CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1075
Zoning Manager
Carroll County, Maryland

APPLICANT:	John Zawistowski
REQUEST:	A variance from the required side yard setback of 20 feet to 19 feet for an attached garage
LOCATION:	2010 Gracie Dr. Finksburg, Md.
MAP/BLOCK/PARCEL:	59/20/681
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-66 and 181
HEARING HELD:	September 5, 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 required side yard setback of 20 feet to 19 feet for an attached garage are as follows:

The applicants wish to build an attached garage on the left side of their house. Their lot is 93 feet wide in the front and 170 feet wide in the rear. Only the left front corner of the proposed garage will protrude into the setback by 1 foot. The rear of the garage will be well within the required setback. There is a row of mature pine trees along this property line.

There were no neighbors 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.

September 7, 2007
Date

Gayle Fritz
Gayle Fritz
Zoning Manager