

Case ZA-699

**Official Decision
Zoning Administrator
Carroll County, Maryland**

APPLICANT: Ronald J. Menchey
1307 Guadalupe Drive
Westminster, Maryland 21157

REQUEST: A variance from the required
minimum setback of 20 Ft. to 17 Ft.
for the construction of an attached
garage to the existing dwelling.

LOCATION: 2102 Walsh Drive
Westminster, MD 21157

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

HEARING HELD: November 5, 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 setback of 20 feet to 17 feet for the construction of an attached garage to the existing dwelling, are as follows:

The property owners wish to convert their existing attached garage into a family room and construct a new attached garage the same width as the current one, due to the number and size of their vehicles. There is a retaining wall to the right of the house and grading is needed, but there should be no danger of runoff onto adjoining properties.

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.

OFFICIAL DECISION

ZA-699

Page Two

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 Administrators 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.

NOVEMBER 15 2002
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement