Tax Map/Block/Parcel
No. 32 20 430

Building Permit/Zoning
Certificate BP-02-0599

Case ZA-638

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	David & Linda Hayes 1604 Auburn Court Westminster, Maryland 21157
REQUEST:	A variance from the required minimum setback of 20 Ft. to 17 Ft. for the construction of a two-car garage attached to an existing dwelling.
LOCATION:	1604 Auburn Court Westminster, MD 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-66 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 minimum setback of 20 feet to 17 feet for the construction a two-car garage attached to an existing dwelling, are as follows:

The Applicants are proposing to construct a 26 Ft. x 28 Ft. two-car attached garage for the parking of vehicles. The garage needs to be larger than 24 Ft., since the stairwell is included in that side of the house that goes to the basement door.

Due to the topography of the land, the most suitable and practical placement of the garage is where the existing driveway is located. Construction of the garage closer to the property line on that side would not create any additional runoff for the neighbors. There is a slope in the front of the property where the septic area is located and the well is behind the house, which creates practical difficulty and undue hardship for the Applicants.

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
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement