CARROLL COUNTY GOVERNMENT
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Office of Zoning Administration

Official Decision
Case ZA-1185
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Derek Edwards
REQUEST:	A variance from the side yard setback from of 20 feet to 15 feet for a detached garage.
LOCATION:	4711 Gold Finch Drive, Hampstead, MD
MAP/BLOCK/PARCEL:	33/11/30
APPLICABLE REGULATIONS:	Chapters 223-66 and 223-181 of the Carroll County Code of Public Local Laws and Ordinances
HEARING HELD:	February 3, 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 side yard setback from 20 feet to 15 feet for a detached garage are as follows:

If the proposed garage was attached to the existing house it would still need a side yard reduction. If the garage was moved back behind the house then it could be as close as 5 feet to the property line. The neighbors who attended the hearing were concerned about the garage being located in front of their house. Due to the way the houses were built, in any location, the garage would be located in front of their house. 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.

February 17, 2010
Date

Jay Voight
Zoning Administrator