Tax Map/Block/Parcel
No. 44 10 93

Building Permit/Zoning
Certificate BP-02-4015

Case ZA-703

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Charles Gardner 143 S. Springdale Road Westminster, Maryland 21158
REQUEST:	A variance from the required minimum setback of 20 Ft. to 5 Ft. for the construction of a detached garage.
LOCATION:	143 S. Springdale Road Westminster, MD 21158
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-75 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 5 feet for the construction of a detached garage, are as follows:

The Applicant wishes to construct a detached garage to the left of the house which is where the driveway is located. The septic system is in the rear yard. There is an existing garage that will be removed when the new garage is completed. The Applicant wants to eventually attach the new garage to the house and to locate it anywhere else on the property would not be practical.

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