Tax Map/Block/Parcel
No. 29 17 356

Building Permit/Zoning
Certificate BP-02-4748

Case ZA-724

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Daniel Justice 2345 Tyrone Road Westminster, Maryland 21158
REQUEST:	A variance from the required minimum side yard setback of 20 Ft. to 10 Ft. for the construction of a detached garage.
LOCATION:	2345 Tyrone Road Westminster, MD 21158
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-75 and 223-181
HEARING HELD:	February 4, 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 20 feet to 10 feet for the construction of a detached garage, are as follows:

The Applicant is proposing to construct a two-car, single story 8Ft.-10 Ft. high garage, with a pitched roof for storage and restoration of a 37 Chevy pickup. According to the plot plan where the garage is located, there is minimal space between the driveway and property line. The lot is narrow which limits the location of any type of construction. The Applicant and neighbor's homes are built at a slight angle causing both homes to face each other and overlooking a farm. The Applicant is planning to keep the garage low and close to his house to avoid obstruction of the neighbor's view. Due to the location of the septic system in the front of the property, a 20 Ft. drainage and utilities easement on the side, and the steep slope to the rear of the property, which is mostly rock, the proposed location of 10 Ft. from the property line is the most logical for the Applicant without creating undue hardship and practical difficulty.

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.

FEBRUARY 13, 2003
DATE

RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement