



**Official Decision
Case ZA-1119
Zoning Administrator
Carroll County, Maryland**

APPLICANT: Mike Murphey

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

LOCATION: 104 South Springdale Rd.
Westminster, Md.

MAP/BLOCK/PARCEL: 44/4/270

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

HEARING HELD: January 7, 2009

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 feet for a detached garage are as follows:

The applicant wishes to build a detached garage for additional storage. The location of the building is limited by the existing driveway and the septic reserve area. There is a 500 gallon propane tank buried on the right side of the house. The property slopes off in back of the house and the applicant testified that he had water drainage problems in the past and would need to keep the garage somewhat elevated to avoid more of the same problems.

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 9, 2009
Date

Gayle Fritz
Gayle Fritz
Zoning Administrator