Tax Map/Block/Parcel
No. 67-23-333

Building Permit/Zoning
Certificate 96-3766

Case ZA-299

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Phillip Salmon
5626 Old Washington Road
Sykesville, MD 21784

REQUEST: A variance reducing the minimum side yard requirement from 20 feet to about 18 feet for an attached garage.

LOCATION: 5626 Old Washington Road, in E.D. 14.

APPLICABLE REGULATIONS: Art. 5, Sect. 5C.5, Article 15, Section 15.5, Zoning Ordinance 1E.

HEARING HELD: January 8, 1997

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 reduction of the minimum side yard requirement for a detached garage are as follows:

a) Large twenty foot plus pines and trees provide a buffer between the applicant's property and the adjacent property.

b) The house on the adjoining property is forty to forty-five feet from the property line.

c) The existing driveway enters on the side of the property where the variance is requested and there is an existing paved road.

d) If the detached garage was proposed approximately 8 feet further toward the rear of the property it could be constructed within 5 feet of this property line per Sec. 15.2 (b).

DATE: 1/13/97 George Beisser

George Beisser, Acting Zoning Administrator

cc: Zoning Enforcement
Code: Case 299.D97