Tax Map/Block/Parcel
No. 66 16 157

Building Permit/Zoning
Certificate BP-03-0156

Case ZA-729

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Bruce & Darcy Blackwood 2595 Gillis Road Mt. Airy, Maryland 21771
REQUEST:	A variance from the required minimum rear yard setback of 50 Ft. to 45 Ft. for the construction of an attached garage.
LOCATION:	2595 Gillis Road Mt. Airy, MD 21771
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Sections 223-66 and 223-181
HEARING HELD:	March 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 Section 223-66 of the Carroll County Code, in this case, a reduction in the required minimum side yard setback of 50 feet to 45 feet in the R-40,000 District for the construction of an attached garage, are as follows:

A visit to the site by the Zoning Administrator showed that there would be minimal visual impact to adjoining properties and that it would be practically impossible to construct an attached garage while staying within the stipulated setbacks. The site was duly posted and all adjoining property owners were notified by mail of the hearing.

There were no persons present at the hearing to protest granting of the variance. The zoning office has not received any mail or telephone calls protesting the variance.

This approval is valid for one year from the date of a Zoning Certificate.

NOTE:

Appeals of decision made pursuant to Section 223-181 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Section 223-182 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Section 223-182 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

3-12-03
DATE

NEIL RIDGELY
ZONING ADMINISTRATOR

cc: Zoning Enforcement