Tax Map/Block/Parcel
No. 45 18 699

Building Permit/Zoning
Certificate

Case ZA470

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	JGS Corp/JGS Homes 10815 Reisterstown Road Owings Mills, MD 21117
REQUEST:	A variance reducing the minimum required front yard setback from 25 feet to 21.1 feet for an attached garage
LOCATION:	107 Larkhill Court Westminster, MD 21157, E.D. 7
APPLICABLE REGULATIONS:	Article 14, Division V, Section 14.5.1; Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	August 4, 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 front yard requirement for a dwelling, are as follows:

This parcel of land is located in a cluster subdivision which allows for smaller lot sizes and lesser setback requirements than in a normal residential subdivision.

The mistake in front yard setback required by the subdivision plat was discovered after foundation walls, basement pad and garage pad and foundations were laid.

A three (3) foot, plus inches variance to the setback will have no adverse effect on any adjoining properties, the continuity of design of the cluster subdivision or the intent of the ordinance.

The county in part is responsible as inspections of construction do not provide for a wall check prior to foundations being poured or built.

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.

August 6, 1999

Date

George L. Beisser

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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