Tax Map/Block/Parcel
No. 58 12 598

Building Permit/Zoning
Certificate BP-03-0249

Case ZA-730

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Michael A. and Kimberly A. Serio 1608 Deer Park Road Finksburg, Maryland 21048
REQUEST:	A variance from the required minimum front yard setback of 40 Ft. to 24 Ft. for the construction of an addition and a two-car garage.
LOCATION:	1608 Deer Park Road Finksburg, MD 21048
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Sections 223-82 and 223-181
HEARING HELD:	March 4, 2003

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 Section 223-82 of the Carroll County Code, in this case, a reduction in the minimum front yard setback from 40 feet to 24 feet in the R-20,000 District for the addition of an attached two-car garage are as follows:

A visit to the site by the Zoning Administrator noted that there are several properties along this section of Deer Park Road with buildings projecting even closer to the road than the one proposed. The subject property lays adjunct to a commercial warehouse type operation and other residential properties. The site was duly posted and adjoining property owners were notified of the variance hearing by mail.

There were no parties present at the hearing opposed to a granting of the variance. The zoning office had not been notified of any objections to the variance by mail or telephone. Mr. Serio stated that it was impractical, due to the topography of the lot, to construct an attached garage within the stipulated setbacks.

This approval is valid for one year from the date of a Zoning Certificate.

NOTE:

Appeals of decision made pursuant to Section 223-181 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Section 223-182 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Section 223-182 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

3-12-03
DATE

NEIL RIDGELY
ZONING ADMINISTRATOR

cc: Zoning Enforcement