Tax Map/Block/Parcel
No. 66-17-245

Building Permit/Zoning
Certificate BP00-2343

Case ZA-523

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Edward A. Anderson, Jr. 5411 Valley View Court Mt. Airy, Maryland 21771
REQUEST:	A variance to reduce the minimum required side yard setback from 20 feet to 10 feet for a detached garage
LOCATION:	5411 Valley View Court Mt. Airy, Maryland 21771
APPLICABLE REGULATIONS:	Article 5C, Section 5C.5, Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	October 4, 2000

FINDINGS & CONCLUSIONS

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

The Applicant is requesting a variance to construct a two-car garage, 24 Ft. x 26 Ft., which includes a breezeway approximately 6 Ft. between the house and garage. Only the roof of the breezeway will be attached to the house. Placement of the garage would be prohibited in the back of the yard due to natural drainage from neighboring homes and the location of the septic system. The Applicant's home was originally built with the ability to construct a garage at a later date.

The granting of this variance should have no adverse effect on any adjoining property owners and the drainage and septic issues are such that undue hardship would result if relief were not granted. It is also noted that this variance was approved in 1993 but the Applicant had health problems that made him unable to pursue the building of the garage at that time.

This approval is valid for one year from the date of this decision.

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's decision.

10/17/2000
DATE

Karl V. Reichlin
KARL V. REICHLIN
ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement

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