Tax Map/Block/Parcel
No. 38-21-640

Building Permit/Zoning
Certificate BP00-2446

Case ZA-526

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Gary & Roxanne Bancroft 1195 Uniontown Road Westminster, Maryland 21158
REQUEST:	A variance to reduce the minimum required front yard setback from 40 feet to 37 feet for an attached garage
LOCATION:	1195 Uniontown Road Westminster, Maryland 21158
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 presented a drawing from their building contractor showing the proposed relocation of the Applicant's driveway as well as changes to the street. The contractor submitted several plans to the Applicant for a detached and an attached garage. In order not to disturb the location of the electric, well and septic system, the driveway needs to be a curved design instead of the preferred straight design. The Applicant is requesting a three-foot variance for an attached two-car garage.

The grant of this three-foot variance to attach a two-car garage to the house should have no adverse effect on any adjoining property owners and the current well, electric and septic tank placement severely limit the Applicant's options.

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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