Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Craig & Barbara Knight
1904 Suffolk Road
Finksburg, Maryland 21048

REQUEST: A variance from the required
minimum front yard setback of 40
Ft. to 10 Ft. for the construction
of a detached two-car garage.

LOCATION: 1904 Suffolk Road
Finksburg, MD 21048

APPLICABLE REGULATIONS: Code of Public Local Laws and
Ordinances, Chapters 223-72 and
223-181
September 3, 2002

HEARING HELD:

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 front yard
setback of 40 feet to 10 feet for the construction of a detached two-car
garage, are as follows:

The Applicant is proposing to construct a detached garage forward of
the area where the in-ground pool was previously located. This location
would allow the garage to be closer to the house and would enable the
Applicant to utilize the existing driveway. There is only a 20 Ft.
frontage on Suffolk Road, which results in the minimum building line from
the 20 Ft. entrance way coming along the back edge of the Applicant’s
property. The Applicant’s house faces north towards Appaloosa Drive. The
well is located to the rear of the property and the septic system is in the
front of the property. There is a circular driveway bordered by mature
trees. The only area for the Applicant to construct a garage that would be
aesthetically correct is in the back yard, which is actually the front yard
according to the zoning laws. If the Applicant were to go to the other
side of the property, a driveway would be necessary in the front of the
house or a driveway would be necessary in the rear across the well or
septic system, which would create undue hardship and practical difficulty
for the Applicant.
This is a panhandle lot where under the zoning regulation the front of the lot is the in fee strip off the main road, which dictates where the front yard is under the Zoning Ordinance. In this case, the way the house sits, it is the back yard. The lot is secluded and surrounded by hedges and the location Applicant is proposing to construct the detached garage makes the most sense. 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.

September 12, 2002

Ralph E. Green

DATE

ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement