CARROLL COUNTY GOVERNMENT
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Acting Zoning Administrator
Gayle Fritz

Official Decision
Case ZA-993
Permit – 06-0075
Acting Zoning Administrator
Carroll County, Maryland

APPLICANT:	Robert Farver
REQUEST:	A variance from the required minimum side setback of 20 feet to 10 feet for a detached garage
LOCATION:	1602 Terrace Dr. Westminster, Md.
MAP/BLOCK/PARCEL:	62/13/254
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-66 and 181
HEARING HELD:	May 3, 2006

FINDINGS AND 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 side setback of 20 feet to 10 for the construction of a detached garage are as follows:

The applicant wishes to build a detached garage to the side of his house which is where the driveway is located. The lot slopes down toward the rear where the septic system is located which restricts the location of a garage. The proposed location would be the most practical.

There was no one 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:

An appeal of a 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 Administrator's decision in accordance with Chapter 223-188 of the Code of Public Local Laws and 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.

May 4, 2006
Date

Gayle Fritz
Gayle Fritz
Acting Zoning Administrator