Case ZA-718

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Kevin Dodd 797 Mountain View Westminster, Maryland 21157
REQUEST:	A variance from the required minimum side yard setback of 50 Ft. to 15 Ft. for the construction of an attached garage to the existing dwelling.
LOCATION:	797 Mountain View Westminster, MD 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-37 and 223-181
HEARING HELD:	January 7, 2003

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 50 feet to 15 feet for the construction of an attached garage to the existing dwelling, are as follows:

The Applicant is proposing to construct an attached garage to the existing dwelling. The garage cannot be relocated within the setback area due to the location of the well, drain fields and the fact that this lot is a peculiarly narrow lot, which creates undue hardship and practical difficulty for the Applicant.

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.

January 9, 2003
DATE

Gayle Fritz
GAYLE FRITZ
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement