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-1281
Zoning Administration
Carroll County, Maryland

APPLICANT:	Robert L. Bullock
REQUEST:	A variance to various side yard setbacks of 20 feet to 5 feet to allow the separation of two (2) existing lots of record created in 1946
LOCATION:	3316 Sykesville Road, Westminster, MD 21157
MAP/BLOCK/PARCEL:	58/22/191
APPLICABLE REGULATIONS:	Chapter 223-66
HEARING HELD:	April 7, 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 two lots were created legally in 1946 and a house was built on one of the lots and an attached garage addition was built. When the garage addition was built, it crossed the lot line and into the adjacent lot. At this time, Mr. Bullock would like to separate the two lots and sell the second lot. To accomplish this, the lots need to be adjusted so that the garage sits on one lot. The only way to accomplish this is to adjust the lots' property lines so that neither lot is reduced in area creating a substandard lot. By moving the lot lines and transferring the same amount of area between two lots and allowing for a 5 foot side setback on lot 4 along and around the garage, this will allow lot 3 to meet all requirements and be a usable lot.

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