Tax Map/Block/Parcel
No. 65 12 70

Building Permit/Zoning
Certificate BP-01-2296

Case ZA-587

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	William Allen Dorsey, Jr. 4907 Buffalo Road Mt. Airy, Maryland 21771
REQUEST:	A variance from the required minimum setback from 20 feet to 11 feet for the construction of a detached garage *
LOCATION:	4907 Buffalo Road Mt. Airy, Maryland 21771
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-75 and 223-181
HEARING HELD:	August 1, 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 from 20 feet to 11 feet to construct a detached garage,* are as follows:

The Applicant is proposing to construct a detached garage to the right of the existing residence. The garage could not be constructed on left, rear or front of the property due to the existing well, septic and utility systems. As a result, construction of a garage on any other location of the Applicants' property would create unreasonable and practical difficulty.

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 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.

*The request is for an attached garage and not a detached garage. Correction made 8/31/01

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.

8/06/01
DATE

ROBERT A. BAIR
ZONING ADMINISTRATOR

cc: Zoning Enforcement