Tax Map/Block/Parcel
No. 14-16-81

Building Permit/Zoning
Certificate BP-00-2709

Case ZA-531

# Official Decision
## Zoning Administrator
### Carroll County, Maryland

| | |
|---|---|
| **APPLICANT:** | Dennis W. & Bonnie S. Warehime<br>4342 Hanover Pike<br>Manchester, Maryland 21102 |
| **REQUEST:** | A variance to reduce the minimum required side yard setback from 5 feet to 3 feet for a detached garage |
| **LOCATION:** | 4342 Hanover Pike<br>Manchester, Maryland 21102 |
| **APPLICABLE REGULATIONS:** | Article 15, Section 15.2(b)and 15.5; Zoning Ordinance 1E |
| **HEARING HELD:** | November 1, 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 terms of the Ordinance, in this case, a reduction of the minimum required side yard setback for a detached three-car garage, are as follows:

The applicant has an existing 16 Ft. wide x 22 Ft. deep garage which is 3 Ft. from the property line on two sides. The applicant is now proposing to construct a 24 Ft. deep x 33 Ft. wide garage while maintaining the same 3 Ft. from the property line. The existing garage will be torn down and replaced with a newly constructed, foundation, wood framed three-car garage.

The granting of this variance will 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.

11/14/00
DATE

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

cc: Zoning Enforcement

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