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

Official Decision
Case ZA-1254
Zoning Administration
Carroll County, Maryland

APPLICANT:	**Howard Ferguson**
REQUEST:	**Side yard setback reduction from 12 feet to 3 feet for an attached garage**
LOCATION:	**2521 Arthur Avenue, Sykesville, MD**
MAP/BLOCK/PARCEL:	**74/09/25**
APPLICABLE REGULATIONS:	**Chapter 223-82**
HEARING HELD:	**December 1, 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 for a side yard setback reduction from 12 feet to 3 feet for an attached garage are as follows:

The applicant would like to expand an existing one car carport into a two car enclosed garage. On the left side of the house there is only 12.5 feet to the side property line eliminating that side of the house for an addition. On the right side of the house is an existing carport that is 22 feet from the side property line. There are no drainage and utility easements on this property; however, there is a drainage ditch on the right side of the property located where the applicant would like to place his garage. The applicant indicated that he understood that he needs to re-grade his lot so that there will be proper drainage from the rear of the house. The adjacent house sits 30 feet off of the property line so the proposed garage would not create a crowding condition with the adjoining lot.

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.

December 8 2010
Date

Jay C Voight
Jay C. Voight
Zoning Administrator