CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1139
Zoning Administrator
Carroll County, Maryland

APPLICANT: Kevin Kreipl

REQUEST: Variance from the required minimum front yard setback of 30 feet to 10 feet for an attached garage

LOCATION: 1574 Brimfield Circle

MAP/BLOCK/PARCEL: 73/24/719

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 103-53 and 223-181

HEARING HELD: June 3, 2009

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing the variance is denied.

Facts which support the denial of this variance request are as follows:

The applicant wishes to build an attached garage onto his house. This is a corner lot which means there are two front yards because the lot fronts on two streets. Mr. Kreipl would like to construct an attached garage that will load from Brimfield Circle and be only 10 feet from that property line. All residences must provide two off-street parking spaces that are within their property lines. With a setback of only ten feet there would not be sufficient space for the off street parking.

There were several letters received in opposition to this request and two letters received in support.

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.

June 9, 2009
Date

Gayle Fritz
Zoning Administrator