CARROLL COUNTY GOVERNMENT
225 N. Center Street
Westminster, Maryland 21157
410-386-2980 888-302-8978
FAX 410-876-9252
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Office of Zoning Administration
Neil M. Ridgely
Zoning Administrator

12 June 2003

Mr. Josef Schmidt
3639 Wheat Miller Drive
Mt. Airy, MD 21771

Re: Variance for an addition to a home within the rear yard setback
Case ZA-757, Permit 03-0846

Dear Mr. Schmidt:

Based on the testimony and evidence presented at the hearing on the above referenced variance, the variance is granted.

Facts which support the request for relief from the strict terms of The Code of Public Local Laws and Ordinances for Carroll County Section 223-150, in this case a reduction to the required setback of 20 feet to 10 feet for the construction of a detached garage, adjacent to the residence are as follows:

The property was inspected by the Zoning Administrator and the proposed detached garage was found to have a minimal, if any, effect on adjoining property owners and the overall character of the neighborhood. While the initial submittal for a variance placed the garage in the drainage and utility easement, the plan was amended prior to the hearing to relocate it outside the easement area. The site was properly posted and adjoining property owners notified.

There were no members of the public present at the hearing to testify in opposition to the project. The Office of Zoning Administration has not received any comments in opposition to the variance by either mail or telephone.

Per Section 223-181, strict compliance with the terms of the zoning ordinance would be impractical and cause undue hardship on the petitioners.

This approval is valid for one year. Appeals to this decision must be filed within 30 days of the date of the approval.

Sincerely,
Neil M. Ridgely
Zoning Administrator
CC: Adjoining property owners
file

CARROLL COUNTY MARYLAND
225 N. Center Street
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410-386-2980
Toll-free 1-888-302-8978
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Office of Zoning Administration
Neil M. Ridgely
Zoning Administrator

Tax Map/Block/Parcel
No. 70 12 19

Building Permit/Zoning
Certificate 03-0846

Case ZA-757

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Josef Andre Schmid
3639 Wheat Miller Drive
Mount Airy, MD 21771

REQUEST: A variance from the required minimum setback 20 feet to 10 feet for a detached garage.

LOCATION: 3639 Wheat Miller Drive
Mount Airy, MD 21771

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Section 223-150 and 223-181

HEARING HELD: June 4, 2003

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing for this variance and a site visit for a physical review of the conditions, this variance is granted.

Facts which support the request for relief from the strict terms of The Code of Public Local Laws and Ordinances for Carroll County, Section 223-150, in this case a reduction to the required setback from 20 feet to 10 feet for the construction of a detached garage, are as follows: The property was inspected by the Zoning Administrator and the proposed detached garage was found to have a minimal, if any, effect on adjoining property owners and the overall character of the neighborhood. While the initial submittal for a variance placed the garage in the drainage and utility easement, the plan was amended prior to the hearing to relocate it outside the easement area.

The site was properly posted and adjoining property owners were notified of the variance hearing. The petitioner attended the hearing.

There were no members of the public present at the June 4, 2003, hearing to testify in opposition to the project. The Office of Zoning Administration has not received any comments in opposition to the variance either by mail or telephone.

Per Section 223-181, strict compliance with the terms of the zoning ordinance would be impractical and cause undue hardship on the petitioners. This approval is valid for one year. Appeals to this decision must be filed within 30 days of the date of the approval.

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.

16 June 2003
DATE

NEIL RIDGELY
ZONING ADMINISTRATOR

cc: Zoning Enforcement