Tax Map/Block/Parcel
No. 58 23 444

Building Permit/Zoning
Certificate BP00-2228

Case ZA-521

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Patrick J. Callahan, Sr. 1209 Nottingham Road Westminster, Maryland 21157
REQUEST:	A variance to reduce the minimum required side yard setback from 20 feet to 10 feet for an attached garage
LOCATION:	1209 Nottingham Road Westminster, Maryland 21157
APPLICABLE REGULATIONS:	Article 6, Section 6.4, Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	September 6, 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 required side yard setback for an attached garage, are as follows:

Currently zoned Agricultural, the side yard setback for this property is twenty feet.

The applicant has lived in his home more than twenty-five years. When the home was originally built there was a small one car garage attached. The Applicant wishes to erect a two car garage (29 x 33) being attached at the same area where the first one car garage existed, except it will extend further into the side yard setback.

There is no other location on the lot that the garage could be placed, and taking into consideration that the original one car structure is being removed. The new two-car garage will be in the same area and the granting of this ten-foot variance should not adversely affect any of the adjoining property owners and denial of the variance would result in undue hardship to the applicant.

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.

September 19, 2000

Karl V. Reichlin
Zoning Administrator's Designee

cc: Zoning Enforcement

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