

**CARROLL COUNTY GOVERNMENT**

225 N. Center Street  
Westminster, Maryland 21157  
410-386-2980  
Toll-free 1-888-302-8978  
Fax 410-386-2451  
TT 410-848-3017



Acting Zoning Administrator  
Gayle Fritz

**Official Decision  
Case ZA-1002  
Permit – 06-0991  
Acting Zoning Administrator  
Carroll County, Maryland**

**APPLICANT:** Kevin W. Dodd

**REQUEST:** A variance from the required minimum front yard setback of 50 feet to 12.5 feet and the side yard setback of 50 feet to 12.5 feet for a detached garage

**LOCATION:** 797 Mountain View Dr.  
Westminster, Md.

**MAP/BLOCK/PARCEL:** 39/16/956

**APPLICABLE REGULATIONS:** Code of Public Local Laws and Ordinances, Chapters 223-37 and 181

**HEARING HELD:** July 5, 2006

**FINDINGS AND 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 front setback of 50 feet to 12.5 feet and the side setback of 50 feet to 12.5 feet for the construction of a detached garage, are as follows:

This 3.3 acre lot is very deep and narrow. In 2003 Mr. Dodd applied for and received a variance to the side yard setback for an attached garage. The reason the variance was needed is because of the narrow lot. This fact, of course, has not changed. There is also a perpetual easement for turnaround designated on the front of Mr. Dodd's property at the end of Mountain View Dr. Mr. Dodd has a large truck and trailer and in order to get it turned around and in the garage, the garage is proposed to be constructed on an angle. There is a very limited area where this garage can be placed and accessed due to the shape of the lot, the location of the well and septic and the topography.

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.

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This approval is valid for one year from the date of a Zoning Certificate.

**Note:**

**An appeal of a Decision made pursuant to Chapter 223-181.2 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 223-182 and 223-188 of the Code of Public Local Laws and Ordinances.**

**A decision of the Zoning Administrator made pursuant to Chapter 223-181 is final and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.**

July 11, 2006  
Date

Gayle Fritz  
Gayle Fritz  
Acting Zoning Administrator