

Tax Map/Block/Parcel
No. 16-19-14

Case 5362

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Craig A. Reoli
4005 Grave Run Road
Millers, MD 21102

ATTORNEY: n/a

REQUEST: An appeal of the Zoning Administrator's decision denying a variance from a setback for a proposed attached garage.

LOCATION: The site is located at 4005 Grave Run Road, Millers, on property zoned "A" Agricultural District in Election District 6.

BASIS: Code of Public Local Laws and Ordinances, Section 223-19 (A), 223-75 and 223-186 A (1)

HEARING HELD: November 28, 2007

FINDINGS AND CONCLUSION

On November 28, 2007, the Board of Zoning Appeals (the Board) convened to hear an appeal of the Zoning Administrator's decision denying a variance from a setback for a proposed attached garage. The Board made the following findings and conclusion:

The Applicant wishes to attach a 20 ft x 28 ft. garage to the left side of his home. The property is 1.15 acres and is triangular shaped. It is made up of several parcels. The well system is located on the right side of the house. The house was constructed in 1948 before the adoption of zoning regulations in the County. It therefore does not meet current setbacks.

Concerns were raised by the Zoning Manager regarding traffic safety on Grave Run Road and the probability that the Applicant would be "backing out" onto the road from the proposed

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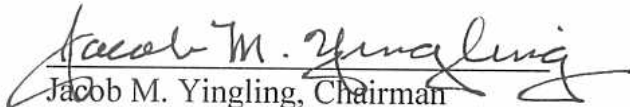
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garage. To address these concerns, the Applicant proposes to construct a driveway “turnaround”, which will enable a driver to enter and exit the road frontally from the residence.

The Board found that the shape of the lot, the location of the well, and the pre-existing location of the house, are all unique features that would render a strict application of today’s setback requirements in this instance would result in unnecessary hardship. There is no other possible location for the attached garage. Accordingly, the variance to allow the construction of an attached garage from 70 feet to 33 feet of the center line of Grave Run Road is granted. This variance is conditioned upon the Applicant constructing the turnaround drive as depicted in Applicant’s Exhibit “A” submitted in this case.

12/26/07
Date


Jacob M. Yingling, Chairman