Tax Map/Block/Parcel
No. 78/7/438

Building Permit/Zoning
Certificate 96-2614

Case ZA-271

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Roger and Julie Schilling
7520 Dogwood Road
Sykesville, MD 21784

REQUEST: A variance reducing the minimum front yard requirement from 35 feet to about 18 feet and the side yard requirement from 12 feet to about 5 feet respectively.

LOCATION: 7520 Dogwood Road in Election District 14

APPLICABLE REGULATIONS: Art. 8, Section 8.5, Article 15, Section 15.5, Zoning Ordinance 1E

HEARING HELD: September 4, 1996

FINDINGS AND CONCLUSION

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

Facts which support the request for relief from the strict terms of the Ordinance, in this case a reduction of front and side yard requirement for an addition are as follows:

a) The applicant testified that the major reason to build the garage was to protect his automobiles from falling tree limbs. He further stated the trees on the right side did not make it practical to place the addition there as many large established trees would have to be removed. An above ground pool was proported to limit placement of the garage in the rear yard.

b) The left rear yard of this property is not obstructed by any trees or structures adjacent to the dwelling and the pool (above ground) is moveable.

c) Section 15.3(b) of the Zoning Ordinance would allow for a detached garage to be placed in the rear of the dwelling to be within five (5) feet of the side property line without having to request any variances.

d) Removal of the stone porch on the rear of the dwelling and adding an attached side entry garage may be a practical solution.