CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1098
Zoning Manager
Carroll County, Maryland

APPLICANT: Eric Spears

REQUEST: A variance from the required minimum front yard setback of 50 feet to 13 feet for a detached garage

LOCATION: 6113 Emerald Lane
Sykesville, Md. 21784

MAP/BLOCK/PARCEL: 73/9/637

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-37 and 223-181

HEARING HELD: April 16, 2008

FINDINGS AND 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 variance from the required minimum front yard setback of 50 feet to 13 for a detached garage are as follows:

The applicant would like to construct a detached garage in an area of his property where there is a building line recorded on the subdivision plat. The applicants explored other locations on the property but found those areas to be unacceptable. Constructing the garage behind the septic system would prevent future expansion of the septic system and running utilities and access to the building would be difficult. The lower portion of the pasture is an area that remains wet except during the driest season. The proposed location would be the least visible from neighboring properties, would require the least amount of excavation and is the closest to existing utilities. There is already natural screening in that area and the applicant plans to plant evergreens for further screening.

No neighbors were present at the hearing opposing the variance; 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.

April 17 2008
Date

Gayle Fritz
Gayle Fritz
Zoning Manager