



**Official Decision  
Case ZA-1255  
Zoning Administration  
Carroll County, Maryland**

**APPLICANT:** David Davidson  
**REQUEST:** Reduction of a side yard setback of 20 feet to 10 feet  
**LOCATION:** 41 Shamrock Circle, Westminster, MD  
**MAP/BLOCK/PARCEL:** 47/3/256  
**APPLICABLE REGULATIONS:** Chapter 223-66  
**HEARING HELD:** December 1, 2010

**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 variance for a reduction of a side yard setback from 20 feet to 10 feet are as follows:

The applicant would like to expand an existing one car carport into a two car garage. To accommodate this, the owner proposes getting as close to 10 feet to the side yard property line. The proposed addition will affect a swale that drains the rear of the property. The owner of the property is aware of this problem and is going to re-grade the yard to allow for the proper runoff of water. From the end of the proposed garage to the neighbor's house is a good amount of open space so that the garage will not crowd the neighbor's property; therefore, the variance from 20 feet to 10 feet for a side yard setback is granted.

No neighbors were present at the hearing opposing the variance; 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 this decision.

**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.**

December 8 2010  
Date

Jay C. Voight  
Jay C. Voight  
Zoning Administrator