Tax Map/Block/Parcel
No. 78 1 571

Building Permit/Zoning
Certificate 98-1892

Case ZA-406

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Gregory & Katherine Dickerson
7021 Carmae Road
Sykesville, MD 21784

REQUEST: A variance reducing the minimum side yard requirement from 12 feet to 10 feet for an attached garage

LOCATION: 7021 Carmae Road
Sykesville, MD 21784
Election District - 14

APPLICABLE REGULATIONS: Article 7, Section 7.5, Article 15, Section 15.5; Zoning Ordinance 1E

HEARING HELD: August 5, 1998

FINDINGS & CONCLUSIONS

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 side yard requirement for an attached garage, are as follows:

This property is a narrow lot, approximately 105 feet in width and approximately 200 feet in depth. Due to the area of the location of the septic system in the front yard, the house had to be sited 110 feet from the front property line.

The topography of the property necessitated the present location of the driveway on the left side of the dwelling. The area where the attached garage is proposed is bordered by a row of large pine trees approximately 20-22 feet in height.

The granting of a two (2) foot variance to allow the construction of this attached garage will have no adverse affect on any adjoining properties.

August 7, 1998
Date

George L. Beisser
George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

Code: C:\Myfiles\August98\ZA406 Dickerson.wpd