Tax Map/Block/Parcel
No. 69 15 305

Building Permit/Zoning
Certificate

Case ZA-476

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Dennis & Lisa McMahon 5303 Emerald Drive Sykesville, MD 21784
REQUEST:	A variance reducing the minimum front yard requirement from 60 feet to about 30 feet for a detached garage
LOCATION:	5303 Emerald Lane Sykesville, MD 21784, E.D. 5
APPLICABLE REGULATIONS:	Article 5C, Section 5C.5, Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	September 1, 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 front yard requirement for a detached garage, are as follows:

Current "R40,000" District zoning requires a 40-foot front yard setback. At the time the original house was built, a front yard requirement was a 60-foot setback. The dwelling on this property and an adjacent property are so placed that the front entrances of the dwellings face a side yard. This was apparently done for the view scape as the parcels overlook the Liberty reservoir.

Placement of the garage on the semicircular driveway is the only practical location due to placement of the dwelling. This is a heavily forested area and tree cover buffers each parcel from the next.

Granting this ten-foot variance from the current 40 foot front yard requirements 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.

September 3, 1999

Date

George L. Beisser

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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