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Jay C. Voight
Zoning Administrator
Office of Zoning Administration

Official Decision
Case ZA-1226
Zoning Administration
Carroll County, Maryland

APPLICANT:	**Randall and Gwendolyn Moore**
REQUEST:	**Front yard reduction from 40 feet to 14 feet for an attached garage**
LOCATION:	**2021 Arabian Drive, Finksburg, MD 21048**
MAP/BLOCK/PARCEL:	**53/21/716**
APPLICABLE REGULATIONS:	**Chapters 223.82 and 223.181**
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 front yard reduction from 40 feet to 14 feet for an attached garage are as follows:

The property has two front yards and one of them is located on the side. The applicants would like to place the garage here because there is not enough room on the opposite side for a garage. The proposed garage had a side entrance leaving only 14 feet to park a car on their property. Twenty feet is required for a parking space. The applicants have proposed to change from a side approach to the garage to a rear approach. By using a rear approach to the garage, there is plenty of room for vehicles to park off of the county right-of-way. This will allow the development of the county right-of-way to proceed without any concerns over parking. The house is located at an angle to the main road providing a clear and unobstructed view throughout the intersection; therefore, not effecting the traveling public.

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. If a building permit or Zoning Certificate is not applied for and issued with a year of this decision, the approval is voided.

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.

August 5 2016
Date

Jay C. Voight
Zoning Administrator