Tax Map/Block/Parcel
No. 66 8 324

Building Permit/Zoning
Certificate BP-01-0230

Case ZA-550

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Jamme A. Ray 13 Ivywood Court Silver Spring, Maryland 20904
REQUEST:	A variance from the required minimum setback of 50 feet to 13 feet for a two-car detached garage
LOCATION:	4952 Roop Road Mt. Airy, Maryland 21771
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapter 223-181
HEARING HELD:	March 7, 2001

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 minimum required setback of 50 feet to 13 feet for a two-car detached garage, are as follows:

Mr. Jamme A. Ray made a variance request on behalf of Lawrence and Elizabeth Mantua. Mr. Mantua's garage is currently located under his residence. This request is being made as a safety measure in order that the gas powered equipment can be removed from the attached section of the home. The new 24 x 30 ft. structure will house vehicles and lawn equipment. Originally when the home was designed, there was 88 feet to left and 142 feet to the right with an existing driveway and a left hand turn apron. Most of the property is wooded. Primarily, electric and cable power runs in front of the skirt; therefore, a variance of no more than 13 feet and no less than 17 feet is being requested. In order to build the garage on the other side of the property where there is ample space, more trees would need to be removed, as well as the installation of a new driveway, which creates an undue hardship for the homeowner. The proposed site is more cost effective and would not be seen by the adjacent property owners. The detached garage will not be taller than the existing property and it will be sided to match the existing home. As a result, the detached garage will appear to have been constructed during the same time as the home. No plumbing will be installed in the garage.

There were no neighbors present at the hearing opposing the applicant's request; therefore, the granting of this variance should have no adverse effect on any adjoining property owners, and failure to grant the requested relief will result in undue hardship to the Applicant.

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

NOTE:

Appeals of decision made pursuant to Chapter 223-183 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Chapter 223-188 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-183 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

3/14/01
DATE

Robert A Bair
ROBERT A. BAIR
ZONING ADMINISTRATOR

cc: Zoning Enforcement