Tax Map/Block/Parcel
No. 66 10 238

Building Permit/Zoning
Certificate BP-02-0532

Case ZA-641

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Raymond G. & Jerrie Ann Keys 2705 Mystic Woods Court Mt. Airy, Maryland 21771-8809
REQUEST:	A variance from the required minimum side yard setback of 20 Ft. to 18 Ft. for the construction of an attached garage.
LOCATION:	2705 Mystic Woods Court Mt. Airy, MD 21771
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-66 and 223-181
HEARING HELD:	May 7, 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 20 feet to 18 feet for the construction of an attached garage to an existing dwelling, are as follows:

The Applicants did not obtain a building permit, since the original plans were for a patio, which grew into a carport and then into a garage. The Applicants had no idea that a garage and a carport were two different scenarios regarding the zoning ordinance. Variances cannot be granted due to an error made by an Applicant; however, in order to comply with the zoning ordinance the Applicants would need to tear down the structure, which would create undue hardship and practical difficulty. This construction did not impede the flow of water into the easement.

For the record, it was noted that two neighbors sent letters in support of this request. 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.

May 17, 2002
DATE

GAYLE FRITZ
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement