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

Official Decision
Case ZA-1272
Zoning Administration
Carroll County, Maryland

APPLICANT:	**Dale Petenbrink**
REQUEST:	**Reduction of side yard setback from 20 feet to 11 feet for a two car attached garage**
LOCATION:	**991 Hacienda Court Westminster, MD 21157**
MAP/BLOCK/PARCEL:	**39/11/645**
APPLICABLE REGULATIONS:	**Chapters 223.66 and 223.181**
HEARING HELD:	**March 2, 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 from 20 feet to 11 feet for a two car attached garage are as follows:

The applicant proposes to build a two car garage on the south side of his house which would require the reduction of the side yard setback. The reasons for placing the garage in this location are as follows:

By pushing the garage further back into the rear yard it would be too close to the existing well, and due to the slope of the property would require a major re-grading of the lot to maintain proper drainage around the house and garage. In addition, by moving the garage forward of the house, it would require moving the reserve septic field and having the property re-perked.

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.

March 10 2011
Date

Jay C Voight
Jay C Voight
Zoning Administrator