Tax Map/Block/Parcel
No. 32 14 361

Building Permit/Zoning
Certificate BP-02-3999

Case ZA-699

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Ronald J. Menchey 1307 Guadelupe Drive Westminster, Maryland 21157
REQUEST:	A variance from the required minimum setback of 20 Ft. to 17 Ft. for the construction of an attached garage to the existing dwelling.
LOCATION:	2102 Walsh Drive Westminster, MD 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-66 and 223-181
HEARING HELD:	November 5, 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 feet to 17 feet for the construction of an attached garage to the existing dwelling, are as follows:

The property owners wish to convert their existing attached garage into a family room and construct a new attached garage the same width as the current one, due to the number and size of their vehicles. There is a retaining wall to the right of the house and grading is needed, but there should be no danger of runoff onto adjoining properties.

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.

November 15 2002
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement