CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1145
Zoning Administrator
Carroll County, Maryland

APPLICANT: Denny Wheat Jr.

REQUEST: Variance from the minimum required front yard setback of 50 feet to 22 feet for a detached garage

LOCATION: 3409 Edolin Farms Ct.
Finksburg, Md.

MAP/BLOCK/PARCEL: 64/2/478

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-37 and 223-181

HEARING HELD: August 5, 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 front yard setback of 50 feet to 22 feet for a detached garage are as follows:

The applicant would like to construct a detached garage at the end of the existing driveway. Health Department regulations require the garage to be a minimum of 30 feet from the well; therefore the garage cannot be built directly behind the house. A location further back on the property is not only restricted by an existing stable but would require extensive grading. The property to the left of the proposed garage is partially screened by a row of pine trees.

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.

August 6, 2009
Date

Gayle Fritz
Zoning Administrator