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-1357
Zoning Administration
Carroll County, Maryland

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|---|---|
| APPLICANT: | Harold & Aileen Herman |
| REQUEST: | Reduction of a side yard setback of 20' to 13'6" for enclosing an existing carport. |
| LOCATION: | 7575 John Pickett Road, Woodbine, MD 21797 |
| MAP/BLOCK/PARCEL: | 77/07/262 |
| APPLICABLE REGULATIONS: | Chapters 223- 75 and 223-181 |
| HEARING HELD: | April 4, 2012 |

## 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 20' to 13'6" for enclosing an existing carport, are as follows:

The applicant, Mr. Harold Herman, has an existing carport that he would like to enclose for a garage. The existing carport extends into the side yard setback of 20' by 25% or 5' as allowed by Sec. 223-179. By enclosing his carport into a garage, Mr. Herman has to meet the required side yard setback of 20' for his zoning district, which is Agriculture. By having to comply with the setback, Mr. Herman would have to remove a portion of his carport, thereby reducing the amount of usable space for his garage. By allowing the variance, Mr. Herman will be able to take advantage of the existing structure footings and framework; therefore, the request for a reduction to 13'6" is granted.

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.

April 11 2012
Date

Jay C Voight
Jay C. Voight
Zoning Administrator