

Case ZA-623

**Official Decision  
Zoning Administrator  
Carroll County, Maryland**

**APPLICANT:** Steven J. Cobun  
6909 Carroll Highlands Road  
Eldersburg, Maryland 21784

**REQUEST:** A variance from the required  
setback of 12 Ft. to 6 Ft. for the  
construction of a garage on the  
existing residence.

**LOCATION:** 6909 Carroll Highlands Road  
Eldersburg, MD 21784

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

**HEARING HELD:** March 5, 2002

**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 setback from 12 feet to 6 feet to construct a garage, are as follows:

The Applicant is proposing to add a 24-25 Ft. wide two-car garage on the side of the existing residence. There is a 20 Ft. drainage and utilities easement on the left side of the property to allow county maintenance on an existing pond. As a result the residence had to be located to the right of the lot. A driveway currently exists on the property, which will allow accessibility to and from the proposed garage. In order to honor the required setback and easement law, the Applicant is limited to the location of the proposed garage.

As a result, construction of this garage on any other location of the Applicant's property would create unreasonable and practical difficulty.

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.

MARCH 11, 2002  
DATE



RALPH E. GREEN  
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement