

Tax Map/Block/Parcel
No. 59-3-685

Building Permit/Zoning
Certificate No. 04-1532

Case 4948

**OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND**

APPLICANT: Gary & Deborah Leister
2224 Ridgemont Drive
Finksburg, MD 21048

ATTORNEY: N/A

REQUEST: A variance from the required side yard setback of less than 10 ft.
for the construction of a garage.

LOCATION: The site is located at 2224 Ridgemont Drive, Finksburg, on
property zoned "R-20,000" Residential District in Election District 4.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-82 and
223-181 A (as amended by Ord. 04-15)

HEARING HELD: June 29, 2004

FINDINGS AND CONCLUSION

On June 29, 2004, the Board of Zoning Appeals (the Board) convened to hear a variance request from the required side yard setback of less than 10 ft. for the construction of a garage. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicants testified that a variance of 7 ft. 9 in. is requested because of the unique angular configuration of the lot. They wish to add a one-car garage to the home where they have resided for 18 years.

The Board finds that the unique configuration of the lot necessitates a variance for construction of the garage, which will improve the property. Accordingly, the variance of 7 Ft. (+ -) is granted.

Date

7/21/04


Jacob M. Yingling, Chairman