Tax Map/Block/Parcel
No. 51 4 395

Building Permit/Zoning
Certificate BP00-0409

Case ZA-499

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Stanley & Catherine Groves
1112 Old Westminster Pike
Westminster, MD 21157

REQUEST: A variance reducing the minimum required side yard setback from 20 feet to 10 feet for an attached garage and addition

LOCATION: 1112 Old Westminster Pike, Westminster, MD 21157, E.D. 7

APPLICABLE REGULATIONS: Article 5C, Section 5C.5, Article 15, Section 15.5; Zoning Ordinance 1E

HEARING HELD: April 5, 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 of the side yard setback from 20 feet to 10 feet for an attached garage and addition, are as follows:

Currently "R40,000" district zoning, requires a twenty-foot side yard setback. The applicant wishes to add a family room on the rear of the house and a three-car garage to the side requiring the variance.

Due to the driveway being on that side of the house, placement of the garage elsewhere on property would cause undue hardship (relocation of the driveway) and probable interference with the septic system. The granting of this ten-foot variance will have no adverse effect on any property owners.

NOTE:

Appeals of decision 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 1i7.4 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.

April 17, 2000
Date

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

cc: Zoning Enforcement

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