Tax Map/Block/Parcel
No. 67-15-299

Building Permit/Zoning
Certificate 98-0134

Case ZA-377

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Kenny & Dawn Crook
5248 Freter Road
Sykesville, MD 21784

REQUEST: A variance reducing the minimum required side yard from 20 feet to about 2 feet for an attached garage.

LOCATION: 5248 Freter Road, in E.D. 14.

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

HEARING HELD: March 4, 1998

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 in the minimum required side yard for an attached garage are as follows:

a. Preliminary judgement was to not grant 90 percent reduction in the minimum required setback.

b. On site inspection revealed an area of small narrow lots.

c. The well was located in the narrow front yard and the septic close to the house in the rear. The rear one-third of the property was moderately sloped.

d. The property line where the variance is needed has tree buffering.

e. The applicants set the attached garage back farther than the front of the house to offset being any closer to the adjoining property.

f. This variance will be acceptable in this area of small lots and will have no adverse affect on adjoining properties.

3/13/98 George L. Beisser

George L. Beisser, Zoning Administrator

cc: Zoning Enforcement
Code: Case 377.D98