CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1100
Zoning Manager
Carroll County, Maryland

APPLICANT: Michael Carl Langdon

REQUEST: A variance from the required minimum setback of 20 feet to 14 feet for an attached garage

LOCATION: 4611 Wentz Rd.
Manchester, Md.

MAP/BLOCK/PARCEL: 14/11/646

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-75 and 223-181

HEARING HELD: May 7, 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 14 feet for an attached garage are as follows:

The applicant would like to construct an attached garage onto his house. This house was essentially constructed backward on the lot. The driveway comes into the back of the house and the applicant wishes to turn the existing attached garage into living space that will help to make the back of the house more like a front. Due to the way the house is located, the topography of the lot, the location of the well, septic and driveway and the shape of the lot there is no other practical place to attach 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.

May 15, 2008
Date

Gayle Fritz
Gayle Fritz
Zoning Administrator