Tax Map/Block/Parcel
No. 47 4 341

Building Permit/Zoning
Certificate BP-01-1385

Case ZA-580

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Steven Dyke 53 Clarkes County Lane Westminster, Maryland 21157
REQUEST:	A variance from the required front yard setback of 60 Ft. to 38 Ft. for an attached garage to an existing dwelling
LOCATION:	53 Clarkes Country Lane Westminster, Maryland 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-66 and 223-181
HEARING HELD:	July 11, 2001

FINDINGS & CONCLUSIONS

Facts, which support the request for relief from the strict terms of the Ordinance, in this case, a reduction of the required front yard setback from 60 feet to 38 feet to construct an attached garage, are as follows:

The Applicant is requesting a 22 Ft. variance to construct an attached garage. In 1983 when the house was built, the driveway was located on the opposite side of the house where the drain field exists. Since there must be at least 10,000 Sq. Ft. for a replacement drainage field, the Health Department denied the permit application. The only other alternative for the Applicant would be to re-perc and run drain fields on another location of the property. As a result, the Applicant has no choice but to construct the garage on the up hillside of the house, closer to Neudecker Road.

Since a garage is customary to a residence, there were no neighbors present at the hearing opposing the Applicant's request, and the Applicant has met the test of practical difficulty, this variance request is granted.

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

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.

7/20/01
DATE

ROBERT A. BAIR
ZONING ADMINISTRATOR

cc: Zoning Enforcement