Tax Map/Block/Parcel
No. 72 16 408

Building Permit/Zoning
Certificate BP-2885

Case ZA-426

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	David Thompson 728 Fannie Dorsey Road Sykesville, MD 21784
REQUEST:	A reduction in the minimum side yard requirement for an attached garage
LOCATION:	728 Fannie Dorsey Road Sykesville, MD 21784 E. D. 14
APPLICABLE REGULATIONS:	Article 5C, Section 5C.5; Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	November 4, 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 accessed by a use-in-common driveway which is shared with one additional property. The septic tank and drain fields are to the left of the driveway and in the front yard. A concrete pad sits in front of the area where the garage is proposed. The property narrows drastically in the rear of the house, limiting placement of a garage in the rear yard.

To bring the garage to the opposite end of the house would be impractical due to topography, stormwater management and culverts along the road on the opposite property line. Relocation of the driveway due to these issues would be impractical if not impossible and would be a hardship.

Approval of this variance will have no adverse effect on the adjoining property owners.

NOTE:

Appeals of decisions made pursuant to Section 15.5 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Section 17.4 of the Carroll County Zoning Ordinance 1E.

A decision of the Zoning Administrator made pursuant to Section 15.5 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

November 10, 1998

Date

George L. Beisser

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

Code: C:\MyFiles\Nov98\ZA Case 426 Hearing Nov 4 Thompsons.wpd