Tax Map/Block/Parcel
No. 46 6 1343

Building Permit/Zoning
Certificate

Case ZA-489

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Kurt & Norma Wood 205 Single Tree Court Westminster, MD 21157
REQUEST:	A variance reducing the minimum required side yard setback from 20 feet to 13 feet for an attached garage
LOCATION:	205 Single Tree Court, Westminster, MD 21157 in E.D. 8
APPLICABLE REGULATIONS:	Article 5C, Section 5C.5; Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	March 1, 2000

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 required side yard from 20 feet to 13 feet for an attached garage, are as follows:

This parcel has a narrow 85' frontage, which is a common problem in this area for all the contiguous property owners, and the dwelling is centrally located on the lot with an existing carport. The applicant intends to tear off the existing carport and build a 25 x 26 attached garage in the same location. There is no other location on the property that the garage can be erected due to the size of the lot and the location of the septic system. The granting of this variance will have no adverse effect on any adjoining property owners.

NOTE:

Appeals of decisions made pursuant to Section 15.5 may be made to the Board of Zoning Appeals withing 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.

March 14, 2000
Date

Karl V. Reichlin
Karl V. Reichlin
Zoning Administrator's Designee

cc: Zoning Enforcement

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