Official Decision  
Zoning Administrator  
Carroll County, Maryland  

APPLICANT: Maximillian & Janice Schulte  
2015 Gracie Drive  
Finksburg, MD 21048  

REQUEST: A variance reducing the minimum side yard requirement from 20 feet to about 10 feet for an attached garage  

LOCATION:  
2015 Gracie Drive  
Finksburg, MD 21048  
E. D. 4  

APPLICABLE REGULATIONS: 
Article 5C, Section 5C.5; Article 15, Section 15.5; Zoning Ordinance 1E  

HEARING HELD: January 6, 1999  

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 in the minimum required side yard requirement for an attached garage, are as follows:  

Approach to the front and left side of the dwelling is accentuated by an upward sloping topography from the roadway. The existing septic field and reserve area are located in the front and side yard. The existing driveway runs parallel to the right property line. The topography to the right of the driveway slopes slightly upward toward the dwelling on the adjacent property to the right. This property line is buffered with existing ten and twelve foot trees. Placement of a garage anywhere else on the property would be impractical.  

The granting of this variance will have no adverse effect on any adjoining properties.  

NOTE: Appeals of decisions made pursuant to Section 15.5 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 17.4 of the Carroll County Zoning Ordinance 1E.  

A decision of the Zoning Administrator made pursuant to Section 15.5 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.  

January 11, 1999  
Date  

George L. Beisser  
Zoning Administrator  

cc: Zoning Enforcement  

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