Jay C. Voight, Zoning Administrator

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Office of Zoning Administration

Department of
Land Use, Planning, & Development
Carroll County Government
225 North Center Street
Westminster, Maryland 21157

Official Decision
Case ZA-1335
Zoning Administration
Carroll County, Maryland

APPLICANT:	Robert and Tracey Fraser
REQUEST:	A reduction of a recorded 50'side yard setback to 12. 5'
LOCATION:	130 Miley Drive, Sykesville, MD 21784
MAP/BLOCK/PARCEL:	67/24/556 Lot 9
APPLICABLE REGULATIONS:	Chapters 103-54 and 223-181
HEARING HELD:	January 4, 2012

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 50' to 12.5' for a detached garage, are as follows:

The applicant's lot is triangular in shape, with the residence located toward the front of the lot. To prevent the house from sitting too far forward on the lot and to keep separation between the houses, the property was recorded with 50' side yard setbacks instead of the normal 20' side yard setback for a conservation cluster subdivision. Setbacks of 50' prevent any type of addition being built along side of the house. The detached garage location proposed is at the end of an existing turn around area which is located in front of the existing house. As the lot narrows and you move closer to the front, the required 50' setback would require that the proposed garage be located in the front of the house.

By allowing the reduction to 12.5' for a side yard, it would move the proposed garage to the side of the house. In addition, by placing the proposed garage at the end of the turn around it will eliminate any need for additional paving.

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 only from the date of this decision, unless a zoning certificate for the use or a building permit is issued in connection with the variance.

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 223-181 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.

January 10, 2012
Date

Jay C. Voight
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Zoning Administrator