Tax Map/Block/Parcel
No. 46 20 897

Building Permit/Zoning
Certificate BP-02-0600

Case ZA-637

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Perry J. Joy 331 Denton Drive Westminster, Maryland 21157
REQUEST:	A variance from the required minimum side yard setback of 12 Ft. to 7 Ft. for the construction of a single car garage attached to an existing dwelling.
LOCATION:	331 Denton Drive Westminster, MD 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-89 and 223-181
HEARING HELD:	April 2, 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 feet to 7 feet for the construction a single car garage attached to an existing dwelling, are as follows:

The Applicant is proposing to construct a single car attached garage for the parking of vehicles and storage of lawn equipment. There is a small drainage swell area on the property and an existing pool on the back of the property. Since, the driveway is on the side of the house and the lot size is restricted, this is the most practical location for the garage to be functional, without creating 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.

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.

APRIL 16, 2002
DATE

RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement