CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1066
Zoning Manager
Carroll County, Maryland

APPLICANT: Joseph and Deloris Skura

REQUEST: A variance from the required rear yard setback of 35 feet to 15 feet and the required front yard setback of 25 feet to 13 feet for an addition

LOCATION: 1693 Gemini Dr.
Sykesville, Md. 21784

MAP/BLOCK/PARCEL: 73/18/646

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 103-43 and 223-181

HEARING HELD: July 5, 2007

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the rear yard 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 rear yard setback of 35 feet to 15 feet for the construction of an addition, are as follows:

The applicants wish to construct an addition that will provide additional living space for their mother. During this hearing Mrs. Skura stated that one of the variances would be all that would be needed to meet their needs for the additional living space. They had requested a rear yard variance for the addition of a covered, screened deck with a shed and a room addition underneath in a previous case, ZA-767, in July, 2003. The variance was granted but Mr. and Mrs. Skura only built the covered screened deck. This lot is in a Planned Unit Development and one of the purposes of this type of subdivision is to keep all the houses relatively uniform. There are several houses in the area that have put additions on the back and the house still retains the uniform look of the rest of the neighborhood. The applicant's lot is on a corner which means there are two "fronts" and to allow an addition in that area would make the house out of character with the rest of the neighborhood. Granting the rear yard variance for an addition to the rear would not change the look of the house from the front. The house that will be most affected by the granting of this variance has no windows on that side and their deck is somewhat screened by their high railing.

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 this decision.

Note:

An appeal of a Decision made pursuant to Chapter 223-181.2 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrator's decision in accordance with Chapter 223-182 and 223-188 of the Code of Public Local Laws and Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-181 is final and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

July 12, 2007
Date

Gayle Fritz
Zoning Manager