Official Decision
Case ZA-1255
Zoning Administration
Carroll County, Maryland

APPLICANT:  
David Davidson

REQUEST:  
Reduction of a side yard setback of 20 feet to 10 feet

LOCATION:  
41 Shamrock Circle, Westminster, MD

MAP/BLOCK/PARCEL:  
47/3/256

APPLICABLE REGULATIONS:  
Chapter 223-66

HEARING HELD:  
December 1, 2010

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 variance for a reduction of a side yard setback from 20 feet to 10 feet are as follows:

The applicant would like to expand an existing one car carport into a two car garage. To accommodate this, the owner proposes getting as close to 10 feet to the side yard property line. The proposed addition will affect a swale that drains the rear of the property. The owner of the property is aware of this problem and is going to re-grade the yard to allow for the proper runoff of water. From the end of the proposed garage to the neighbor’s house is a good amount of open space so that the garage will not crowd the neighbor’s property; therefore, the variance from 20 feet to 10 feet for a side yard setback is granted.

No neighbors were present at the hearing opposing the variance; 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 this decision.

Note: An appeal of a Decision made pursuant to Chapter 223-181.2 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 223-182 and 223-188 of the Code of Public Local Laws and Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-181 is final and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator’s decision.

December 1, 2010

Date

Jay C. Voight
Zoning Administrator