CARROLL COUNTY GOVERNMENT
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Jay C. Voight
Zoning Administrator
Office of Zoning Administration

Official Decision
Case ZA-1225
Zoning Administration
Carroll County, Maryland

APPLICANT:	**Robin Bates**
REQUEST:	**A side yard reduction from 20 feet to 11.5 feet for an open carport**
LOCATION:	**4200 Valley Vista Court, Manchester, MD 21102**
MAP/BLOCK/PARCEL:	**14/18/410**
APPLICABLE REGULATIONS:	**Chapters 223.70, 179, and 181**
HEARING HELD:	**August 4, 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 for a side yard reduction from 20 feet to 11.5 feet for an open carport are as follows:

The existing house sits at an odd angle to the property lines with the right front corner of the house closer to the property line than any other point of the house. To the left side of the house, the property slopes steeply away from the house. The well is located directly behind the driveway preventing any expansion to the rear of the houses driveway.

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.

8/5/10
Date

Jay C Voight
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