Tax Map/Block/Parcel
No. 37 4 393

Building Permit/Zoning
Certificate BP-01-3623

Case ZA-614

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Robert T. & Carolyn L. Scott 2611 Old Taneytown Road Westminster, Maryland 21158
REQUEST:	A variance from the required side yard setback of 20 Ft. to 10 Ft. for the construction of a detached garage
LOCATION:	2611 Old Taneytown Road Westminster, MD 21158
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-75 and 223-181
HEARING HELD:	December 5, 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 10 feet to construct a detached garage, are as follows:

The Applicants are proposing to construct a three-car garage with storage and guest quarters above. The proposed property consists of 47 acres with approximately 20 acres being in the American Tree Farm System for conservation. There is a one-acre water retention pond and a neighboring farmer utilizes approximately 20 acres. Agricultural preservation farms surround the property. Also, on the property is an 800-vine vineyard. Four acres are planted in two reforestation projects. The topography of the property consists of hills and the most efficient placement of the garage, considering access to the Applicants' home and electrical service, is on a wedge of fairly level ground located on the top of the hill between a paved drive and the neighboring tree line at the edge of the woods. The garage will house vehicles, machinery and miscellaneous equipment. The planned space above the garage will be used as a possible future private living area for the Applicants' son.

Construction of this detached garage on any other location of the Applicant's property would create unreasonable and practical difficulty.

No neighbors were 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 a 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.

12-07-01
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement