

THE BOARD OF GARRETT COUNTY COMMISSIONERS

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Board of Commissioners

Paul C. Edwards

James C. Hinebaugh, Jr

S. Larry Tichnell

County Administrator

Kevin G. Null

County Attorney

Gorman E. Getty III

RESOLUTION 2021 – 10

WHEREAS, Article 66B of the Code of Public General Laws of Maryland empowers the County to prepare, enact, amend, and provide for the administration and enforcement of a Zoning Ordinance within its territorial limits; and

WHEREAS, The Garrett County Planning Commission, acting with the advice and assistance of the citizens of the County has caused to be prepared a “Deep Creek Watershed Zoning Ordinance” which The Board of County Commissioners formally adopted and became effective on June 1, 1997; and

WHEREAS, said Zoning Ordinance may be amended from time to time to ensure that the intended standards are relevant to the changing physical and economic environment of Garrett County; and

WHEREAS, The Board of Garrett County Commissioners acting with the advice and assistance of the Planning Commission and citizens of the County has considered certain amendments to the Deep Creek Watershed Zoning Ordinance as proposed by the Garrett County Planning Commission; and

WHEREAS, said Ordinance amendments have been subject to public review and to public hearings pursuant to Article 66B.

NOW, THEREFORE, BE IT RESOLVED, that the Board of County Commissioners of Garrett County does hereby enact the following text amendments to the Deep Creek Watershed Zoning Ordinance as set forth on Exhibit A of this Resolution. Said Amendments were duly adopted by a unanimous vote of the Board of County Commissioners of Garrett County, Maryland this 19th day of October 2021.

BE IT FURTHER RESOLVED that the Garrett County Planning Commission shall cause said amendments to be filed with the Clerk of the Circuit Court of Garrett County.

DULY ADOPTED BY A UNANIMOUS VOTE OF THE BOARD OF COUNTY COMMISSIONERS OF GARRETT COUNTY MARYLAND THIS 19th DAY OF OCTOBER 2021.



PAUL C. EDWARDS, Chairman

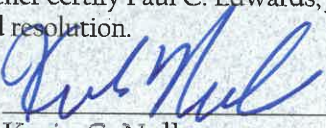


JAMES C. HINEBAUGH, JR., Commissioner



S. LARRY TICHNELL, Commissioner

I certify that the foregoing resolution was duly passed and adopted by the Board of County Commissioners at a regular meeting held October 19, 2021; I further certify that this is the original resolution; that I am the County Administrator for the said County Commissioners charged with the responsibility of keeping and recording all minutes, records and acts of the said County Commissioners; and I further certify Paul C. Edwards, James C. Hinebaugh, Jr., and S. Larry Tichnell to be the appropriate officials to sign the said resolution.



Kevin G. Null
County Administrator

DEEP CREEK WATERSHED ZONING ORDINANCE AMENDMENTS

Adopted October 19, 2021

1. Amend Section 157.024(B)20 to read “Transient vacation rental unit for up to 8 bedrooms, meeting the requirements of 157.079:”
2. Delete Section 157.024(B)21
3. Add a new Section to read as follows:
157.054 SPECIAL REAR YARD SETBACKS ON LAKE FRONT LOTS
A lake front lot which has acquired an appurtenant interest in additional land area from the State of Maryland subsequent to January 1, 2000 may construct a dwelling to within 10 feet of the rear lot line if the dwelling will not be erected closer than 100 feet to the high water elevation (2462 feet above sea level) in the LRI- Lake Residential I district or closer than 50 feet to the high water elevation in any other zoning district.
4. Add a new Section to read as follows:
157.055 SPECIAL SETBACKS FOR CERTAIN NON-CONFORMING LOTS
The minimum front, side and rear yard widths of nonconforming lots in the AR, RR, LRI and LR2 districts that have a lot area of 17,400 square feet or less and a lot width of 60’ or less can be reduced to the minimum yard widths required in the TR zone.
5. Delete Section 157.079.G
6. Amend section 157.126. B (3) to delete a. and b. and read as follows: “Reconstruction or expansion that does not comply with current yard or setback requirements of this chapter shall be permitted if the area of expansion or reconstruction encroaches no further than the existing structure into a required minimum yard or setback area.”
7. Delete Section 157.126.B (4) and Figure 6.
8. Delete Section 157.165.E
9. Delete Section 157.165.F
10. Delete Section 157.166.E