Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:
Scott Saltmarsh
645 Canyon Court
Westminster, Maryland 21158-1429

REQUEST:
A variance from the required
minimum side yard setback of 20 Ft.
to 15 Ft. for the construction of
an attached garage.

LOCATION:
645 Canyon Court
Westminster, MD 21158-1429

APPLICABLE REGULATIONS:
Code of Public Local Laws and
Ordinances, Chapters 223-66 and
223-181

HEARING HELD:
December 3, 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 15 feet for the construction of an attached garage,
are as follows:

This is a pie shaped lot. The house is built in the middle of the
narrow part of the pie shape making the construction of an attached garage
on either side difficult to meet the required setbacks. The location of
the driveway is on the left side of the house making that the most
appropriate location for an attached garage.

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.

December 9, 2002

DATE

Gayle Fritz

ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement