Tax Map/Block/Parcel
No. 53 9 728

Building Permit/Zoning
Certificate BP-03-0244

Case ZA-732

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Timothy D. Horsey 1208 Marclee Road Finksburg, Maryland 21048
REQUEST:	A variance from the minimum building line from 90 Ft. to 74 Ft. for the construction of a garage addition to the existing dwelling on the property.
LOCATION:	1208 Marclee Road Finksburg, MD 21048
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Section 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 the zoning ordinance, in this case, a reduction in the minimum building line from 90 feet to 74 feet for the construction of a garage addition to the residence:

A visit to the site on February 25, 2003, indicated that this was a large pie-shaped lot and that there was a dense evergreen tree buffer between the proposed garage site and the neighboring property to the north west. The site was properly posted and the adjoining property owners were notified by mail of the variance hearing.

At the hearing, Mr. Horsey commented that the minimum building lines for properties in his subdivision were originally set to accommodate future septic systems, since that time the Carroll County Health Department actually has the developer indicate the original and two additional septic sites on the plat. There is sufficient room elsewhere on this property for a new septic system should the original need replacement.

Mr. Horsey also indicated that he intended on relocating the driveway and entrance to serve the new garage. He was directed to contact the Carroll County Bureau of Roads Operations prior to any driveway work to ascertain the applicable standards for the new curb cut and closure.

There were no members of the public at the hearing to protest granting of the variance. The zoning office has not been contacted by telephone or mail with any objections to the variance.

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