CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1107
Zoning Administrator
Carroll County, Maryland

APPLICANT: James H. Huggins

REQUEST: A variance from the required 25 foot recorded front yard setback to 22 feet for an addition

LOCATION: 6500 Hamlet Court
Sykesville, Md.

MAP/BLOCK/PARCEL: 73/18/631

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

HEARING HELD: July 2, 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 25 foot recorded front yard setback to 22 feet for an addition are as follows:

The applicant would like to expand the existing garage by 4 feet on the side and change it to living space with a handicap bathroom for his mother. There will also be a second floor for additional living space on top of the existing garage. This lot is a corner lot that requires two building restriction lines which restricts the building area compared to another lot of the same size. Because the house is built on an angle only a portion of the addition will extend past the building restriction line. With the addition on the side of the house the applicant will be able to match the existing roofline. To build an addition to the rear of the house would require a complete change in the architecture of the house.

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.

July 11, 2008
Date

Gayle Fritz
Zoning Administrator