Tax Map/Block/Parcel
No. 74 13 70

Building Permit/Zoning
Certificate BP-02-1765

Case ZA-660

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Alfred M. Tounjian 5300 Holniker Court Sykesville, Maryland 21784
REQUEST:	A variance from the required minimum driveway width of 20 ft. to 10 ft. for a 2-way driveway.
LOCATION:	1932 Liberty Road Eldersburg, MD 21784
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-89 and 223-134B(2) and 223-181
HEARING HELD:	June 4, 2002

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is granted.

A request is being made for a variance from the required minimum driveway width of 20 ft. to 10 ft. for a 2-way driveway. The property has an existing 28 x 35 ft. dwelling which will be remodeled to house an insurance and financial consultation business. The 10 ft. existing driveway is located immediately adjacent to the property line, which continues along the side of the house and then stops as it reaches the rear of the house. The Applicant needs six parking spaces on the property. The variance is being requested in order to utilize the existing driveway to serve a small parking area behind the building, which would consist of three parking spaces. There is approximately 12 ft. between the property line and the house, which allows for only a 10 Ft. wide driveway. The driveway was widened in the front of the property to 16 Ft. to allow for two-way traffic. It could be made wider in the front, but to be practical 16 Ft. worked best with the existing apron. Anyone exiting the property has full view of Liberty Road in either direction. For safety measures, the Applicant will need to increase the apron to 30 Ft. wide for ingress and egress.

Practical difficulty and undue hardship has been demonstrated from the testimony given and the granting of this variance will allow the Applicant to utilize the property for its intended purpose.

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 11, 2002
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement