CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1085
Zoning Manager
Carroll County, Maryland

APPLICANT:	Ed and Karen Nevin
REQUEST:	A variance from the required minimum side yard setback of 20 feet to 12 feet for an attached garage
LOCATION:	2910 Constellation Way Finksburg, Md.
MAP/BLOCK/PARCEL:	59/13/984
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-66 and 223-181
HEARING HELD:	November 7, 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 12 feet for an attached garage are as follows:

The applicants wish to enlarge their existing garage storage by adding an additional attached garage. This is the only practical location for the garage as it will access the existing driveway. The location of the family room at the rear of the existing garage would prohibit building onto the rear of the house. There is a row of mature pine trees on the property line that will provide screening from the adjacent property.

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.

November 8, 2007
Date

Gayle Fritz
Gayle Fritz
Zoning Manager