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-1148
Zoning Administrator
Carroll County, Maryland

APPLICANT: Byron and Judith-Anne Ricketts

REQUEST: A variance from the front yard setback of 40 feet to 20 feet for a detached garage

LOCATION: 5677 Ridge Rd.
Mt. Airy, Md.

MAP/BLOCK/PARCEL: 66/20/347

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

HEARING HELD: September 2, 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 reduction of the minimum required front yard setback of 40 feet to 20 feet for a detached garage are as follows:

The applicant would like to construct a detached garage on his property. The house was built on the lot on an angle which means that almost any addition to either side of the house would require a variance. The septic system is in the rear yard. The location of the proposed garage, which crosses the recorded minimum building line, is the only practical location because of the orientation of the house and the location of the septic system.

No neighbors were present at the hearing opposing the use; therefore, the granting of this use 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.

September 9, 2009
Date

Gayle Fritz
Gayle Fritz
Zoning Administrator