Tax Map/Block/Parcel
No. 38 2 752

Building Permit/Zoning
Certificate BP-01-0892

Case ZA-570

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

| | |
|---|---|
| **APPLICANT:** | Thomas H. Green<br>1255 Baugher Road<br>Westminster, Maryland 21158 |
| **REQUEST:** | A variance to reduce the required minimum rear yard setback from 50 feet to 32 feet for the construction of a three-car garage and breezeway |
| **LOCATION:** | 1255 Baugher Road<br>Westminster, Maryland 21157 |
| **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.

The Applicant is requesting an 18 Ft. variance to construct a three-car garage and breezeway. It was also noted that the original building setback for the house was not done properly, which aggravates the situation. Since a driveway already exists on the property, this is the only location available on the property that would not cause practical difficulty for the Applicant.

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