Tax Map/Block/Parcel
No. 68-19-494

Building Permit/Zoning
Certificate 97-2761

Case ZA-363

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Martin W. & Patricia Ann Groves
35 Gina Court
Sykesville, MD 21784

REQUEST: A variance reducing the minimum required side yard from 50 feet to about 15 feet for a detached garage.

LOCATION: 35 Gina Court, in E.D. 14.

APPLICABLE REGULATIONS: Article 5, Section 5.5, Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: November 5, 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 variance reducing the minimum side yard requirement for a detached garage are as follows:

a. Normally a substantial reduction as this would not be approved. Practical difficulty existed on this property which favored the approval of the variance.

b. Eighty (80) percent of this large lot lies in a 100 year flood plain and drainage and utility easement.

c. Location of septic fields and cleanouts further hindered placement.

d. Large trees are located along the property line affected on this site and the adjoining property which is a large lot and therein providing a buffer.

e. The detached garage will require no further disturbance for placement of a driveway.

11/14/97 George L. Beisser

George L. Beisser, Zoning Administrator

cc: Zoning Enforcement
Code: Case 363.D97