Tax Map/Block/Parcel
No. 37 7 327

Building Permit/Zoning
Certificate BP-02-3514

Case ZA-684

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Stephanie & Brian Stevens 915 Baust Church Road Union Bridge, Maryland 21791
REQUEST:	A variance from the required minimum side yard setback of 20 Ft. to 10 Ft. for the construction of an attached garage to the existing dwelling.
LOCATION:	915 Baust Church Road Union Bridge, MD 21791
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-75 and 223-181
HEARING HELD:	October 1, 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 10 feet for the construction of an attached garage to the existing dwelling, are as follows:

If the Applicant were to build where the Zoning Ordinance allows, the width of the garage would only be 12 Ft., which would create difficulty in allowing two cars side-by-side. The well is located in the front and the septic is located in the rear of the property. There is insufficient space on the other side of the property. The proposed location is the most practical for the Applicant to construct an attached garage without creating undue hardship and practical difficulty for 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.

October 10, 2002
DATE

GAYLE FRITZ
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement