Tax Map/Block/Parcel
No. 53 09 783

Building Permit/Zoning
Certificate BP-02-1107

Case ZA-639

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Paul W. Atkinson 2500 Cornstalk Drive Finksburg, Maryland 21048
REQUEST:	A variance from the required minimum front yard setback of 40 Ft. to 30 Ft. for the construction of an attached garage.
LOCATION:	2500 Cornstalk Drive Finksburg, MD 21048
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-66 and 223-181
HEARING HELD:	May 7, 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 30 feet for the construction of an attached garage, are as follows:

The Applicant is proposing to construct a 30 Ft. x 28 Ft. attached garage. The Applicant's property is located on a corner, which means the Applicant has two minimum building lines or two front yards. Due to the placement of the dwelling, there is no other location a garage could be placed on the property to be in compliance with the structure of the house and meet the setback requirements without creating undue hardship or practical difficulty for the Applicant. The driveway will remain the same as it exists on the property.

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.

May 17, 2002
DATE

GAYLE FRITZ
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement