Tax Map/Block/Parcel
No. 59 20 549

Building Permit/Zoning
Certificate BP-02-0605

Case ZA-630

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Robert Bright 2048 Deer Park Road Finksburg, Maryland 21048
REQUEST:	A variance from the required minimum front yard setback of 40 Ft. to 11 Ft. for the construction of an additional attached garage.
LOCATION:	2048 Deer Park Road Finksburg, MD 21048
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-66 and 223-181
HEARING HELD:	April 2, 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 front yard setback of 40 feet to 11 feet to construct an additional attached garage, are as follows:

The Applicant is proposing to construct an additional attached garage for the parking of vehicles. The existing garage has very tight clearances for two vehicles, since there are steps coming from the kitchen into the garage. The existing garage will remain as a one-car garage. The Applicant's home is two stories and the proposed garage is being planned not to interfere with the upstairs roofline. There is a 40 Ft. minimum building line in which the corner of the garage would be protruded upon. Since the property is a panhandle lot, the construction of the garage is restricted due to the colonial pipeline, septic and replacement septic areas, which creates undue hardship and practical difficulty for the Applicant. There is an existing driveway, which would allow accessibility to the proposed garage.

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 or for traffic, since the setback is not located near Deer Park Road.

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.

APRIL 16 2002
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement