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-1286
Zoning Administration
Carroll County, Maryland

APPLICANT:	Ronald and Carol Burkhouse
REQUEST:	Reduction of a side yard setback of 20 feet to 7 feet for a garage
LOCATION:	4415 Wine Road, Westminster, MD 21158
MAP/BLOCK/PARCEL:	13/12/17
APPLICABLE REGULATIONS:	Chapters 223-75 and 223-181
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 applicants' existing house sits to the right side of their property and the well and septic are located on the left side of their property. The applicants would like to install a 2 car garage. If the garage was built on the left side of the house, the driveway would have to be moved and it would interfere with their well and septic field. By building the garage on the right side of the house, the existing driveway would be utilized and there would be no disturbance to their well and septic. The proposed garage would be approximately 7 feet from the side property line; however, the neighbor's house sits a fair distance off of their side property line and there would not be any crowding of the two houses. Care will need to be taken when grading around the garage to prevent storm runoff from flowing on to the neighbor's 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
Zoning Administrator