Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:        Jerry A. Bowen
                   4006 Highfield Court
                   Hampstead, Maryland 21074

REQUEST:          A variance from the required
                   minimum setback of 12 ft. to 5 ft.
                   6 in. for the enlargement of an
                   existing garage from a single car
                   to a double car garage

LOCATION:         4006 Highfield Court
                   Hampstead, MD 21074

APPLICABLE REGULATIONS:
                   Code of Public Local Laws and
                   Ordinances, Chapters 223-89 and
                   223-181
                   February 5, 2002

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 strict terms of
the Ordinance, in this case, a reduction of the minimum required side yard
setback of 12 ft. to 5 ft. 6 in. for the enlargement of an existing garage
from a single car to a double car garage, are as follows:

In order for the Applicant to extend his garage, he would need to go
at least 9 Ft. to get the double car garage. This leaves him at the very
minimum point of 5 ft. 6 in. at the front corner. The distance will widen
slightly at the back. The Applicant cannot extend his existing garage to
the back of his lot or to the other side since that is not where the garage
is located. Placing this extension on any other location of the property
would create unreasonable and practical difficulty. It is also noted that
the Applicant will not be encroaching upon the existing swale.

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:

Appeals of 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 Administrators decision in accordance with Chapter 223-188 of the Code of Public Local Laws & 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.

February 7, 2002

DATE

GAYLE FRITZ

ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement