CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1154
Zoning Administrator
Carroll County, Maryland

APPLICANT: Francis L. Fidler

REQUEST: A variance to the minimum required side yard setback of 20 feet to 6 feet for a detached garage

LOCATION: 4221 Rupp Rd.
Millers, Md. 21102

MAP/BLOCK/PARCEL: 15/9/319

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

HEARING HELD: October 7, 2009

FINDINGS AND CONCLUSIONS

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

Facts which support the request for relief from the strict terms of the ordinances, in this case, a reduction of the minimum required side yard setback of 20 feet to 6 feet for a detached garage are as follows:

The applicant would like to build a detached garage. The location of the septic system in the front, the well and a BGE transformer box behind the house as well as a very steep rear yard all severely limit the useable area in which to locate a garage. This location is next to a 50 foot wide ingress and egress for other properties. The applicant has testified that there will be room to park his vehicles within his property lines.

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.

October 19, 2009
Date

Gayle Fritz
Gayle Fritz
Zoning Administrator