Tax Map/Block/Parcel
No. 69 14 56

Building Permit/Zoning
Certificate

Case ZA-457

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Jack & Patty Manger 5308 Wendy Road Sykesville, MD 21784
REQUEST:	A variance reducing the minimum side yard requirement from 20 feet to about 13 feet or an attached garage
LOCATION:	5308 Wendy Road Sykesville, MD 21784, E.D. 5
APPLICABLE REGULATIONS:	Article 5C, Section 5C.5, Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	June 2, 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 of the minimum side yard requirement for an attached garage, are as follows:

The subdivision in which this lot is located is an older subdivision where the dwellings are twenty-five years old or older. All dwellings are serviced by well and septic. These earlier homes were built absent garages in most cases. Placement of homes on these one-half plus acre lots was governed by well and septic locations. In the case of this dwelling it was shifted more to the right property line and the driveway was brought in on the right side also.

Fences, trees and shrubs separate properties throughout the development. A four foot fence separates the applicants and neighboring property. The applicants dwelling is on a slab with a small crawl space and is therefore limited for any type of residential storage space.

Granting of this variance will have no adverse effect on adjoining properties. It must be understood that this variance is granted for the construction of a residential garage. It is further directed that the building permitted be so noted that said garage cannot be used for commercial purposes or the storage of business supplies and equipment.

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.

June 3, 1999

Date

George L. Beisser

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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