CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

**Official Decision**
**Case ZA-1153**
**Zoning Administrator**
**Carroll County, Maryland**

**APPLICANT:** Bill Carter, Contractor

**REQUEST:** A variance from the required left side yard setback of 20 feet to 10 feet for a detached garage

**LOCATION:** 243 Klees Mill Rd.
Sykesville, Md.

**MAP/BLOCK/PARCEL:** 63/20/157

**APPLICABLE REGULATIONS:** Code of Public Local Laws and Ordinances, Chapters 223-75 and 223-181

**HEARING HELD:** September 2, 2009

**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 reduction of the minimum required left side yard setback of 20 feet to 10 feet for a new residence are as follows:

The applicant would like to construct a detached garage and attach solar panels to the roof. Because of the poor position of the house the panels cannot be mounted on the roof of the house. The solar panels will generate some power for the garage and house. At the required 20 feet from the left side property line the detached garage would completely block the sunroom on the house and the applicant feels it would be a hardship for resale. The septic system is in the rear yard. There is a row of trees on the property line that will screen the garage from the neighboring property.

No neighbors were present at the hearing opposing the use; therefore, the granting of this use 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.**

September 9, 2009
**Date**

Gayle Fritz
**Gayle Fritz**
**Zoning Administrator**