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

Official Decision
Case ZA-1270
Zoning Administration
Carroll County, Maryland

APPLICANT:	**Robert and Rona Bradley**
REQUEST:	**Reduction of a side yard setback of 50 feet to 15 feet for a garage**
LOCATION:	**85 Gina Court, Sykesville, MD 21784**
MAP/BLOCK/PARCEL:	**68/19/494, Lot 16**
APPLICABLE REGULATIONS:	**Chapter 223.37 and 223.181**
HEARING HELD:	**March 2, 2011**

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 of a side yard setback of 50 feet to 15 feet for a garage are as follows:

The applicant proposes a 3 car garage within 15 feet of his side property line, located at the corner of his driveway which has a large parking area. The proposed garage is sited to take advantage of the wide driveway as a parking pad for his vehicles. The existing septic system will need to be moved to accommodate the location of the garage. The Bureau of Development Review has indicated that an amended plat would not be required. The location of the house on the adjoining property is at least 200 feet from the proposed garage, and the house in front of the garage is screened by an area of mature trees.

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.

March 10 2011
Date

Jay C Voight
Jay C. Voight
Zoning Administrator