Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:  Stephanie & Brian Stevens
315 Baust Church Road
Union Bridge, Maryland 21791

REQUEST:  A variance from the required
minimum side yard setback of 20 Ft.
to 10 Ft. for the construction of
an attached garage to the existing
dwelling.

LOCATION:  915 Baust Church Road
Union Bridge, MD 21791

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

HEARING HELD:  October 1, 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 20 feet to 10 feet for the construction of an attached garage to
the existing dwelling, are as follows:

If the Applicant were to build where the Zoning Ordinance allows, the
width of the garage would only be 12 Ft., which would create difficulty in
allowing two cars side-by-side. The well is located in the front and the
septic is located in the rear of the property. There is insufficient space
on the other side of the property. The proposed location is the most
practical for the Applicant to construct an attached garage without
creating undue hardship and practical difficulty for the Applicant.

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.

October 10, 2002
DATE

GAYLE FRITZ
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement