Tax Map/Block/Parcel
No. 53 20 700

Building Permit/Zoning
Certificate BP-02-1114

Case ZA-645

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Raymond L. & Nancy C. Weber 2201 Chestnut Court Finksburg, Maryland 21048-1705
REQUEST:	A variance from the required minimum front yard setback of 40 Ft. to 21 Ft. for the construction of a detached shed/garage(existing) on property.
LOCATION:	2201 Chestnut Court Finksburg, MD 21048-1705
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-82 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 21 feet for the construction a detached shed/garage existing), are as follows:

The Applicant's lot gently slopes from the east to west direction and the upper part of the lot is unusable due to a strong slope going down to a streambed. The property is situated on a corner and the 40 Ft. setback restricts the Applicant by creating undue hardship. The location of the shed/garage is located on the only level portion of the lot that would have the least amount of excavation or dirt removed to prepare the site. The lot is wooded with large 60 to 75 Ft. oak trees, which the Applicant does not want to disturb. If the Applicant would not have placed the shed/garage in the selected location, the Applicant would have had to remove two trees, a black oak and chestnut at a considerable expense. The shed/garage is 21 Ft. back from the property line and 31 Ft. back from the roadbed. The shed is pre-engineered according to code and is painted to blend in the landscape. The Applicant intends to use this storage space for mowers, yard equipment, etc. The Applicant does not intend on putting an entrance onto the roadway.

A corner lot creates a hardship automatically on any property, since it is considered to have two front yards. The topography of the land also creates undue hardship and practical difficulty for the Applicant; therefore, the variance is hereby granted.

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