Tax Map/Block/Parcel
No. 59 7 573

Building Permit/Zoning
Certificate BP-01-1380

Case ZA-576

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	William & Kathryn Hillman 2606 Jeffery Lori Drive Finksburg, Maryland 21048
REQUEST:	A variance to reduce the required minimum rear yard setback of 50 feet to 30 feet for a detached garage
LOCATION:	2606 Jeffery Lori Drive Finksburg, Maryland 21048
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-82 and 223-181
HEARING HELD:	June 6, 2001

FINDINGS & CONCLUSIONS

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

The Applicant's home was built in 1974, which did not include a garage. The 20 Ft. variance is being requested due to the topography of the Applicant's property. There is a slope on the property that would cause the front of the proposed garage to be 10 or 15 Ft. out of the ground at floor level. The Applicant meets the test of practical difficulty and undue hardship due to the fact that fill dirt would be required, trees would need to be removed, and the pool, driveway and septic system would need to be relocated. The granting of the variance would allow the garage to be constructed on a more level portion of the property that would be adjacent to the home.

There were no neighbors present at the hearing opposing the applicant's request; 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 Zoning Certificate.

NOTE:

Appeals of decision made pursuant to Chapter 223-183 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Chapter 223-188 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-183 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

6/10/01
DATE

ROBERT A. BAIR
ZONING ADMINISTRATOR

cc: Zoning Enforcement