CARROLL COUNTY GOVERNMENT
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Office of Zoning Administration

Official Decision
Case ZA-1181
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Robin Ford
REQUEST:	A variance from the required front yard setback of 50 feet to 25 feet, and a variance from the required side yard setback of 50 feet to 40 feet for a detached garage
LOCATION:	Cabernet Drive Westminster, Maryland
MAP/BLOCK/PARCEL:	57/18/54
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-37 and 223-181.
HEARING HELD:	January 6, 2010

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 variance from the required front yard setback of 50 feet to 25 feet, and a variance from the required side yard setback of 50 feet to 40 feet for a detached garage are as follows:

The applicant, represented by Cindy Fitzgerald, Office Manager for Robin Ford, Builders and Remodeling, Inc., provided a site plan showing the location of the approved septic system and the steep grades that cover most of the property with the proposed location of the house and septic area taking up most of the buildable area on this property. The proposed location is the only location that will provide a reasonable and useable area for the garage without major grading of the lot and removal of trees. The existing forest easement that the garage is proposed to set in needs to be re-recorded to show the garage not sitting in the easement. The re-recorded easement will need to be completed before any building permit is issued.

The applicant was referred to the Bureau of Permits and Inspections for all necessary permits and should provide a copy of this decision when applying for the permit for the garage.

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.

January 8 2010
Date

Jay Voight
Jay Voight
Zoning Administrator