Tax Map/Block/Parcel
No. 52 1 492

Building Permit/Zoning
Certificate BP-01-0936

Case ZA-561

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Stewart A. & Sharon E. Yingling 119 Marydell Drive Westminster, Maryland 21157
REQUEST:	Variances from the required side yard setback from 12 Ft. to 3 Ft. and to reduce the front yard minimum building line from 35 Ft. to 31 Ft. for the construction of an attached garage
LOCATION:	119 Marydell Drive Westminster, Maryland 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-89 and 223-181
HEARING HELD:	May 2, 2001

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variances are granted.

The applicants are requesting a 9 Ft. variance from the required side yard setback and a 4 Ft. variance to reduce the front yard minimum building line for the construction of an attached garage. The garage will serve as protection and storage of a classic car, as well as other family vehicles since there is limited parking in the development. The garage would also deter school children from crossing in front of the Applicants' property. Since the Applicants' home is a duplex style there is no other available place for the location of a garage, the test for practical difficulty is met for the construction of a normal accessory type structure to a residence.

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.

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.

5/14/01
DATE

ROBERT A. BAIR
ZONING ADMINISTRATOR

cc: Zoning Enforcement