

Case ZA-531

**Official Decision
Zoning Administrator
Carroll County, Maryland**

APPLICANT: Dennis W. & Bonnie S. Warehime
4342 Hanover Pike
Manchester, Maryland 21102

REQUEST: A variance to reduce the minimum
required side yard setback from 5
feet to 3 feet for a detached
garage

LOCATION: 4342 Hanover Pike
Manchester, Maryland 21102

APPLICABLE REGULATIONS: Article 15, Section 15.2(b) and
15.5; Zoning Ordinance 1E

HEARING HELD: November 1, 2000

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is granted.

Facts which support the request for relief from the terms of the Ordinance, in this case, a reduction of the minimum required side yard setback for a detached three-car garage, are as follows:

The applicant has an existing 16 Ft. wide x 22 Ft. deep garage which is 3 Ft. from the property line on two sides. The applicant is now proposing to construct a 24 Ft. deep x 33 Ft. wide garage while maintaining the same 3 Ft. from the property line. The existing garage will be torn down and replaced with a newly constructed, foundation, wood framed three-car garage.

The granting of this variance will have no adverse effect on any adjoining property owners.

This approval is valid for one year from the date of this decision.

NOTE:

Appeals of decision made pursuant to Section 15.5 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Section 17.4 of the Carroll County Zoning Ordinance 1E.

A decision of the Zoning Administrator made pursuant to Section 15.5 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

11/14/00

DATE

Karl V. Reichlin

KARL V. REICHLIN

ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement

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