CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1141
Zoning Administrator
Carroll County, Maryland

APPLICANT: Gary Briggs Jr.

REQUEST: Variance from the minimum required side yard setback of 20 feet to 10 feet for an attached garage

LOCATION: 3810 Softwind Dr.

MAP/BLOCK/PARCEL: 41/19/733

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

HEARING HELD: July 1, 2009

FINDINGS AND CONCLUSIONS

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

Facts which support the request for a variance from the minimum required side yard setback of 20 feet to 10 feet for an attached garage are as follows:

The applicant would like to add an attached garage onto his house. The location for additional garage space is limited for several reasons, such as, the location of the septic system, the location of the existing driveway and the fact that the Homeowner Association rules would not approve a detached garage. The design of the proposed attached garage allows for the 2 off street parking spaces required to be completely within the property lines.

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.

July 6, 2009
Date

Gayle Fritz
Zoning Administrator