Tax Map/Block/Parcel
No. 52 18 465

Building Permit/Zoning
Certificate BP-01-1407

Case ZA-578

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Michael Cohen 1715 Lauterbach Road Finksburg, MD 21048
REQUEST:	A variance from the required 90 Ft. BRL on the access from the driveway for the construction of a garage/shed 14 Ft. x 24 Ft.
LOCATION:	1715 Lauterbach Road Finksburg, Maryland 21048
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-66 and 223-181
HEARING HELD:	July 11, 2001

FINDINGS & CONCLUSIONS

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

The Applicant is requesting a variance from the required 90 Ft. building restriction line for the construction of a garage/shed 14 Ft. x 24 Ft. Tools and materials will be stored in the garage in which accessibility is needed on a daily basis. If the building were constructed in the yard within the building restriction line, access could only be made through the grass. The property has a general incline going from the driveway back towards the rear property line. On the side of the Applicant's residence is a play area and swimming pool. The Applicant would need additional grading and paving to gain access to the building on any other part of the property. Also, the children's play area would be infringed upon. As a result, construction of a garage on any other location of the Applicants' property would create unreasonable and practical difficulty.

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.

7/23/01
DATE

Robert A Bair
ROBERT A. BAIR
ZONING ADMINISTRATOR

cc: Zoning Enforcement