Jay C. Voight, Zoning Administrator

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Office of Zoning Administration

Department of
Land Use, Planning, & Development
Carroll County Government
225 North Center Street
Westminster, Maryland 21157

Official Decision
Case ZA-1277
Zoning Administration
Carroll County, Maryland

APPLICANT:	Michael Heise
REQUEST:	Variance to the minimum required side yard setback of 20 feet to 9 feet for an attached garage
LOCATION:	309 Bucher John Road Union Bridge, MD 21791
MAP/BLOCK/PARCEL:	36/19/96
APPLICABLE REGULATIONS:	Chapters 223, Article IX, §223-75
HEARING HELD:	April 6, 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 are as follows: The house was built in 1968 on a substandard size lot of 20,000 square feet that existed prior to the implementation of zoning in the County. The standard lot size in the Ag zoning district is 40,000 square feet. Due to the fact that this is a non-conforming lot, the actual side setback is 10 feet in accordance with Section 223.77(B), which is 10 percent of the lot width. On the adjacent lot the house does not sit next to the applicant's lot, but is back a long driveway towards the rear of the property. The proposed addition will not be an intrusion on the adjoining lot; therefore, the variance to 9 feet 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 223-181 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.

April 19 2011
Date

Jay C Voight
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Zoning Administrator