Tax Map/Block/Parcel
No. 44 22 74

Building Permit/Zoning
Certificate

Case ZA-460

Official Decision.
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Stephen E. Toop 2600 Old New Windsor Road New Windsor, MD 21776
REQUEST:	A variance reducing the minimum side yard requirement from 20 feet to about 5 feet for a detached garage
LOCATION:	2600 Old New Windsor Road New Windsor, MD 21776, E.D. 11
APPLICABLE REGULATIONS:	Article 6, Section 6.7, Article 15, Section 15.5, Zoning Ordinance 1E
HEARING HELD:	June 2, 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 a small, one-quarter acre lot located amongst large agricultural parcels. The dwelling is centrally located on the lot and positioned more towards the right property line. The driveway enters to the left of the dwelling. The cumulative area of the dwelling, the septic area and the driveway leave a minimal buildable area. The location of the well further reduces the buildable area. The location of the well and sloping topography in the rear yard prevent placement of any formidable structure. If conditions were suitable and the garage could be located in the rear yard it would be permitted five (5) feet from the side and rear yard. The practical difficulty created by the limited buildable area and the location of the well and sloping topography make the proposed location the practical location.

Granting of this variance 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.

June 3, 1999

Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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