CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1097
Zoning Manager
Carroll County, Maryland

APPLICANT: Seth Bates

REQUEST: A variance from the required minimum side yard setback of 20 feet to 10 feet for a detached garage

LOCATION: 1006 Old Westminster Rd.
Westminster, Md. 21157

MAP/BLOCK/PARCEL: 51/4/78

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

HEARING HELD: April 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 10 for a detached garage are as follows:

The applicant would like to construct a detached garage to the left side of their house. This lot is almost entirely on a hill and the only level place is where the house is built. The location of the garage will actually be somewhat screened from surrounding properties by the rear yard, which slopes up, and a bank on the left with bushes and trees. There is no other practical location for this 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.

April 4, 2008
Date

Gayle Fritz
Zoning Manager