Tax Map/Block/Parcel
No. 78-18-515

Building Permit/Zoning
Certificate 95-4006

Case ZA-235

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

**APPLICANT:** Carmen D. Trimboli
6309 Wild Lake Drive
Sykesville, MD 21784

**REQUEST:** Variance reducing the minimum side yard requirement from 50 feet to about 25 feet for a detached garage in the side yard.

**LOCATION:** 6309 Wild Lake Drive, in E.D. 14, lot 2 in Section 1 of Wild Lake Estates, a subdivision recorded at 30/124.

**APPLICABLE REGULATIONS:** Art. 5, Sec. 5.5; Art. 15, Sec. 15.5.

**HEARING HELD:** February 7, 1996

**FINDINGS AND CONCLUSION**

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

Facts which support the request for relief from the strict terms of the ordinance, in this case a 50 foot side yard requirement for a detached garage are as follows:

a) The hearing was continued to allow submission of a more detailed plot plan. A revised plan, showing the location of underground electrical lines as marked by "Miss Utility"; and amending the proposed setback for the garage to 35 feet was submitted before the end of the day.

b) Siting of the garage is affected by an existing storage building which is well established and by the electrical lines. Placement of the proposed garage 50 feet from the property line would put it behind the storage building and quite close to the electrical lines.

c) The side property line in question abuts Wild Lake Drive, a Use in Common Driveway comprised of four (4) ten foot strips. The actual distance from the proposed garage to lot 4 will be 75 feet.

DATE: 2-13-96

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement
Code: Case 235.D96