Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: John Bowman
2103 Kings Court
Finksburg, Maryland 21048

REQUEST: A variance from the required
minimum setback of 40 feet to 30
feet for the construction of an
attached garage onto an existing
dwelling

LOCATION: 2103 Kings Court
Finksburg, Maryland 21048

APPLICABLE REGULATIONS: Code of Public Local Laws and
Ordinances, Chapters 223-82 and
223-181

HEARING HELD: September 5, 2001

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the
variance is granted.

The Applicant is requesting a reduction of the required minimum
setback of 40 Ft. to 30 Ft. for the construction of an attached garage onto
an existing dwelling. The house to which the proposed garage is to be
attached is located on a corner lot. There is an existing driveway that
would allow accessibility to the garage. To construct the garage on the
opposite end of the house would encroach upon the neighboring property.
The well is located in the front and the septic system is located to the
rear of the property. A garage is usual and customary for this type of
house and neighborhood. As a result, construction of a garage on any other
location of the Applicants’ property would create unreasonable and
practical difficulty. It is on this basis that the variance request is
granted.

There were no neighbors 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 Administrator's 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.

DATE

cc: Zoning Enforcement