CARROLL COUNTY GOVERNMENT
225 N. Center Street
Westminster, Maryland 21157
410-386-2980
Toll-free 1-888-302-8978
Fax 410-386-2451
MD Relay Service 7-1-1 / 1-800-735-2258

Jay C. Voight
Zoning Administrator
Office of Zoning Administration

Official Decision
Case ZA-1253
Zoning Administration
Carroll County, Maryland

APPLICANT:	**Charles R. Poole**
REQUEST:	**Side yard reduction from 12 feet to 5 feet for a detached garage**
LOCATION:	**808 Houcksville Road, Hampstead, MD**
MAP/BLOCK/PARCEL:	**41/08/387**
APPLICABLE REGULATIONS:	**Chapter 223-89**
HEARING HELD:	**December 1, 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 to a side yard setback from 12 feet to 5 feet for a detached garage are as follows:

The applicant would like to build a two car garage to keep his personal cars in. There are currently three other structures on this property; one house and two older garages that store antique cars. The applicant's property is a narrow lot with two road frontages. The proposed garage is located along one of the road fronts and would not be any closer to the road than any existing buildings on site. However, due to the location of the existing buildings on the lot, the only place to build a new garage would be located close to the side property line. One of the existing buildings sits within six feet of the side property line. The granting of this variance would not affect any of the adjoining properties and the adjoining property owner has indicated that he has no problem with the proposed garage.

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.

December 9 2010
Date

Jay C. Voight
Zoning Administrator