CARROLL COUNTY GOVERNMENT
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Westminster, Maryland 21157
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Office of Zoning Administration
Neil M. Ridgely
Zoning Administrator

16 September 2003

Mr. John Williams James
2911 Constellation Way
Finksburg, MD 21048

Re: Variance for construction of a garage and pool house
Case ZA-775, Permit 03-2639

Dear Mr. James:

Based on the testimony and evidence presented at the hearing on the above referenced case, 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, in this case Section 223-66 for a reduction to the required minimum setback of 20 ft. to 12 ft. for the side setback for an attached garage and detached pool house at the residence.

The property was inspected by the Zoning Administrator and the proposed garage was found to have a minimal, if any, effect on adjoining property owners and the overall character of the neighborhood. The site was properly posted and adjoining property owners were notified.

There were no members of the public present at the September 3rd 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 ✓