CARROLL COUNTY GOVERNMENT
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Jay Voight
Zoning Administrator
Office of Zoning Administration

Official Decision
Case ZA-1199
Zoning Administration
Carroll County, Maryland

APPLICANT:	James Falise, Jr.
REQUEST:	Reduction of a required 40 foot front yard setback to 10 feet
LOCATION:	339 Hook Road, Westminster, MD 21157
MAP/BLOCK/PARCEL:	52/2/176
APPLICABLE REGULATIONS:	Chapters 223-82 and 223-181
HEARING HELD:	May 5, 2010

FINDINGS AND CONCLUSIONS

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

Facts which support the request for relief from the strict terms of the Ordinance, in this case, a variance from the 40 foot front yard setback to 10 feet for an attached garage are as follows:

The property is located at the intersection of two roads; therefore, creating two front yards on the property with 40 foot setbacks. The front of the house faces Hook Road and is 30 feet from the property line. The side of the house that faces Maple Crest Drive is located 31 feet from the property line. Maple Crest Road is a secondary road with an existing stop sign located at the intersection with Hook Road. The proposed garage addition front will be setback an additional 6 feet from the front line of the house and will not affect the sight distance for traffic visibility from either road. Access to the garage addition is to remain at its present location off of Hook Road with no changes being made to the entrance.

Neighbors were present at the hearing opposing the variance; however, the granting of this variance should have no adverse effect on any adjoining property owners. The neighbors did have concerns that the garage would block their view of oncoming traffic. When I visited the site, I saw that the proposed location would not affect the view of traffic; however, I noticed that at this time there are no large plantings of trees or bushes along Maple Crest Drive. As a condition of approval, no large trees or plantings are allowed that would affect the view of traffic from either Hook Road or Maple Crest Drive across the lot. The existing driveway entrance off of Maple Crest Drive shall be removed.

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.

May 7 2010
Date

Jay C Voight
Jay Voight
Zoning Administrator