Tax Map/Block/Parcel
No. 53 15 684

Building Permit/Zoning
Certificate BP-02-3198

Case ZA-677

# Official Decision
## Zoning Administrator
### Carroll County, Maryland

| | |
|---|---|
| **APPLICANT:** | Craig & Barbara Knight<br>1904 Suffolk Road<br>Finksburg, Maryland 21048 |
| **REQUEST:** | A variance from the required minimum front yard setback of 40 Ft. to 10 Ft. for the construction of a detached two-car garage. |
| **LOCATION:** | 1904 Suffolk Road<br>Finksburg, MD 21048 |
| **APPLICABLE REGULATIONS:** | Code of Public Local Laws and Ordinances, Chapters 223-72 and 223-181 |
| **HEARING HELD:** | September 3, 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 10 feet for the construction of a detached two-car garage, are as follows:

The Applicant is proposing to construct a detached garage forward of the area where the in-ground pool was previously located. This location would allow the garage to be closer to the house and would enable the Applicant to utilize the existing driveway. There is only a 20 Ft. frontage on Suffolk Road, which results in the minimum building line from the 20 Ft. entrance way coming along the back edge of the Applicant's property. The Applicant's house faces north towards Appaloosa Drive. The well is located to the rear of the property and the septic system is in the front of the property. There is a circular driveway bordered by mature trees. The only area for the Applicant to construct a garage that would be aesthetically correct is in the back yard, which is actually the front yard according to the zoning laws. If the Applicant were to go to the other side of the property, a driveway would be necessary in the front of the house or a driveway would be necessary in the rear across the well or septic system, which would create undue hardship and practical difficulty for the Applicant.

This is a panhandle lot where under the zoning regulation the front of the lot is the in fee strip off the main road, which dictates where the front yard is under the Zoning Ordinance. In this case, the way the house sits, it is the back yard. The lot is secluded and surrounded by hedges and the location Applicant is proposing to construct the detached garage makes the most sense. 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.**

September 12, 2002
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement