Case ZA-704

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Charles & Cathy Bowman
5504 Crows Nest Drive
Eldersburg, Maryland 21784

REQUEST: A variance from the required
minimum building line of 80 Ft. to
55 Ft. for the construction of a
detached garage.

LOCATION: 5504 Crows Nest Drive
Eldersburg, MD 21784

APPLICABLE REGULATIONS: Code of Public Local Laws and
Ordinances, Chapter 223-181
November 5, 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 building
line of 80 Ft. to 55 Ft. for the construction of a detached garage, are as
follows:

The Applicant wishes to construct a detached garage that will be in
front of and to the right of the house, which is where the driveway is
located. This lot has an 80 Ft. recorded minimum building line instead of
the required 40 Ft., which means the house is further back on the property,
reducing the rear yard. The well, an existing deck, and above-ground pool
are to the rear of the house and to construct the garage there would leave
little rear yard space. The proposed location of the garage would still be
further back than the 40 Ft. required by the Zoning Ordinance.

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.

November 15, 2002
DATE

Ralph E. Green
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement