Tax Map/Block/Parcel
No. 78-7-515

Building Permit/Zoning
Certificate 95-0147

Case ZA-161

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Samuel B. Ports
7500 Gaither Road
Sykesville, MD 21784

REQUEST: A variance reducing the minimum side yard requirement from 12 feet to about 7 feet for an attached garage.

LOCATION: 7500 Gaither Road, in E.D. 14

APPLICABLE REGULATIONS: Art. 8, Sec. 8.5, Art. 15, Sec. 15.5.

HEARING HELD: March 1, 1995

FINDINGS AND CONCLUSION

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 12 foot side yard requirement for an attached garage are as follows:

a) Neither side yard of the dwelling can accommodate a garage addition without a variance. The floor plan of the house dictates the garage addition as proposed, utilizing the existing parking pad.

b) The topography of the lot falls to the rear. Significant fill and disturbance of mature trees would be required to place a detached garage behind the house. (The house has a walkout basement)

c) The septic system is located in the rear yard.

DATE: 3-10-95

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement
Code: Case 161.DEC