Tax Map/Block/Parcel
No. 53 21 716

Building Permit/Zoning
Certificate BP-02-3681

Case ZA-694

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Lois E. Pulket 2508 Arabian Court Finksburg, Maryland 21048-1605
REQUEST:	A variance from the required rear minimum setback of 50 Ft. to 32 Ft. for the construction of a garage.
LOCATION:	2508 Arabian Court Finksburg, MD 21048
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-82 and 223-181
HEARING HELD:	October 1, 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 rear setback of 50 feet to 32 feet for the construction of a garage, are as follows:

The Applicant is proposing to construct a garage and breezeway within the property lines, but closer than what the Zoning Ordinance allows. There are tall pines trees bordering the property for privacy. The Applicant's house does not sit square on the property. As a result, there is only 57 Ft. from the rear property line and any type of construction would require a variance. Since the driveway exists on the property, this is the most practical location for the Applicant to construct a garage and breezeway without creating practical difficulty or undue hardship for the Applicant.

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.

October 10, 2002
DATE

Gayle Fritz
GAYLE FRITZ
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement