CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1074
Zoning Manager
Carroll County, Maryland

APPLICANT: Craig Reoli

REQUEST: A variance from the required front yard setback of 70 feet from the center of Grave Run Road to 33 feet for an attached garage

LOCATION: 4005 Grave Run Road
Millers, Md.

MAP/BLOCK/PARCEL: 16/19/14

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-19A, 223-75 and 223-181

HEARING HELD: September 5, 2007

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is denied.

Facts, which support the denial for the requested relief from the strict terms of the Ordinance, in this case, a reduction of the minimum required front yard setback of 70 feet from the center of Grave Run Road to 33 feet for an attached garage are as follows:

This house, which was built around 1948, does not meet the current required front setback. The applicant wishes to add an attached garage to the front of the house. The location of the well and septic area does not allow for an attached garage on either side. When visiting this site I took into consideration the length of an average pickup truck, which is about 18 feet. There is approximately 15 feet from the center line of Grave Run Road to the edge of the blacktop which would have left about 18 feet to the front of the proposed garage and the driveway for this property is located slightly north of a curve and hill on Grave Run Road. In making a decision for a variance consideration must be given to safety and traffic conditions. Even though the applicant may have his vehicles parked in the garage the majority of the time there is no turnaround area and it is my opinion that there may not be enough room to pull off the road and park safely. Also, backing out onto the road is a safety concern.

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.

September 6, 2006
Date

Gayle Fritz
Gayle Fritz
Zoning Manager