Tax Map/Block/Parcel
No. 74 2 601

Building Permit/Zoning
Certificate BP98-1540

Case ZA420 (A)

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Joseph F. & Betty J. Markowski 5805 Westchester Hills Court Sykesville, MD 21784
REQUEST:	A variance reducing the minimum side yard requirement from 12 feet to 8 feet for an attached garage
LOCATION:	5805 Westchester Hills Court Sykesville, MD 21784, E.D. 5
APPLICABLE REGULATIONS:	Article 7, Section 7.5, Article 15, Section 15.5 Zoning Ordinance 1E
HEARING HELD:	February 17, 1999

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 variance request for this property was previously heard on October 7, 1998 for a variance to front and side yards for a shed and is recorded in Case 420. Both variances were denied in that case.

The applicants asked that they be able to submit an alternate proposal and it was agreed that the case could be reopened. A plan was submitted to move the detached shed closer to the dwelling and behind the front minimum building line and therein only requiring a side yard variance.

After more deliberation the applicants chose to apply for an attached garage with a request for a variance of (4) four feet, thereby reducing the side yard from 12 feet to 8 feet and the removal of the shed from the property.

The placement of an attached garage anywhere else on the dwelling would be impractical and a hardship to the applicants. Granting of this (4)four foot variance meets the intent of the ordinance and there will be no adverse effect on adjoining properties.

February 17, 1999
Date

George Beisser
George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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