CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1090
Zoning Manager
Carroll County, Maryland

APPLICANT: Michael and Mary Ann Staubs

REQUEST: A variance from the required minimum side yard setback of 20 feet to 12 feet for an attached mud room and garage

LOCATION: 2104 Emory Rd.
Reisterstown, Md.

MAP/BLOCK/PARCEL: 54/19/104

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-66 and 223-181

HEARING HELD: January 2, 2008

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 variance from the required minimum side yard setback of 20 feet to 12 feet for an attached mud room and garage are as follows:

The applicants wish to build an attached mud room and garage to the existing house. They had considered building a detached garage and locating it in the rear yard; however, there is a swale in the back and the location of the garage would have interfered with the natural flow of water. Also, there are only two trees on the property and one of them would have had to be removed in order to construct the garage.

No neighbors were present at the hearing opposing the variance; 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.

January 7, 2008
Date

Gayle Fritz
Zoning Manager