Tax Map/Block/Parcel
No. 9 24 193

Building Permit/Zoning
Certificate BP-01-0902

Case ZA-567

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Joseph H. & Helen Kreit 5551 Rickell Road Taneytown, Maryland 21787
REQUEST:	A variance to reduce the required minimum side yard setback from 20 feet to 2 feet for the construction of an attached garage
LOCATION:	5551 Rickell Road Taneytown, Maryland 21787
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-75 and 223-181
HEARING HELD:	May 2, 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 side yard setback from 20 feet to 2 feet to construct an attached garage, are as follows:

The Applicants are requesting an 18 Ft. variance to construct a 24 Ft. x 28 Ft. garage attached to the side of their residence. A drainage swale exists on the far side of their residence, which precludes any construction in that area. There is an unbuildable grassed area between the Applicants property line and property is owned by the Applicant's mother. The construction of a garage on any other location of the Applicants' property would create unreasonable and practical difficulty while the requested variance would have adverse effect to the neighboring property.

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