CARROLL COUNTY GOVERNMENT
225 N. Center Street
Westminster, Maryland 21157
410-386-2980
Toll-free 1-888-302-8978
Fax 410-386-2451
TT 410-848-3017

Office of
Zoning Administration

Official Decision
Case ZA-1109
Zoning Administrator
Carroll County, Maryland

APPLICANT: John and Stephanie Wojtowicz

REQUEST: A variance from the front yard setback of 40 to 24 feet for an addition

LOCATION: 3297 St. Georges Ct.
Hampstead, Md.

MAP/BLOCK/PARCEL: 32/6/562

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

HEARING HELD: September 3, 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 front yard setback from 40 feet to 24 feet are as follows:

The applicant would like to build an attached garage to the right side of the residence. There is an existing pool and deck attached to the rear of the house extending out approximately 45 feet to the right. This lot has a triangular shape with the front being the widest portion. It also fronts on a curve with the house built close to the left side. The applicants plan is to angle the garage toward the road because of the location of the deck in proximity to the curve of the front property line and to be able to use most of the existing driveway. During the hearing we discussed the possibility of a different design that would push the garage back a little further from the front property line but while the applicants were open to this idea they were unsure whether this would be possible and still maintain the square footage of the addition that they need. This variance has been approved at 24 feet; however, my hope is that, even though this addition would still encroach on the front setback, the applicants will pursue a redesign that will move the garage slightly farther back on the property, if that is possible.

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 223-181 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 9, 2008
Date

Gayle Fritz
Zoning Administrator