CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1118
Zoning Administrator
Carroll County, Maryland

APPLICANT: Gregg Deitz

REQUEST: A variance from the required minimum front yard setback of 50 feet to 13 feet for a storage building

LOCATION: 2915 Harper Dr.
Finksburg, Md.

MAP/BLOCK/PARCEL: 53/5/945

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-37 and 223-181

HEARING HELD: December 3, 2008

FINDINGS AND 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 variance from the required minimum front yard setback of 50 feet to 13 feet for a storage building are as follows:

This lot was recorded with a minimum building line that runs parallel to Ridge Road but the lot is accessed from Harper Drive. The minimum building line reflects the technical front of the property however the house was built facing Harper Drive. The location of the proposed building was dictated by the location of the septic system and the existing driveway that is needed to access the building. Mr. and Mrs. Sandusky, who are contiguous property owners, attended the meeting and had no objection to this variance but would like the building to be pushed further to the "back" of the property as their rear yard adjoins the property line in question. Mr. Deitz is willing to move the garage but he must maintain a minimum setback of 50 feet from that property line since it is the technical side property line.

There were no other neighbors present at the hearing opposing the variance; 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 this decision.

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.

December 10, 2008
Date

Gayle Fritz
Gayle Fritz
Zoning Administrator