

Case ZA-735

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

APPLICANT: Ron & Anita Nickoles
410 Brooks-Howard Drive
Union Bridge, Maryland 21791

REQUEST: A variance from the required
minimum side yard setback of 20 Ft.
to 14 Ft. for the construction of
an attached garage.

LOCATION: 410 Brooks-Howard Drive
Union Bridge, MD 21791

APPLICABLE REGULATIONS: Code of Public Local Laws and
Ordinances, Sections 223-75 and
223-181

HEARING HELD: March 4, 2003

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 Sections 223-75 of the Carroll County Code, in this case a reduction of the required minimum side-yard setback standard from 20 feet to 14 feet in the Agriculture District for the construction of attached garage are as follows:

A visit to the site by the Zoning Administrator showed that granting of the variance would result in little to no negligible effect to any of the surrounding properties, but that an unreasonable hardship might be caused for the Applicant due to the practical difficulty of constructing a garage due to the topography of the land to construct a garage within the setbacks for the Agricultural District (Sect. 223-181).

The site was duly posted in a timely manner. There were no persons present at the variance hearing objecting to the variance nor has there been any communications received by this office regarding the petition for the variance.

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

OFFICIAL DECISION

ZA-735

Page Two

NOTE:

Appeals of decision made pursuant to Section 223-181 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Section 223-182 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Section 223-182 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

3-17-03

DATE



NEEL RIDGELY
ZONING ADMINISTRATOR

cc: Zoning Enforcement