback of 20 feet to 10 feet for an attached garage
LOCATION:	946 Leisters Church Rd. Westminster, Md. 21157
MAP/BLOCK/PARCEL:	39/12/291
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapter 223-66 and 223-181
HEARING HELD:	July 11, 2007

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the side 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 side yard setback of 20 feet to 10 feet for the construction of an attached garage, are as follows:

The applicant is in a wheel chair and requires an attached garage that will accommodate a van. The house is built toward the front of the lot and the shape of the lot narrows as it reaches the road, which means that almost any addition would require a variance. The applicant approached the adjacent property owner on that side of the house to see if they could purchase the additional land needed so they would not have to request a variance but that property owner did not wish to sell any land. There is an open field on that side. The well and septic are both located at the rear of the house which further restricts the location of an addition.

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.

July 12, 2007
Date

Gayle Fritz
Zoning Manager