Tax Map/Block/Parcel
No. 68-22-329

Building Permit/Zoning
Certificate 98-0614

Case ZA-389

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Steven Kilroy
1095 Collins Avenue
Sykesville, MD 21784

REQUEST: A variance reducing the minimum front and side yard requirements from 94 feet to about 84 feet and 12 feet to 7 feet respectively for an attached garage.

LOCATION: 1095 Collins Avenue, in E.D. 5.

APPLICABLE REGULATIONS: Article 7, Section 7.1(c), Section 7.5; Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: May 6, 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 front and side yard requirements for an attached garage and breezeway are as follows:

Variances on this lot and others throughout the country are created by poor design by developers trying to get the maximum number of lots out of a property. The practical difficulty is design created and not that of the homeowner.

The zoning requirement for front yard setback in this district is 40 feet. The minimum setback of 123 feet on the plat is design created. The variance to the front yard setback is granted as the design setback exceeds those required by zoning.

The side yard request is actually for a 5 foot variance in lieu of the 7 foot advertised. The addition will actually encroach the required 12 foot setback by 7 feet.

Pine trees and plantings border the property line and buffer the two residences. This variances will have no adverse affect on adjoining properties.

5/11/98 George L. Beisser
George L. Beisser, Zoning Administrator

cc: Zoning Enforcement
Code: Case 389.DOC

May 12, 1999

Gayle:

George has given this property owner an additional 30 days from May 11, 1999 until June 11, 1999 in order for him to obtain his Building Permit.

Should you have any questions, please call us.

Jane Oh
Receptionist Clerk
Office of Zoning

Tax Map/Block/Parcel
No. 68-22-329

Building Permit/Zoning
Certificate 98-0614

Case ZA-389

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Steven Kilroy
1095 Collins Avenue
Sykesville, MD 21784

REQUEST: A variance reducing the minimum front and side yard requirements from 94 feet to about 84 feet and 12 feet to 7 feet respectively for an attached garage.

LOCATION: 1095 Collins Avenue, in E.D. 5.

APPLICABLE REGULATIONS: Article 7, Section 7.1(c), Section 7.5; Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: May 6, 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 front and side yard requirements for an attached garage and breezeway are as follows:

Variances on this lot and others throughout the country are created by poor design by developers trying to get the maximum number of lots out of a property. The practical difficulty is design created and not that of the homeowner.

The zoning requirement for front yard setback in this district is 40 feet. The minimum setback of 123 feet on the plat is design created. The variance to the front yard setback is granted as the design setback exceeds those required by zoning.

The side yard request is actually for a 5 foot variance in lieu of the 7 foot advertised. The addition will actually encroach the required 12 foot setback by 7 feet.

Pine trees and plantings border the property line and buffer the two residences. This variances will have no adverse affect on adjoining properties.

5/11/98 George L. Beisser

George L. Beisser, Zoning Administrator

cc: Zoning Enforcement

Code: Case 389.DOC