Tax Map/Block/Parcel
No. 77 7 47

Building Permit/Zoning
Certificate

Case ZA-492

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Keith & Kathy Robertson 7511 Woodbine Road Woodbine, MD 21797
REQUEST:	A variance reducing the minimum required side yard setback from 5 feet to 0 feet for a detached garage
LOCATION:	7511 Woodbine Road, Woodbine, MD 21797, E.D. 14
APPLICABLE REGULATIONS:	Article 15, Section 15.2(b), Article 15, Section 15.5, Zoning Ordinance 1E
HEARING HELD:	January 5, 2000

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is denied.

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:

The applicants' testimony and presentation did not meet the test of practical difficulty or undue hardship necessary for varying from the strict terms of the ordinance. The applicant could meet the requirements of 15.2(b) and suffer no severe effects in this placement five (5) feet from the line. There are also other alternatives in the placement of a garage on this property. Hardship is placed on any adjoining property when zero lot lines are created.

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.

January 12, 2000
Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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