Tax Map/Block/Parcel
No. 59 20 681

Building Permit/Zoning
Certificate BP98-3311

Case ZA-435

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Maximillian & Janice Schulte 2015 Gracie Drive Finksburg, MD 21048
REQUEST:	A variance reducing the minimum side yard requirement from 20 feet to about 10 feet for an attached garage
LOCATION:	2015 Gracie Drive Finksburg, MD 21048 E. D. 4
APPLICABLE REGULATIONS:	Article 5C, Section 5C.5; Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	January 6, 1999

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 in the minimum required side yard requirement for an attached garage, are as follows:

Approach to the front and left side of the dwelling is accentuated by an upward sloping topography from the roadway. The existing septic field and reserve area are located in the front and side yard. The existing driveway runs parallel to the right property line. The topography to the right of the driveway slopes slightly upward toward the dwelling on the adjacent property to the right. This property line is buffered with existing ten and twelve foot trees. Placement of a garage anywhere else on the property would be impractical.

The granting of this variance will have no adverse effect on any adjoining properties.

NOTE: Appeals of decisions made pursuant to Section 15.5 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 17.4 of the Carroll County Zoning Ordinance 1E.

A decision of the Zoning Administrator made pursuant to Section 15.5 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

January 11, 1999
Date

George L. Beisser
George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

Code: C:\Myfiles\Jan99 Official Dec Jan 6 Schulte.wpd