CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1157
Zoning Administrator
Carroll County, Maryland

APPLICANT: Jon Larmore, contractor

REQUEST: A variance from the required front yard setback of 65 feet from the center line of Poole Rd to 34 feet for a detached garage

LOCATION: 903 Poole Rd.
Westminster, Md.

MAP/BLOCK/PARCEL: 46/21/617

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-19 and 223-181

HEARING HELD: October 7, 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 from 65 feet from the center line of Poole Rd. to 34 feet for a detached garage are as follows:

The applicant would like to replace and enlarge an existing garage that was built prior to the enactment of Zoning. The existing garage is built into a hill and in fact this entire lot slopes upwards steeply. There is no other place on this lot where a garage could be built. The new garage will not be built any closer to the road than the existing garage is now.

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 14, 2009
Date

Gayle Fritz
Gayle Fritz
Zoning Administrator