Tax Map/Block/Parcel
No. 52 3 565

Building Permit/Zoning
Certificate BP98-3310

Case ZA-434

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Paul & Marta Coursey 652 Alpine Lane Westminster, MD 21157
REQUEST:	A variance reducing the minimum front yard requirement from 40 feet to 16 feet for an attached garage
LOCATION:	652 Alpine Lane Westminster, MD 21157 E. D. 7
APPLICABLE REGULATIONS:	Article 7, Section 7.1(c), Section 7.5; Article 15, Section 15.5; Zoning Ordinance 1E.
HEARING HELD:	January 6, 1999

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 of the minimum side yard requirement for an attached garage, are as follows:

The dwelling on this property faces the use-in-common driveway known as Alpine Drive, as do all of the other dwellings. The left side of the property under normal subdivision design would be a side yard requiring only a 20 foot setback.

The well is located in front of the dwelling. Underground electric, telephone and cable television lines come in from the front right side of the dwelling. Placement of the garage at the end of the existing driveway on the left side of the dwelling is the practical location for its construction.

Granting of this variance will have no adverse effect on 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.

January 11, 1999
Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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