Tax Map/Block/Parcel
No. 8 40 361

Building Permit/Zoning
Certificate BP-02-1758

Case ZA-653

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Kimberly L. Abbott 202 N. Houcksville Road Hampstead, Maryland 21074
REQUEST:	A variance from the required minimum side yard setback of 20 Ft. to 6 Ft. for the construction of an attached storage garage.
LOCATION:	202 N. Houcksville Road Hampstead, MD 21074
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-75 and 223-181
HEARING HELD:	June 4, 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 6 feet for the construction of an attached storage garage, are as follows:

The Applicant is proposing to construct an attached storage garage beside the existing carport. Since, the property is triangular in shape, the Applicant is limited to the location where the garage could be constructed. The proposed garage will be used as storage for lawn equipment, etc. The septic system is located to the rear of the property and there is a wooded area on one side of the property, which creates undue hardship and practical difficulty for the applicant to construct a garage on any other area of the property. It is practical for the Applicant to construct the garage on this proposed location, since the existing driveway comes in from Houcksville Road.

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.

JUNE 12, 2002
DATE

RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement