Tax Map/Block/Parcel
No. 59 21 0706

Building Permit/Zoning
Certificate

Case ZA-446

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	John W. Dechsler 3340 Old Gamber Road Finksburg, MD 21048
REQUEST:	A variance reducing the minimum required side yard setback from 20 feet to 7 feet for an attached garage
LOCATION:	3340 Old Gamber Road Finkburg, MD 21048
APPLICABLE REGULATIONS:	Article 5C, Section 5C.5, Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	April 7, 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 of land sets in a cluster of homes where many predate the zoning regulations and newer homes that were required to meet current zoning regulations. Several of the homes set much closer to the road than others. This is the case in the dwelling which is on the parcel to the left of the applicants dwelling.

The applicants dwelling sets back 91 feet from Old Gamber Road. A reduction of 13 feet is requested by the applicant for an attached garage and the required setback is 20 feet. Under Article 15.2(b) if a detached garage is placed in a rear yard it may be placed within 5 feet of a property line. As the applicants house sets further back from the road and is therefore offset from the neighbors dwelling, a 7-foot setback for an attached garage would have no more impact than a detached garage at 5 feet.

The well in the rear and septic in the front further limits the buildable area. Relocation of the driveway to build on the right side of the dwelling would create poor site distance and is also limited by the placement of the septic system.

A variance granting a minimum setback of 7 feet will have no adverse effect on adjoining properties.

April 13, 1999

Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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