Tax Map/Block/Parcel
No. 68 18 310

Building Permit/Zoning
Certificate

Case ZA-481

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	David L. Bowers 1301 Woodridge Lane Sykesville, MD 21784
REQUEST:	A variance reducing the minimum required front yard from 40 feet to 20 feet for a garage
LOCATION:	1301 Woodridge Lane Sykesville, MD 21784, E.D. 5
APPLICABLE REGULATIONS:	Article 7, Section 7.5, Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	November 3, 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 garage, are as follows:

Woodridge Lane is a long loop road. Due to the location of the parcel in this application on the northwest corner of the loop it actually has two fronts on Woodridge Lane. Therefore, this parcel is not your typical corner lot on two different streets.

The applicant proposes to build a garage on the right side of the dwelling where the driveway currently exists. The applicant's testimony on practical difficulty or undue hardship was extremely weak to a point of being almost nonexistent.

If it were not for the uniqueness and peculiarity of this lot, this would be a denial rather than an approval. As stated, this is not a typical corner lot and it is located at the end of the loop which is adjacent to Liberty Reservoir. There is no chance of Woodridge Lane or any other street being cut through at the end of the loop and thereby creating a typical corner lot.

The location of the dwelling on adjacent Lot 32 also helped in factoring in the approval for this variance. The vague hardship, the non typical corner lot and location of the dwelling on adjacent lot 32 combined, brought about the approval.

Approval of this twenty (20) foot variance, where a twenty-foot side yard is the normal setback for the other thirty plus homes in this development, 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.

November 16, 1999

Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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