Tax Map/Block/Parcel
No. 72-11-253

Building Permit/Zoning
Certificate 95-1232

Case ZA-185

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: James & Marla Holler
537 Streaker Road
Sykesville, MD 21784

REQUEST: A variance reducing the minimum side yard requirement from 20 feet to about 14 feet for a detached garage in the front yard.

LOCATION: 537 Streaker Road, in E.D. 14, lot 16 in Monk's Misery, a subdivision recorded at 7/31.

APPLICABLE REGULATIONS: Art. 6, Sect. 6.7; and Art.15, Sec. 15.5

HEARING HELD: June 7, 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 20 foot side yard requirement for a detached garage in the front yard, are as follows:

a) The front setback for the existing dwelling is substantially more than the minimum, allowing for placement of the garage in compliance with the minimum.

b) The side lot lines converge toward the rear diagonally away from Streaker Road, resulting in a diminishing side yard toward the rear and making access to the rear yard impractical. Only the rear corner of the garage requires the variance.

c) Placement of the garage in the easterly portion would put it in front of the dwelling.

Approval of this variance is subject to the following condition:

1) Existing screening on the affected lot line shall be preserved to the extent possible.

DATE: June 19, 1995

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement

Code: Case 185.DEC