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-1255
Zoning Administration
Carroll County, Maryland

APPLICANT:	**David Davidson**
REQUEST:	**Reduction of a side yard setback of 20 feet to 10 feet**
LOCATION:	**41 Shamrock Circle, Westminster, MD**
MAP/BLOCK/PARCEL:	**47/3/256**
APPLICABLE REGULATIONS:	**Chapter 223-66**
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 for a reduction of a side yard setback from 20 feet to 10 feet are as follows:

The applicant would like to expand an existing one car carport into a two car garage. To accommodate this, the owner proposes getting as close to 10 feet to the side yard property line. The proposed addition will affect a swale that drains the rear of the property. The owner of the property is aware of this problem and is going to re-grade the yard to allow for the proper runoff of water. From the end of the proposed garage to the neighbor's house is a good amount of open space so that the garage will not crowd the neighbor's property; therefore, the variance from 20 feet to 10 feet for a side yard setback is granted.

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 8 2010
Date

Jay C Voight
Zoning Administrator