Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:         David & Linda Hayes
                    1604 Auburn Court
                    Westminster, Maryland 21157

REQUEST:           A variance from the required
                    minimum setback of 20 Ft. to 17 Ft.
                    for the construction of a two-car
                    garage attached to an existing
                    dwelling.

LOCATION:          1604 Auburn Court
                    Westminster, MD 21157

APPLICABLE REGULATIONS:
                    Code of Public Local Laws and
                    Ordinances, Chapters 223-66 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 minimum
setback of 20 feet to 17 feet for the construction a two-car garage
attached to an existing dwelling, are as follows:

The Applicants are proposing to construct a 26 Ft. x 28 Ft. two-car
attached garage for the parking of vehicles. The garage needs to be larger
than 24 Ft., since the stairwell is included in that side of the house that
goes to the basement door.

Due to the topography of the land, the most suitable and practical
placement of the garage is where the existing driveway is located.
Construction of the garage closer to the property line on that side would
not create any additional runoff for the neighbors. There is a slope in the
front of the property where the septic area is located and the well is
behind the house, which creates practical difficulty and undue hardship for
the Applicants.

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.
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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