Tax Map/Block/Parcel
No. 32-5-125

Building Permit/Zoning
Certificate BP00-2810

Case ZA-525

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Lester G. Powell, Jr. 3209 Laverne Circle Hampstead, Maryland 21074
REQUEST:	A variance to reduce the minimum required front yard setback from 40 feet to 15 feet for a detached garage
LOCATION:	3209 Laverne Circle Hampstead, Maryland 21074
APPLICABLE REGULATIONS:	Article 7, Section 7.5, 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 place a detached two-car garage, 24 Ft. x 24 Ft. x 8 Ft., without changes to the yard or driveway. The end of the garage would be facing Cape Horn Road. The builder will need to dig in approximately 4 Ft. due to the grade of the property. It was recommended that trees be planted to reduce noise.

Due to the property being a corner lot, there is no other practical location on the property for placement of the garage.

The granting of this variance should have no adverse effect on any adjoining property owners.

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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