Tax Map/Block/Parcel
No. 73 10 438

Building Permit/Zoning
Certificate

Case ZA-466

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Larry G. Bauer 921 Putman Road Sykesville, MD 21784
REQUEST:	A variance reducing the minimum required side yard from 12 feet to 7 feet for an attached garage
LOCATION:	921 Putman Road Sykesville, MD 21784, E.D. 5
APPLICABLE REGULATIONS:	Article 8, Section 8.5; Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	August 4, 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:

There is no uniqueness or peculiarity to this lot from others in the vicinity. Topography is similar and all are serviced by public water and sewer. All of the dwellings are on half acre or less lots.

If the dwelling on the adjoining property was positioned facing Putman Road instead of Freedom Avenue there would be no legal recourse but to deny this request. Due to the dwelling facing Freedom Avenue the rear of the dwelling is therein a considerable distance from the applicant's property line.

Combining this with the practical difficulty created by safety access areaway to the basement preventing placement of the garage in the rear yard of the house, and extensive grading that it would cause is the reasoning for consideration of this request.

Granting of this five (5) foot variance will have no adverse effect on 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.

August 6, 1999

Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

Code: D:\August99\Official Decision August 4 1999 ZA466 Bauer.wpd