

Case ZA-708

**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.

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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.

December 9, 2002  
DATE

Gayle Fritz

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ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement