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-1326
Zoning Administration
Carroll County, Maryland

APPLICANT:	William and Angela Bray
REQUEST:	Front yard setback from 40 feet to 15 feet for an addition.
LOCATION:	3351 Sykesville Road
MAP/BLOCK/PARCEL:	58/23/219
APPLICABLE REGULATIONS:	Chapters 223.75 and 223.181
HEARING HELD:	November 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 to a front yard setback of 40 feet to 15 feet for an addition are as follows:

The applicant proposes to build an addition onto the side of his house where there is an existing two car detached garage that was built without a permit. The existing house faces the side property line. The property itself is a non-conforming lot, with the shortest property line facing the public road. The applicant proposes to remove the existing garage and build an attached two car garage.

The front property line has a row of trees, bushes and various types of fencing to screen the addition. The properties septic system lies on the east side of the house which is actually the rear yard. With the orientation of the house, the location of the septic system, and the location of the existing driveway, it would create a hardship to locate the proposed garage in any other location.

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.

Nov 9 2011
Date

Jay C Voight
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Zoning Administrator