CARROLL COUNTY GOVERNMENT
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Acting Zoning Administrator
Gayle Fritz

Official Decision
Case ZA-998
Permit – 06-0034
Acting Zoning Administrator
Carroll County, Maryland

APPLICANT:	Timothy Colliflower
REQUEST:	A variance from the required minimum rear yard setback from 50 feet to 10 feet for the construction of a detached garage.
LOCATION:	745 Warfieldsburg Rd. Westminster, Md. 21157
MAP/BLOCK/PARCEL:	51/16/525
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 rear setback of 50 feet to 10 feet for the construction of a detached garage are as follows:

Mr. Colliflower's lot is accessed by a shared driveway entrance and he would like to place his garage at the edge of the existing parking area. The septic system is in the front of the house and there are several other storage sheds to the rear of the house. The well is also located behind the house. Due to the layout of the property this is the only practical area to place the garage.

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 2004
Date

Gayle Fritz
Gayle Fritz
Acting Zoning Administrator