Tax Map/Block/Parcel
No. 41 8 295

Building Permit/Zoning
Certificate BP-02-0090

Case ZA-621

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Jerry A. Bowen 4006 Highfield Court Hampstead, Maryland 21074
REQUEST:	A variance from the required minimum setback of 12 Ft. to 5 Ft. 6 in. for the enlargement of an existing garage from a single car to a double car garage
LOCATION:	4006 Highfield Court Hampstead, MD 21074
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-89 and 223-181
HEARING HELD:	February 5, 2002

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 of 12 ft. to 5 ft. 6 in. for the enlargement of an existing garage from a single car to a double car garage, are as follows:

In order for the Applicant to extend his garage, he would need to go at least 9 Ft. to get the double car garage. This leaves him at the very minimum point of 5 ft. 6 in. at the front corner. The distance will widen slightly at the back. The Applicant cannot extend his existing garage to the back of his lot or to the other side since that is not where the garage is located. Placing this extension on any other location of the property would create unreasonable and practical difficulty. It is also noted that the Applicant will not be encroaching upon the existing swale.

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.

February 7, 2002
DATE

GAYLE FRITZ
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement