Tax Map/Block/Parcel
No. 74 2 607

Building Permit/Zoning
Certificate BP-2794

Case ZA-425

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	William E. Getz, Jr. 5832 Westchester Hills Court Eldersburg, MD 21784
REQUEST:	A reduction in the minimum side yard requirement for an attached garage
LOCATION:	5832 Westchester Hill Court Eldersburg, MD 21784 E. D. 5
APPLICABLE REGULATIONS:	Article 7, Section 7.5; Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	November 4, 1998

FINDINGS & 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 reduction in the minimum side yard requirement for an attached garage, are as follows:

The existing dwelling currently has an attached carport which is currently 15 feet from the property line. The property itself has a very small (BAFR) build able area for residence. With a 40 foot minimum building line in the front and a 100 foot minimum building line coming in from the rear a very small envelope is available.

The septic tank, dry well and drain fields are all in the front yard. The only practical location for the existing garage or proposed garage is the location so desired.

Mr. Getz physical condition requires the additional footage to enable him to get in and out of his car easily also. This minor variance of less than (2) two feet will have no adverse effect on any adjoining properties.

Note:

Appeals of decisions made pursuant to Section 15.5 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Section 17.4 of the Carroll County Zoning Ordinance 1E.

A decision of the Zoning Administrator made pursuant to Section 15.5 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

November 10, 1998

Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

Code: C:\MyFiles\Nov98\ZA Case 425 Hearing Nov 4 Getz.wpd