Tax Map/Block/Parcel
No. 36 22 340

Building Permit/Zoning
Certificate BP-03-0246

Case ZA-735

# Official Decision
# Zoning Administrator
## Carroll County, Maryland

| | |
|---|---|
| **APPLICANT:** | Ron & Anita Nickoles<br>410 Brooks-Howard Drive<br>Union Bridge, Maryland 21791 |
| **REQUEST:** | A variance from the required minimum side yard setback of 20 Ft. to 14 Ft. for the construction of an attached garage. |
| **LOCATION:** | 410 Brooks-Howard Drive<br>Union Bridge, MD 21791 |
| **APPLICABLE REGULATIONS:** | Code of Public Local Laws and Ordinances, Sections 223-75 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 Sections 223-75 of the Carroll County Code, in this case a reduction of the required minimum side-yard setback standard from 20 feet to 14 feet in the Agriculture District for the construction of attached garage are as follows:

A visit to the site by the Zoning Administrator showed that granting of the variance would result in little to no negligible effect to any of the surrounding properties, but that an unreasonable hardship might be caused for the Applicant due to the practical difficulty of constructing a garage due to the topography of the land to construct a garage within the setbacks for the Agricultural District (Sect. 223-181).

The site was duly posted in a timely manner. There were no persons present at the variance hearing objecting to the variance nor has there been any communications received by this office regarding the petition for 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.**

3-17-03
DATE

NEIL RIDGELY
ZONING ADMINISTRATOR

cc: Zoning Enforcement