Tax Map/Block/Parcel
No. 13 3 343

Building Permit/Zoning
Certificate BP-02-4173

Case ZA-708

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Scott Saltmarsh 645 Canyon Court Westminster, Maryland 21158-1429
REQUEST:	A variance from the required minimum side yard setback of 20 Ft. to 15 Ft. for the construction of an attached garage.
LOCATION:	645 Canyon Court Westminster, MD 21158-1429
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-66 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 15 feet for the construction of an attached garage, are as follows:

This is a pie shaped lot. The house is built in the middle of the narrow part of the pie shape making the construction of an attached garage on either side difficult to meet the required setbacks. The location of the driveway is on the left side of the house making that the most appropriate location for an attached garage.

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
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement