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Acting Zoning Administrator
Gayle Fritz

Official Decision
Case ZA-997
Permit – 06-0196
Acting Zoning Administrator
Carroll County, Maryland

APPLICANT:	Ralph and Roxanne Puga
REQUEST:	A variance from the required minimum front yard setback from 40 feet to 30 feet for the construction of an attached garage.
LOCATION:	4090 Columbia Dr. Westminster, Md. 21157
MAP/BLOCK/PARCEL:	62/18/514
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-75 and 181
HEARING HELD:	April 5, 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 required front yard setback of 40 feet to 30 feet for the construction of an attached garage are as follows:

Mr. and Mrs. Puga wish to enlarge their existing attached garage. Their house faces Columbia Dr. but the minimum line that is recorded on the plat is on the property line at the side of the house where the garage is located. The septic system is at the front right of the property which further restricts the area where a garage could be built. Mr. and Mrs. Puga have received approval from Steve Horn, Director of Planning to cross the minimum building line.

No neighbors were 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.

April 7, 2006
Date

Gayle Fritz
Gayle Fritz
Acting Zoning Administrator