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

Official Decision
Case ZA-1263
Zoning Administration
Carroll County, Maryland

APPLICANT:	Jeanne Leverknight
REQUEST:	Reduction of a side yard setback from 12 feet to 5 feet for a garage
LOCATION:	1512 Deer Park Road, Finksburg, MD 21048
MAP/BLOCK/PARCEL:	58/12/362
APPLICABLE REGULATIONS:	Chapter 223.82
HEARING HELD:	January 5, 2011

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 of a side yard setback of 12 feet to 5 feet for a garage are as follows:

The applicant would like to build a 24X28 garage on their property to park their cars in. The lot is a narrow, 100 foot wide lot, and the existing house is 64 feet wide leaving only 18 feet on each side of the house to build their garage, which is not enough room. Behind the house to the rear yard is the septic reserve area which encompasses the entire yard. The front yard currently has a u-shaped driveway that is directly in front of the house; this leaves the side of the front yard as the only possible location for the proposed garage. To build the size garage the applicant would like would leave only 5 feet from the rear of the garage to the side property line. Locating the garage at this location would also not effect the view from any driveway either on the property or their neighbor's driveway. The entrance to the garage is to be located off of the existing driveway and facing the 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.

January 7, 2011
Date

Jay C Voight
Jay C. Voight
Zoning Administrator