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-1332
Zoning Administration
Carroll County, Maryland

APPLICANT:	F. Robert Ellenberger
REQUEST:	Reduction of a side yard setback from 50 feet to 35 feet
LOCATION:	4924 Schalk Road #1, Manchester, MD 21102
MAP/BLOCK/PARCEL:	07/24/185
APPLICABLE REGULATIONS:	Chapters 223-37(A) and 223-181
HEARING HELD:	December 1, 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 side yard setback of 50 feet to 35 feet for a detached garage, are as follows:

The applicant's lot is an irregular shaped lot with a steep slope and is totally wooded. The proposed location of the detached garage is on the widest part of the lot along side of the house. The slope of the lot is very steep and fully wooded and levels out approximately in the center of the lot, where the existing house is located and slopes steeply to the road. The septic system is located to the front of the house. The well is located to the rear of the house. The proposed location of the detached garage is at a location that:

A. Was already cleared for the construction of the house and driveway; therefore; very few trees will need to be cleared.
B. Is not as steep as the rest of the lot; therefore, there will be less excavation for the garage.
C. Is just off of the existing driveway; therefore, the existing driveway will not have to be relocated and additional trees removed and disturbed for installing a new driveway. There is a portion of the woods that will screen the proposed garage from the adjoining property owner's property. The adjoining property owner has no objection to the location of the proposed garage.

No neighbors were present at the hearing opposing the variance; therefore, the granting of this variance, based on the above evidence, 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.

December 14, 2011
Date

Jay C Voight
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