Tax Map/Block/Parcel
No. 47 15 296

Building Permit/Zoning
Certificate BP-02-1756

Case ZA-655

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Harry J. Hammond, Jr. 517 Dellview Drive Finksburg, Maryland 21048
REQUEST:	A variance from the required minimum building line from 140 ft. to 132 ft. for the construction of an attached garage.
LOCATION:	517 Dellview Drive Finksburg, MD 21048
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapter 223-181
HEARING HELD:	June 4, 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 building line from 140 ft. to 132 ft. for the construction of an attached garage, are as follows:

The Applicant is proposing to construct an attached garage in front of the driveway. There is a stairwell coming from the basement and a chimney on one side of the house, which creates difficulty for the Applicant to come from the current house into an addition. As a result, the most practical location for the proposed garage is in front of the driveway. There are trees in the front of the property that screen the Applicant's property. The Applicant will only be moving 8 ft. from the front of the house.

The setback of 140 ft. was a requirement for earlier subdivisions and exceeds today's requirements. Since it is recorded, the Applicant needs to obtain a variance. Based on the restrictions imposed when the subdivision was created with the setback, the Applicant has proven undue hardship and 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.

JUNE 12 2002
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement