Case ZA-633

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Hendrik & Pamela Shoemaker
115 Houck Road
Westminster, Maryland 21157

REQUEST: A variance from the required
minimum rear yard setback of 50 Ft.
to 37 Ft. for an existing detached
garage to be attached to the house
by a two-story addition.

LOCATION: 115 Houck Road
Westminster, MD 21157

APPLICABLE REGULATIONS: Code of Public Local Laws and
Ordinances, Chapters 223-75 and
223-181
April 2, 2002

HEARING HELD:

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 rear yard
setback of 50 feet to 37 feet for an existing detached garage to be
attached to the house by a two-story addition, are as follows:

The Applicant is proposing to construct a two-story addition in
between two existing structures; one structure being the Applicant’s
residence and the other structure is an existing detached garage. This
addition will not be any closer to the rear property line than with the
overall existing structures. In order to comply with the setbacks in the
zoning ordinance, the Applicant would need to remove a portion of the
garage, which would create undue and practical difficulty for the
Applicant. The land to the rear of the Applicant’s property is very rural
in nature with several trees. This home improvement would enhance the
Applicant’s property value by adding square footage to the residence, and
would be beneficial to the neighbors by increasing the property values.

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 Administrator's 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.

APRIL 16, 2002  DATE

RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement