Tax Map/Block/Parcel
No. 73 21 28

Building Permit/Zoning
Certificate

Case ZA-483

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

| | |
|---|---|
| **APPLICANT:** | Sykesville-Freedom District Fire Department, Inc.<br>6680 Sykesville Road<br>Sykesville, MD 21784 |
| **REQUEST:** | A variance reducing the minimum required front yard setback from 50 feet to 30 feet for an addition |
| **LOCATION:** | 6680 Sykesville Road<br>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 front yard requirement for an addition, are as follows:

Practical difficulty and hardship were proven factors by the applicant in this request for a variance. This site became the home of the Sykesville Fire Department in the early 1970's with a small scale building and then it experienced expansion needs in 1985 when an addition was built. Due to the explosive growth in this portion of the county, additional equipment was procured to meet the emergency demands.

The additional equipment has created cramped close quarters for the fire department personnel to work in. Fire and rescue vehicles are literally parked bumper to bumper. In a profession where every second counts and lives and property are at risk, conditions such as these slow down response times.

Located on a corner parcel at Maryland Route 32 and Freedom Avenue, the property has two front yards when considering setbacks for buildings. Corner properties therefore experience a smaller buildable area or envelope than non corner properties. A 50-foot setback at this parcel is required on both Maryland Route 32 and Freedom Avenue. The proposed addition will be 30 feet from the property line bordering Freedom Avenue, then there exists a 30-foot right of way. The proposed addition will actually be approximately 45 feet from the curb cut and actual traveled portion of the roadway.

Currently rescue vehicles utilize the Freedom Avenue entrance to respond to and return from calls. The addition will eliminate that extra traffic on Freedom Avenue as the bay door on the rear of the existing building will be removed and all ingress and egress of emergency vehicles will be from Maryland Route 32.

Granting of this variance will have no adverse effect on adjoining properties. The approval is with the following condition.

(A) Four (4) parking spaces of the seven (7) proposed, in the rear of the two bay expansion, that are nearest Freedom Avenue will have to be relocated during the site plan process.

**NOTE:**

Appeals of decisions made pursuant to Section 15.5 may be made to the Board of Zoning Appeals withing 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

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

Code: D:\Decision of Hearing Nov 3 1999 ZA483 Sykesville Fire Dept.wpd