Tax Map/Block/Parcel
No. 72 16 424

Building Permit/Zoning
Certificate

Case ZA-452

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Dennis R. Goss 6503 Shenandoah Drive Sykesville, MD 21784
REQUEST:	A variance reducing the minimum front yard requirement from 60 feet to 40 feet for an addition
LOCATION:	6503 Shenandoah Drive Sykesville, MD 21784, E.D. 14
APPLICABLE REGULATIONS:	Article 5C, Section 5C.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 granted.

Facts which support the request for relief from the strict terms of the Ordinance, in this case, a reduction in the minimum front yard requirement for an addition, are as follows:

This parcel is a corner lot, subsequently requiring two (2) front minimum building lines. The location of the well and the septic tank pushed the construction of the dwelling into the corner apex of the two front minimum building lines.

The placement of the dwelling, by the builder, at an angle to the two streets limited any sideward expansion. Previous front yard setbacks in this zoning district were (60) sixty feet but have since been changed to (40) forty feet.

Large existing trees border the side where the addition is proposed and buffer the adjoining property. Granting this variance 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) 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 11, 1999
Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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