Tax Map/Block/Parcel
No. 67 20 199

Building Permit/Zoning
Certificate

Case ZA-479

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Larry & Linda Bowlin 5701 Manor Drive Woodbine, MD 21797
REQUEST:	A reduction in the minimum side yard requirement from 12 feet to about 5 feet for an attached garage
LOCATION:	5701 Manor Drive Woodbine, MD 21797, E.D. 14
APPLICABLE REGULATIONS:	Article 10, Section 10.5, Article 15, Section 15.5; Zoning Ordinance 1E.
HEARING HELD:	October 6, 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 property is located in a subdivision where most lots average around 20,000 square feet or roughly around one half acre. The lots are narrow, around 100 feet and then deep. Variances to side yard requirements have been granted previously to other lots in the area.

The lot next to the applicant, (lot 8), fronts two streets, Manor Drive and Green Hill Drive. Placement of the house on lot 8 faces the front of the house toward Green Hill Drive and therefore the property line where the variance is requested abuts the rear yard of lot 8.

Section 15.2 (b) allows for accessory uses such as garages when detached to be placed in the rear yard within 5 feet of a side property line. Due to the size of the lot and the size of the required septic area it is impossible to place a structure in the rear yard. The location of the well in the front yard and the required minimum front yard setback make it impractical if not impossible to build in front of the dwelling.

The uniqueness of this proposed garage facing the rear yard of the adjoining property and the fact that if the septic area did not interfere, a garage could be built within 5 feet of the line if it where 25-1/2 feet to the rear of the house, make approving this variance the practical thing to do. Approval of the 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.

October 18, 1999

Date

George L. Beisser

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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