Jay C. Voight, Zoning Administrator

410-386-2980, fax 410-386-2451
Toll-free 1-888-302-8978
MD Relay service 7-1-1/1-800-735-2258

Office of Zoning Administration

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

Official Decision
Case ZA-1330
Zoning Administration
Carroll County, Maryland

APPLICANT:	Mark and Connie Jantz
REQUEST:	Reduction of a front yard setback of 50 feet to 40 feet, and a reduction of a side yard setback of 40 feet to 15 feet for a garage.
LOCATION:	105 Hollow Rock Avenue, Westminster, MD 21157
MAP/BLOCK/PARCEL:	46/07/129
APPLICABLE REGULATIONS:	223-121(A&B) and 223-181
HEARING HELD:	December 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 for a reduction of a front yard setback of 50 feet to 40 feet, and a reduction of a side yard setback of 40 feet to 15 feet for a garage are as follows:

The proposed location for the detached garage is in an area that does not require removing numerous large trees that are located on the lot. In addition, if the garage was to be located at the end of the driveway, it would be located close to a sink hole on the property that is to the rear of the house, along with being near a steep slope that would require an excessive amount of grading to site the garage.

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.

Dec 13, 2011
Date

Jay C Voight
Jay C. Voight
Zoning Administrator