CARROLL COUNTY GOVERNMENT
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Jay C. Voight
Zoning Administrator
Office of Zoning Administration

Official Decision
Case ZA-1217
Zoning Administration
Carroll County, Maryland

APPLICANT:	**John and Susan Kruger**
REQUEST:	**Reduction of a side yard setback from twelve (12) feet to seven (7) feet for an attached garage**
LOCATION:	**5902 Lawrence Drive, Sykesville, Maryland**
MAP/BLOCK/PARCEL:	**73/4/574**
APPLICABLE REGULATIONS:	**Chapters 223-82 and 223-181**
HEARING HELD:	**July 7, 2010**

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 reducing a side yard setback from twelve (12) feet to seven (7) feet for an attached garage are as follows:

The lots in this subdivision are small lots with limited side yards. The applicant wishes to add a two (2) car garage to the existing house. The proposed addition will encroach approximately .5 feet in the drainage and utility easement according to Clay Black, Bureau Chief for Development Review. This encroachment will not affect the flow of water thru the easement.

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 9 2010
Date

Jay C. Voight
Zoning Administrator