Tax Map/Block/Parcel
No. 68 20 341

Building Permit/Zoning
Certificate BP-02-4014

Case ZA-704

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Charles & Cathy Bowman 5504 Crows Nest Drive Eldersburg, Maryland 21784
REQUEST:	A variance from the required minimum building line of 80 Ft. to 55 Ft. for the construction of a detached garage.
LOCATION:	5504 Crows Nest Drive Eldersburg, MD 21784
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapter 223-181
HEARING HELD:	November 5, 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 of 80 Ft. to 55 Ft. for the construction of a detached garage, are as follows:

The Applicant wishes to construct a detached garage that will be in front of and to the right of the house, which is where the driveway is located. This lot has an 80 Ft. recorded minimum building line instead of the required 40 Ft., which means the house is further back on the property, reducing the rear yard. The well, an existing deck, and above-ground pool are to the rear of the house and to construct the garage there would leave little rear yard space. The proposed location of the garage would still be further back than the 40 Ft. required by the Zoning Ordinance.

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.

November 15, 2002
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement