Tax Map/Block/Parcel
No. 74 13 418

Building Permit/Zoning
Certificate

Case ZA-450

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	William Lee Ward 6509 Monroe Avenue Sykesville, MD 21784
REQUEST:	A variance reducing the minimum side yard requirement from 12 feet to about 1-1/2 feet for an attached garage
LOCATION:	6509 Monroe Avenue Sykesville, MD 21784, E.D. 5
APPLICABLE REGULATIONS:	Article 7, Section 7.5, Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	April 30, 1999

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is denied.

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 dwelling is located in a subdivision that contains small parcels of land. The parcel in this application has a (75) foot width and a 167 foot depth. The property is serviced by public water and sewer, therefore a large portion of the lot is not restricted from construction due to a well and septic area.

Allowing construction to within one or two feet of the property line is not the intent of the zoning ordinance and doing so could have adverse effect on the adjoining property. The property is not so limited that there are no other alternative locations for the garage. A detached garage could be placed on the property without difficulty or hardship.

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.

May 10, 1999
Date

George L. Beisser
George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

Code: D:\May99\Official Decision of April 30 1999 ZA450 Ward.wpd