Tax Map/Block/Parcel
No. 76 1 168

Building Permit/Zoning
Certificate BP00-2113

Case ZA-516

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Paul A. Carter 3411 Watersville Road Mt. Airy, MD 21771
REQUEST:	A variance to reduce the minimum required front yard setback from 40 feet to 10 feet and 17.5 respectively for a carport
LOCATION:	3411 Watersville Road Mt. Airy, MD 21771, E.D. 13
APPLICABLE REGULATIONS:	Article 6, Section 6.7, Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	August 2, 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 to the front yard setback from 40 feet to 17.5 feet respectively for a carport, are as follows:

This property is located in the Agricultural zone. It is a corner lot therefore having two front yards.

The applicant is requesting a variance to build a carport structure only on an already existing concrete slab. The structure will be 27 x 30 and will not be attached to the existing house. Due to the fact that the concrete slab exists, this is the most logical place to situate the carport.

Approval of this variance will have no adverse effect on any adjoining 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 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' decision.

August 11, 2000
Date

Karl V. Reichlin
Zoning Administrator's Designee

cc: Zoning Enforcement

Code: D:\Official Decision August 2 2000 ZA516 Carter.wpd