Tax Map/Block/Parcel
No. 61 24 454

Building Permit/Zoning
Certificate BP-02-0278

Case ZA-627

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	David C. Signorino 2029 West Old Liberty Road Westminster, Maryland 21157
REQUEST:	A variance from the required minimum setback of 150 Ft. to 90 Ft. for the construction of a detached garage
LOCATION:	2029 West Old Liberty Road Westminster, MD 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapter 223-181
HEARING HELD:	March 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 setback of 150 Ft. to 90 Ft. to construct a detached garage, are as follows:

The Applicant's residence is small and the Applicant's future plans include an addition to the house. Currently, the Applicant is proposing to construct a detached garage to the rear of the property. The garage will be used as shelter for a trailer, lawn mowers and snow blower. This equipment is for a side business, which must be kept inside the garage. There are no adjoining property owners to the front of the property and there is a row of trees to the rear of the property, which screens the property.

Due to the location of the existing driveway, well, and septic area, which is to the front of the house, this is the most suitable location for constructing a detached garage that would not cause undue hardship or practical difficulty for the Applicant.

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.

Regarding the 150 Ft. setback, this lot is on some of the old plats that accommodated septic systems year ago. The current setback in an Agricultural District is 40 Ft.

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.

MARCH 11, 2002
DATE

RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement