Tax Map/Block/Parcel
No. 56 5 91

Building Permit/Zoning
Certificate BP-02-1753

Case ZA-656

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Shawn P. Hagan 2469 Bowersox Road New Windsor, Maryland 21776
REQUEST:	A variance from the required minimum side yard setback of 20 Ft. to 6 Ft. for the construction of an attached garage.
LOCATION:	2469 Bowersox Road New Windsor, MD 21776
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 garage, are as follows:

The Applicant is proposing to construct a 24 Ft. x 30 Ft. attached garage to an existing dwelling. The house is located in the center of the lot, which would only allow the Applicant to construct a 10 Ft. garage under the Zoning Ordinance. A detached garage would be detrimental if the Applicant would need to expand the septic field, because the age of the property requires the Applicant to maintain 7,500 Sq. ft. for a future septic field. These reasons demonstrate undue hardship and practical difficulty for the Applicant to construct the proposed garage on any other location of the property.

The proposed garage would not impact the water run off on the property and 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 10, 2002
DATE

Gayle Fritz
GAYLE FRITZ
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement