Tax Map/Block/Parcel
No. 58 12 574

Building Permit/Zoning
Certificate BP-02-0300

Case ZA-631

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Robert Blouse/K.R.B. Contractors 1608 Crestleigh Court Finksburg, Maryland 21048
REQUEST:	A variance from the minimum building line of 50 Ft. to 31 Ft. for the construction of a two-story addition.
LOCATION:	1608 Crestleigh Court Finksburg, MD 21048
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapter 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 building line of 50 feet to 31 feet for the construction of a two-story addition, are as follows:

The Applicant is proposing to enlarge a small three-bedroom home by constructing a two-story addition, which will consist of a playroom for the children and the enlargement of two of the existing bedrooms. One bedroom will be converted into a Master bedroom. The front of the home will be the same with the overhang, except the roof will be turned on the left hand side of the house and the middle of the house would be the opposite way. The driveway is located on the left portion of the house, which could be utilized to locate a future garage. This is a panhandle lot and sits back off the road. The Zoning Ordinance defines the front of this type lot, based on the street, as the side of the lot, which makes it difficult to comply with the Zoning Ordinance.

Due to an existing patio with a deck and the septic system being located in the rear of the property, the Applicant is limited in constructing the addition without creating undue hardship or 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.

APRIL 16, 2002
DATE

RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement