Tax Map/Block/Parcel
No. 73-18-668

Building Permit/Zoning
Certificate 95-0649

Case ZA-173

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Dennis Shugars
6614 Wexford Lane
Sykesville, MD 21784

REQUEST: A variance reducing the minimum side yard requirement from 10 feet to about 2 feet and the minimum requirement for the combined side yards from 25 feet to about 19 feet for an attached one car garage.

LOCATION: 6614 Wexford Lane, in E.D. 5, lot 15 in Section 2A of Carrolltowne, a subdivision recorded at 20/57.

APPLICABLE REGULATIONS: Art. 14, Div. VIII, Sec. 14.8(j); Art.15, Sec. 15.3 & 15.5

HEARING HELD: May 3, 1995

FINDINGS AND CONCLUSION

Based on the testimony and evidence presented at the hearing, the variance is granted conditionally.

Facts which support the request for relief from the strict terms of the ordinance, in this case a 10 foot side yard requirement and a 25 foot requirement for the combined side yards for an attached garage are as follows:

a) This is a corner lot and is thus unusually restricted by a second front yard requirement.

b) The rear yard slopes away and is occupied by a deck and a pool, making an addition in that direction impractical.

c) The floor plan of the dwelling and location of the existing driveway make this the logical place for a garage.

Approval of this variance is subject to the following conditions:

1) Applicant must secure approval of a revised subdivision plat reducing or eliminating the drainage and utility easement.

DATE: May 11, 1995

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement

Code: Case 173.DEC