Tax Map/Block/Parcel
No. 53 20 700

Building Permit/Zoning
Certificate BP-01-2725

Case ZA-593

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	John Bowman 2103 Kings Court Finksburg, Maryland 21048
REQUEST:	A variance from the required minimum setback of 40 feet to 30 feet for the construction of an attached garage onto an existing dwelling
LOCATION:	2103 Kings Court Finksburg, Maryland 21048
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-82 and 223-181
HEARING HELD:	September 5, 2001

FINDINGS & CONCLUSIONS

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

The Applicant is requesting a reduction of the required minimum setback of 40 Ft. to 30 Ft. for the construction of an attached garage onto an existing dwelling. The house to which the proposed garage is to be attached is located on a corner lot. There is an existing driveway that would allow accessibility to the garage. To construct the garage on the opposite end of the house would encroach upon the neighboring property. The well is located in the front and the septic system is located to the rear of the property. A garage is usual and customary for this type of house and neighborhood. As a result, construction of a garage on any other location of the Applicants' property would create unreasonable and practical difficulty. It is on this basis that the variance request is granted.

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 a 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.

9/13/07
DATE

ROBERT A. BAIR
ZONING ADMINISTRATOR

cc: Zoning Enforcement