Tax Map/Block/Parcel
No. 61 2 554

Building Permit/Zoning
Certificate BP-02-2757

Case ZA-671

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Peter and Suzanne DiFonzo 3050 Hooper Delight Road New Windsor, Maryland 21776
REQUEST:	A variance from the required minimum side setback of 20 ft. to 10 ft. for the construction of a detached garage.
LOCATION:	3050 Hooper Delight Road New Windsor, MD 21776
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-75 and 223-181
HEARING HELD:	August 6, 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 setback of 20 ft. to 10 ft. for the construction a detached garage, are as follows:

The Applicant wishes to construct a detached garage. The lot has a triangular shape and in order to meet the required setback, the garage would have to be set too close to the house to make use of the entire driveway area. To put the garage behind the house would require the removal of several established trees. The well is also located behind the house. The selected location is the most practical without causing undue hardship to the applicant.

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.

August 9, 2002
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement

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