Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Daniel Justice
2345 Tyrone Road
Westminster, Maryland 21158

REQUEST: A variance from the required
minimum side yard setback of 20 Ft.
to 10 Ft. for the construction of a
detached garage.

LOCATION: 2345 Tyrone Road
Westminster, MD 21158

APPLICABLE REGULATIONS: Code of Public Local Laws and
Ordinances, Chapters 223-75 and
223-181
February 4, 2003

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 side yard
setback of 20 feet to 10 feet for the construction of a detached garage,
are as follows:

The Applicant is proposing to construct a two-car, single story 8Ft.-
10 Ft. high garage, with a pitched roof for storage and restoration of a 37
Chevy pickup. According to the plot plan where the garage is located,
there is minimal space between the driveway and property line. The lot is
narrow which limits the location of any type of construction. The Applicant
and neighbor’s homes are built at a slight angle causing both homes to face
each other and overlooking a farm. The Applicant is planning to keep the
garage low and close to his house to avoid obstruction of the neighbor’s
view. Due to the location of the septic system in the front of the
property, a 20 Ft. drainage and utilities easement on the side, and the
steep slope to the rear of the property, which is mostly rock, the proposed
location of 10 Ft. from the property line is the most logical for the
Applicant without creating undue hardship and practical difficulty.

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.

DATE

FEBruary 13 2003

RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement