Tax Map/Block/Parcel
No. 58 3 412

Building Permit/Zoning
Certificate 98-1993

Case ZA-409

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Lawrence Wroten, Jr. 2423 Sykesville Road Westminster, MD 21157
REQUEST:	A variance reducing the minimum side yard requirement from 20 feet to 10 feet for an attached garage
LOCATION:	2423 Sykesville Road Westminster, MD 21157 Election District #10
APPLICABLE REGULATIONS:	Article 5C, Section 5C.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:

A sixty foot wide dwelling that includes a one car garage was placed originally on this 102 foot wide lot leaving the minimum required 20 feet on either side.

The location of an inground pool, deck, shed and septic area eliminate any area for placement of an addition in the rear of the lot. The property line adjacent to the proposed addition is lined with a row of trees that acts as a buffer from the dwelling adjacent to the applicants.

Location surveys indicate the distance from the existing one car garage to be 20 feet. The plot plan submitted with the application shows a distance of (10) ten feet from the proposed addition to the property line. A phone call request was made to change the variance to (8) eight feet as their was some discussion with the adjacent neighbor as to the exact location of the property line.

A variance of (10) ten feet as applied for is being granted for the addition and not to (8) eight feet as requested after submission. The applicant is reminded that correct location of the property line is his responsibility.

Vehicles currently park on a pad which is within approximately two feet of the property line. Placement of the addition will allow an additional vehicle to be removed from the pad and the addition will have no adverse affect on the adjoining property.

August 11, 1998

Date

George L. Beisser

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

Code: C:\Myfiles\August98\ZA409 Wroten.wpd