Tax Map/Block/Parcel
No. 74 3 23

Building Permit/Zoning
Certificate

Case ZA-469

# Official Decision
## Zoning Administrator
### Carroll County, Maryland

| | |
|---|---|
| **APPLICANT:** | Howard Constantine III/Kathleen Rettberg<br>6020 Charnock Drive<br>Sykesville, MD 21784 |
| **REQUEST:** | A variance reducing the minimum required side yard setback from 50 feet to 43 feet to enclose an existing carport to create a garage |
| **LOCATION:** | 6020 Charnock Drive<br>Sykesville, MD 21784, E.D. 5 |
| **APPLICABLE REGULATIONS:** | Article 5, Section 5.5, 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 in the minimum side yard requirement for an attached garage, are as follows:

This variance request was for the enclosure of an attached carport already existing on the property.

No further encroachment of the distance to the adjoining property line will occur as the result of this enclosure. Due to topography and septic area the buildable area for a residence at time of construction was limited and therein caused the placement of the dwelling and carport as it exists today.

Granting of this variance will have no adverse effect on any 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

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