Tax Map/Block/Parcel
No. 15 9 301

Building Permit/Zoning
Certificate BP-02-4132

Case ZA-707

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Kenneth J. Spence, Jr. 4055 Rupp Road Millers, Maryland 21102
REQUEST:	A variance from the required minimum side yard setback of 20 Ft. to 1 Ft. for the construction of a detached garage.
LOCATION:	4055 Rupp Road Millers, MD 21102
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-75 and 223-181
HEARING HELD:	December 3, 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 1 foot for the construction of a detached garage, are as follows:

This property has a circular driveway in front of the house with an existing detached garage to the right of the house. There was an old carport in the location where the Applicant now wishes to construct a garage. The land slopes away from the house on the left and the most appropriate location for the garage would be in the vicinity of the existing garage and driveway.

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.

December 9, 2002
DATE

Gayle Fritz
GAYLE FRITZ
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement