Tax Map/Block/Parcel
No. 51 4 395

Building Permit/Zoning
Certificate BP-02-2316

Case ZA-669

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Kent A. Horichs 825 Western Chapel Road Westminster, Maryland 21157
REQUEST:	A variance from the required minimum setback of 20 Ft. to 12 Ft. for the construction of an attached garage to an existing dwelling.
LOCATION:	825 Western Chapel Road Westminster, MD 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-66 and 223-181
HEARING HELD:	July 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 setback of 20 Ft. to 12 Ft. for the construction an attached garage to an existing dwelling, are as follows:

The Applicant is proposing to construct an attached two-car garage along side of the house. The kitchen will be extended to include a laundry and mudroom across the back of the house and the garage will be accessed from this extension. The location and design of the garage will allow the Applicant's to retain the window on the second floor. In order to retain this window, not interfere with the existing chimney, and to retain a 1/12th pitch, the garage will be 31 Ft. from the existing house and 43 Ft. to the property line. The width of the garage in the front is 24 Ft. and the Applicants want to maintain this width in order for the garage to be functional. The property is level in the rear and there should not be any problems with water runoff to the neighboring properties. The Applicants have proven practical difficulty in moving the garage further away from the property line and closer to the house. The selected location is the most practical without creating 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.

July 16, 2002
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement