Tax Map/Block/Parcel
No. 58 18 677

Building Permit/Zoning
Certificate BP-02-1113

Case ZA-646

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Vincenzo A. Greco 2850 Talbert Road Finksburg, Maryland 21048
REQUEST:	A variance from the required minimum building line of 60 Ft. to 50 Ft. for the construction of an attached garage.
LOCATION:	2850 Talbert Road Finksburg, MD 21048
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-89 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 building line of 60 Ft. to 50 Ft. for the construction of an attached garage, are as follows:

The Applicant is proposing to extend the existing garage by 20 Ft. and the one corner crosses the line. The Applicant's lot is a corner lot with two front yards, which restricts the Applicant. Approval of the variance would allow the garage door to face in the same direction as the house. There is also a large tree and pavement that would need to be removed that would cause practical difficulty and undue hardship for the Applicant.

The Zoning Ordinance has been amended since the house was originally constructed. According to the current zoning district, there is a 40 Ft. minimum building line.

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