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

Official Decision
Case ZA-1249
Zoning Administration
Carroll County, Maryland

APPLICANT:	**Janet Breeding**
REQUEST:	**Reduce side yard setback from 20 feet to 15 feet and rear yard setback from 50 feet to 27 feet**
LOCATION:	**3409 Uniontown Road, Westminster, MD 21158**
MAP/BLOCK/PARCEL:	**37/14/179**
APPLICABLE REGULATIONS:	**Chapters 223-75 and 223-181**
HEARING HELD:	**November 3, 2010**

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing the variances are **granted**.

Facts which support the request for relief from the strict terms of the Ordinance, in this case, variances from side yard and rear yard setbacks of 20 feet to 15 feet and 50 feet to 27 feet respectively are as follows:

The applicant would like to build a detached garage on her property. While the majority of her property lies on the east side of the house, there were several problems with locating the garage on that side of the property. There is a very steep hill on that side that starts approximately 30 feet to 40 feet from the house. Also, on that side of the house is the septic system. To the rear of the house is the well which has a setback from a building of 30 feet. This leaves the front of the house and west side yard. The front of the house is restricted by the location of the driveway and existing right of way to other properties. The west side of the house is the most practicable location for the garage, however to build the garage at that location would require setback reduction due to its narrow width.

No neighbors were present at the hearing opposing the variance; therefore, the granting of these variances 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.

Nov 9 2010
Date

Jay C Voight
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Zoning Administrator