Tax Map/Block/Parcel
No. 67-21-554

Building Permit/Zoning
Certificate 97-0343

Case ZA-313

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Kenneth & Julie Girardini
927 Buckhorn Road
Sykesville, MD 21784

REQUEST: A variance reducing the minimum side yard requirement from 20 feet to 10 feet for a detached garage.

LOCATION: 927 Buckhorn Road, in E.D. 14.

APPLICABLE REGULATIONS: Article 6, Section 6.7, Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: May 7, 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/personal art studio are as follows:

1. Placement of an accessory building on this property is limited.
   a) Location of the dwelling septic system and well in addition to topography greatly reduce sites near the house for placement of the garage.
   b) Heavy forestation, a 100 year flood plain, and drainage and utility easement take up nearly half of the property.
2. The location of the house on lot 3 is 300 feet or more from the proposed garage.
3. Placement of this structure will have no adverse affect on any adjoining property owners.

DATE: 5/9/97

George L. Beisser, Acting Zoning Administrator

cc: Zoning Enforcement
Code: Case 313.D97