Tax Map/Block/Parcel
No. 78 12 653

Building Permit/Zoning
Certificate

Case ZA-482

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Matthew & Donna Southard 1471 Arrington Road Sykesville, MD 21784
REQUEST:	A variance reducing the minimum required rear yard from 50 feet to 40 feet for a game room and sunroom
LOCATION:	1471 Arrington Road Sykesville, MD 21784, E.D. 5
APPLICABLE REGULATIONS:	Article 5, Section 5.5, 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 rear yard requirement for a game room and sunroom, are as follows:

This variance was granted on the substance of practical difficulty. Two issues factor primarily in this decision. First, the parcel is unique and peculiar in its designed shape. Add to the unusual shape a steep slope topography, steam setbacks, spring setbacks, the placement of the septic and drain field area and then the required 50 foot setback from all property lines and what remains is a limited buildable area for residence. Second, the required lot width and lot area were reduced by a variance that was granted in Board of Zoning Appeals Case 3235 on October 6, 1989. The granting of this variance further exacerbated the limited size of the area where a dwelling could be located.

Positioning of the dwelling by the builder in the buildable envelope also limited where additional living space could be added. The sunroom addition in the rear will require less of a variance, 5 feet, than the game room on the side of the dwelling. Granting of this minor 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.

November 5, 1999

Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

Code: D:\November 99\Decision for Nov 3 1999 hearing ZA482 Southard.wpd