Tax Map/Block/Parcel
No. 70 24 185

Building Permit/Zoning
Certificate BP-02-4098

Case ZA-710

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Kenneth Hoyle 3782 Boteler Road Mt. Airy, Maryland 21771
REQUEST:	A variance from the required minimum setback of 50 Ft. to 14 Ft. for the construction of a detached garage.
LOCATION:	3782 Boteler Road Mt. Airy, MD 21771
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-37 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 setback of 50 feet to 14 feet for the construction of a detached garage, are as follows:

The Applicant proposes to build a two-story detached garage to the right of the house. If he were to move the garage behind the house it would be very close to the swimming pool and he would have to extend the blacktop. The property slopes upward on the right side of the house and the garage would be built into the bank, which would make the height of the building less obvious and the blacktop would not have to be extended.

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