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-1285
Zoning Administration
Carroll County, Maryland

APPLICANT:	Terrance P. Jones
REQUEST:	Reduction of a side yard setback of 20 feet to 7 feet for a garage
LOCATION:	262 Leppo Road, Westminster, MD 21157
MAP/BLOCK/PARCEL:	12/6/358
APPLICABLE REGULATIONS:	Chapters 223-75
HEARING HELD:	May 4, 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 applicant proposes to build a 2 car garage on the northeast side of his existing house. The existing lot is a narrow lot with an average width of 130 feet. The existing well is in the rear yard and the existing septic is on the left side of the house in the side and front yards leaving very little area to do any kind of addition. In addition, the front half of the lot is wooded with mature trees. By allowing the reduction of the side yard setback from 20 feet to 7 feet, this would allow the applicant to do the addition while still maintaining access to the rear yard and any disturbance will be kept to a minimum. When the addition is completed, attention will need to be provided to ensure the continuing flow of water along the side of the garage toward the rear of the property.

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.

May 11 2011
Date

Jay C. Voight
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