Tax Map/Block/Parcel
No. 77 6 302

Building Permit/Zoning
Certificate BP98-3335

Case ZA-436

# Official Decision
## Zoning Administrator
### Carroll County, Maryland

| | |
|---|---|
| **APPLICANT:** | Richard Leeland<br>6924 Stratford Drive<br>Sykesville, MD 21784 |
| **REQUEST:** | A variance reducing the minimum side yard requirement from 20 feet to about 13 feet for an attached garage |
| **LOCATION:** | 6924 Stratford Drive<br>Sykesville, MD 21784<br>E. D. 14 |
| **APPLICABLE REGULATIONS:** | Article 5C, Section 5C.5, Article 15, Section 15.5; Zoning Ordinance 1E |
| **HEARING HELD:** | January 6, 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:

This parcel located on two street fronts is subject to two front yard minimum building lines. This small lot due to the location of septic fields and the well was left with a very small buildable area for a residence. The addition will be placed over an existing concrete pad at the end of the existing driveway.

The property line adjacent to the proposed garage is buffered by existing established trees. The practical placement of this structure will have no adverse effect on the adjoining properties.

NOTE: Appeals of decisions made pursuant to Section 15.5 may be made to the Board of Zoning Appeals within thirty (30) 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.

January 11, 1999
Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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