Tax Map/Block/Parcel
No. 4 23 106

Building Permit/Zoning
Certificate

Case ZA-462

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Charles B. & Donna L. Scarff 526 Humbert Schoolhouse Road Westminster, MD 21158
REQUEST:	A variance reducing the minimum required side yard setback from 20 feet to 12 feet for a garage
LOCATION:	526 Humbert Schoolhouse Road Westminster, MD 21158 E.D.3
APPLICABLE REGULATIONS:	Article 6, Section 6.7, Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	July 7, 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:

This one acre lot is located in an area that consists of large acreage parcels that are primarily used for farming. The neighborhood in general could not be referred to as residential. The dwelling on the property is a custom log home built by persons other than the applicants.

Access to the property is via a driveway easement across an adjoining property. This manner of access explains the placement of the dwelling closed to the left property line in lieu of centering the dwelling on the lot.

Placement of a detached garage in the left rear yard is impeded by the septic clean out and drain fields. Placement of a garage on the right side of the dwelling would require extension of the driveway across the entire front of the dwelling and it would cross over water lines to the well in the front of the property.

The 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.

July 14, 1999

Date

George L. Beisser

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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