Tax Map/Block/Parcel
No. 74 20 511

Building Permit/Zoning
Certificate BP-02-0280

Case ZA-623

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Steven J. Cobun 6909 Carroll Highlands Road Eldersburg, Maryland 21784
REQUEST:	A variance from the required setback of 12 Ft. to 6 Ft. for the construction of a garage on the existing residence.
LOCATION:	6909 Carroll Highlands Road Eldersburg, MD 21784
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-82 and 223-181
HEARING HELD:	March 5, 2002

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 of the minimum required setback from 12 feet to 6 feet to construct a garage, are as follows:

The Applicant is proposing to add a 24-25 Ft. wide two-car garage on the side of the existing residence. There is a 20 Ft. drainage and utilities easement on the left side of the property to allow county maintenance on an existing pond. As a result the residence had to be located to the right of the lot. A driveway currently exists on the property, which will allow accessibility to and from the proposed garage. In order to honor the required setback and easement law, the Applicant is limited to the location of the proposed garage.

As a result, construction of this garage on any other location of the Applicant's property would create unreasonable and practical difficulty.

No neighbors were 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.

MARCH 11, 2002
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement