Tax Map/Block/Parcel
No. 58 16 699

Building Permit/Zoning
Certificate

Case ZA-451

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Richard J. Kutzner 2776 Greenleaf Court Westminster, MD 21157
REQUEST:	A variance reducing the minimum side yard requirement from 20 feet to about 10 feet for a detached garage
LOCATION:	2776 Greenleaf Court Westminster, MD 21157, E.D.4
APPLICABLE REGULATIONS:	Article 5C, Section 5C.5, Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	April 30, 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 in the minimum side yard requirement for a detached garage, are as follows:

This parcel is off of a court and has very minimal road frontage, therefore required more of a minimum building line. The existing and reserve septic area take up the entire area in the rear of the dwelling.

The dwelling on the adjacent property where the detached garage is proposed is a considerable distance away and the approval of this variance will have no adverse effect on any adjoining property.

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.

May 10, 1999
Date

George L. Beisser
George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

Code: D:\Official Decision of April 30 1999 ZA 451 Kutzner.wpd